

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**

January 16, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held January 16, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Sarah Kurtz called the roll.

Members Present: Michael Prater, Ryan Fiser, Thomas Palmer, Robert Gustafson, Stuart Wood, Kevin Osteen, and JoBeth Kavanaugh

Members Absent: Nancy Poston and William Shealy

Staff Members Present: Sarah Kurtz and Angela S. Wallace

Applicants Present: Allen Hampton

Michael explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Stuart made a motion to approve the Minutes from the December meeting. The motion was seconded by JoBeth and unanimously approved.**

***OLD BUSINESS***

***NEW BUSINESS***

**CASE #14-HZ-00002 – 5006 Sunnyside Avenue**

**PROJECT DESCRIPTION:**

The applicant, Allen Hampton, has applied for a Certificate of Appropriateness for the following work:

- Remodel
- Exterior Building Alterations
- Addition

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion

Allen Hampton addressed the Commission. Stuart – Where is the entry on the new proposal? Allen – The entry is on the side of the greenhouse. It has a flat roof. We are reusing the windows on the greenhouse addition. Stuart – What will happen with the garage door? Allen – It will be a security

door from the greenhouse to the house just slightly smaller than the existing garage door. The window over the sink will be enlarged about 4 inches to a standard 1:1. The peak of the roof is over the dining room area. The flat roof is over the living room. I want to raise the pitch of the roof over the living room a little. Stuart – So it will be a little more traditional look. Allen – Yes. Stuart – From the driveway the house will look basically the way it is now. Michael – Do you need steps? Allen – There is a little grade. JoBeth – Is there a reason the greenhouse is on the front? Allen – That south facing. Ryan – What kind of metal roof is on the house? Allen – I want to use metal because of the moss. It will be a standard style and the translucent will match the style. Michael – There will be an entry to the greenhouse. Allen – Yes. The roof of the greenhouse will tuck under the other roof. Stuart – What is the finish on the basement exterior wall? Allen – It is currently concrete block and will remain the same. The transom window is in the bathroom. Stuart – The north elevation gable is going to stay as it is? Allen – Yes. Thomas – I like this design better than the original submittal. Ryan – What are the storage room doors? Allen – Metal. Thomas – Is the shed already built? Allen – Yes. Michael – All the materials are approved materials. Thomas – Will the doors on the west match the rest of the house? Allen – Yes. Stuart – My only concern is the roofing material over the greenhouse. Michael – Maybe there should be a differential on the front, I think it will throw it off. It will look like you ran out of metal roof. Thomas – Do you have this material picked out? Allen – The metal will be a dark gray. I want to use the smoky shade for the greenhouses. Sarah – The greenhouses were not included in the previously approved submission. Robert – I think it is strange to have the greenhouses on the front of the house. Thomas – The greenhouses being on the front is something but with it being where it is, I can accept that. JoBeth – There was a house in Fort Wood that the board let use the laminate on the front because they felt that it was a temporary thing if someone wanted to take it off in the future. Stuart – The board and batten previously presented made it look a little cottagey and with this one you really can't even see where the entrance is.

Community Comments: None

JoBeth – Putting laminate on the front bothers me. I would rather see the greenhouses separate from the house. Ryan – I don't think that really looks like a greenhouse. Thomas – It looks more like a sunroom. Kevin – I think the next owner of the house would probably remove the upper greenhouse. Sarah – It is currently a screened in porch. Kevin – This house has already had so many changes at this point. Michael – I don't think anyone would buy it to increase the square footage. Stuart – What if you make it a 2 story greenhouse and left a more defined entrance way in the flat roof section. Michael – I just don't know about having both sunrooms on the front and I would suggest removing the one on the top level. It is the front of the house. I don't think we would approve the bottom one normally. Stuart – I think the rest of the changes could be approved. Ryan – What if the upper greenhouse didn't have the corrugated roof? Adam – I could put the metal roof on it. Stuart – I don't know that would make the difference. What if the entry went through the greenhouse, and then to the house? Michael – I think you take the top one off or extent it all the way across.

**JoBeth made a motion to approve Case #14-HZ-00002, 5006 Sunnyside Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions. Conditions are: The screened in porch is allowed, but the rest of the front façade (south) is denied and is to be resubmitted.**

**Robert seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Update on grant. Went to Ferger Place Neighborhood meeting which was canceled and we will go to the next one when it is scheduled. Went to Fort Wood but it was only a board meeting so we will go to the next neighborhood meeting. Our intern started this week. We should be able to start working with a design company in a couple of weeks. We will be attending the St. Elmo meeting on February 3.

Michael – Anything that is classified as “acceptable” on the staff reports, it does not need to be presented as part of Sarah’s presentation.

Stuart – The demo house from last month – I got in a conversation with the owner’s brother. He asked him to deal with the house at that time. He has had every opportunity to deal with it and chose not to. His brother feels he will never build anything there. Sarah has talked with the guy and he was to arrange for pictures to be taken of the interior. He has not contacted her since.

***NEXT MEETING DATES:*** February 20, 2014 and March 20, 2014

**Kevin made a motioned to adjourn.**

**Thomas seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 6:38 p.m.**

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Michael Prater, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
February 20, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held February 20, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Sarah Kurtz Walker called the roll.

Members Present: Michael Prater, Ryan Fiser, Robert Gustafson, Stuart Wood, Kevin Osteen, Nancy Poston and William Shealy

Members Absent: JoBeth Kavanaugh and Thomas Palmer

Staff Members Present: Sarah Kurtz Walker and Angela S. Wallace

Applicants Present: Tom Grady, Jim & Carol Wildeman, William S. Lewin and Allen Hampton

Michael explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Kevin made a motion to approve the Minutes from the January meeting. The motion was seconded by Ryan and unanimously approved.**

***OLD BUSINESS***

***NEW BUSINESS***

**CASE #14-HZ-00008 – 4205 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicants, Jim and Carol Wildeman, have applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Primary Structure

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

**Discussion**

Tom Grady representing Jim and Carol Wildeman addressed the Commission. After we talked at the last presentation, I feel we have incorporated the issues you raised at that meeting. The preference for the front entrance would be A with the stoop. We would like to have a gentle slope to the porch. We are still playing around with the amount of drop we will have to use. In an ideal

situation it would be mostly flat with a slight slope to the sides. We should not have to have steps and if so, not many. Michael – Is there no outside access to the porch on the main floor on the back? Tom – No. Michael – The horizontal siding will step down on the side. Tom – Yes. I used a vinyl trim on the windows on another house and would love for you all to see it. It really looks like wood. Michael – We want true divided lights in the windows. Ryan - The windows on the side are 1x1s? Carol – When I drew this I thought that was a standard size. In the basement it will be a casement window. The door is to a storage area for the lawn equipment and not accessible from the inside. If I can't get a fixed window for that I would just do away with that window. I picked the windows on the front of the sides due to furniture placement. We could adjust those sizes if we need to. Stuart – I have concerns about the 1x1 windows. That is really small. Kevin – That would be a custom window. Carol – I am open to the size for those windows. Michael – Typically those windows would be awning windows and would be wider than they are tall. Carol - The window in the shower we can remove if need be. Nancy – The window on the left is 2.5' and the window on the right is 1'. That is a big difference. (Several simultaneous discussions) Nancy – How is the driveway going to accommodate that drop? Carol - That corner of the property is a more gradual drop than the rest of the property. We think it will be flat along the side of the house and then gradually drop. The width of the driveway is 8' not 18'. Michael – The band on the side you show 6" but you would want a larger one. Carol – Yes that was pointed out to me. Tom – The owner does not want the rafter tails exposed. The front and back would be exposed but not on the sides. The overhang would be about 1'. Carol – I would prefer not to have gutters. Michael – You want the 3 lights at the top of the door only if you use 3/1 windows? Carol - Yes

Community Comments: None

Stuart – How do you leave the overhang and brackets exposed and have the other rafter tails closed in? I think it needs to be one or the other. Option A is acceptable. If steps are needed that could be staff approved. Band and trim between sidings should be 10" because they should match the band between types of siding. Robert – The window in the storage area should be removed. William – The casement windows on the front of the house is just not right. Michael – The option of 3/1 true divided is acceptable. William – Wouldn't we want to see it consistent all the way around? Stuart – One side could be 1/1 and the other could be without windows. Kevin – Maybe put one 1/1 or a pair of 1/1s. Michael – I think that is too much window. Stuart – There needs to be at least one window on each side. Sarah – Y'all are starting to design, you may want them to bring this back. Michael – The stucco portion is going to be larger than shown. Stuart – If it gets to interfering with the window, they will have to redesign. Stuart – It would be preferable to have a transom window in that bathroom rather than no window. Michael – I don't think the trim on the windows should be vinyl; it should be hardy or wood. The stoop in the front and the back shall be concrete. Sarah – Once the size, type and number of windows are decided, it needs to be reflected on drawings and resubmitted to staff. Michael – You either do an angled soffit or exposed rafter tails, not a combination. If you can show a presentable way to do that, it can be staff approved. Michael – There needs to be a band in the back to separate the foundation from the siding.

**William made a motion to approve Case #14-HZ-00008, 4205 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions.**

**Conditions are:**

- If using brackets need exposed rafter tails or enclosed soffit which should be angled and brackets abandoned;**
- Steps if needed are to be staff approved;**
- Trim bands minimum 10” separating shakes from siding and siding from foundation;**
- Remove the window in storage area;**
- Casement windows on either side is acceptable, a 1/1 needs to be used on the opposite side and that placement needs to be updated on drawings and staff approved;**
- Shower window to be transposed to a transom of same width as other windows;**
- If stoop in rear is required as well as railing needs to be staff approved;**
- All trim to be wood or hardy;**
- Front door to be single lite if 1/1 window is used or 3 lite if 3/1 window is used;**
- Side elevations to be updated to show final slopes proposed;**
- All windows to be 1/1 or 3/1’ (not mixed); and**
- Band needs to be added on the rear to show the separation between the siding and foundation.**

**Ryan seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00009 – 5513 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, William S. Lewin, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Primary Structure

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

**Discussion**

William Steve Lewin addressed the Commission. The north side of the house, the foundation should be 2” and that is due to the slope of the land. It would be hard to make it any less than that. Stuart – Window sizes are different on the south elevation. That looks a little strange. Michael – Are the two top windows the same size as on the other side? Steve – I don’t know. William – If you go to 1/1, will the other window become fixed? Steve – Yes. Stuart – How do you deal with the middle two windows in the dormer? Steve – There will be two windows together, then a space and then two windows. There will be one double, trim and two singles. Kevin – It is appropriate to have a 2 story but I think it is going to be very prominent. The dormer is significantly oversized. We have usually brought them down. I feel the ridge needs to come down. William – When you get past this house the houses are larger. Nancy – I think it would be visually interesting. Michael – Did you consider placing a band on the sides of the house? Steve – We did look at it but don’t really want to do it. Rafter tails are not exposed. The front door may be a little different since the door shown is not available – maybe a craftsman style. Will not need railing on the back porch. The gutter will be galvanized or tin on the front.

Community Comments: None

Robert – There is no symmetry to the windows on the side. Stuart – Maybe if there was a band it would help the windows to look more sensible. Ryan – The size of the top floor is odd. Michael – The size of windows on the 2<sup>nd</sup> floor are typically smaller. But do we want to keep the size the same for all the windows on the 2<sup>nd</sup> floor? The front is the same as the ones on the south, the smaller ones. The foundation is stucco. William – Because the lot is so deep it would allow for some grading to lower the height of the foundation at the 2’7” point. Michael – 1’ is not a lot of difference but the guidelines do say 2’. Stuart – That is a pretty level lot and it could create drainage issues.

**Stuart made a motion to approve Case #14-HZ-00009, 5513 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions. Conditions are:**

- Front door to be 8 lite with dental molding and single pane transom;**
- All double hung windows to be 1/1;**
- All 2<sup>nd</sup> floor windows to be size of north elevation 2<sup>nd</sup> floor window; and**
- Back porch skirt board between back porch and foundation to be continued around entire house**

**William seconded the motion. The motion was approved with 6 for and 1 against (Kevin).**

**CASE #14-HZ-00010 – 5515 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, William S. Lewin, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Primary Structure

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion

William S. Lewin addressed the Commission. Windows are to be 1/1 instead of 2/2. Front door would be 8 lite with transom. Ryan – Why 1/1 instead of 2/2? Steve – Cost mostly. Michael – This is a mixture of styles. Stuart – On the south elevation – the complicated roof pattern - does the usage of that area control the placement of the roof lines and different window placement? Steve – The center is a stairwell. It is different depths. Stuart – Could you make the roof lines and windows symmetrical and still maintain the interior use? Steve – I would have to look at the interior plans. Nancy – What area is the skylight to? Steve – It goes into the kitchen area. The skylights will not be seen from St. Elmo Avenue. William – Is there no ability for windows on that wall in the kitchen? Steve – No. There are windows in the other side. Brackets will be wood. Michael – I think there are too many different things trying to happen on the front of the house.

Steve – What do you think needs to change? Michael – I would ask for another design that would fit more in with the neighborhood. I don't think this fits within the neighborhood. Stuart – We have a tendency to redesign. There is so much going on with this that it would be impossible. This is a perfect example of asking for another submission.

Community Comments: None

Michael – It's a cool design but I don't know about it fitting in with the neighborhood. Stuart – I didn't like it at first but if a motion was presented, I would vote to approve. Michael – Maybe take some photos around the St. Elmo area and see if you can substantiate the design elements. Stuart – We are really not doing justice for St. Elmo by saying don't do such elaborate trim.

**Kevin made a motion to deny Case #14-HZ-00010, 5515 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines.**

**Robert seconded the motion. Motion was approved with 5 agreed and 2 opposed (Stuart and Ryan).**

#### **CASE #14-HZ-00011 – 5006 Sunnyside Avenue**

##### **PROJECT DESCRIPTION:**

The applicant, Allen Hampton, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alterations

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

##### Discussion

Allen Hampton addressed the Commission. I will be extending the pitch over the front door. I took off the screened in porch on the side because of other problems. I think this will be acceptable. Stuart – Will that be a solid wood door in the garage? Allen – Yes and we will close in around it with siding. The existing screened porch will be enclosed. I made the windows shorter to match the other windows. Michael – The overhang will match what is there. Allen – There is a retaining wall beside the stairs going from the driveway to the front door because of the slope. We will probably taper it down. There is an issue with the City about changing the footprint to a building that is landlocked. Putting posts outside the existing footprint may not be allowed for that reason. Michael – Using fiberglass windows? Allen – Yes. Nancy – The 16 lite window is moving? Allen – Yes, they are very high. The area created above the window will be filled in with siding to match.

Community Comments: None

Michael – I think this is a very reasonable design.



**Stuart made a motion to approve Case #14-HZ-00011, 5006 Sunnyside Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions. Conditions are: wood door on north elevation to be metal instead.**

**William seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Windows at 4302 Seneca Avenue – It was approved to install aluminum clad double pane 1/1. Installed windows are totally different and are not acceptable. They are wood vinyl clad and the grids are inside the double pane. These are not the ones that were installed and then approved afterward. These are a different design. The applicant was not the owner. The owner does need to be contacted. I do not feel comfortable doing a staff approval on this. The applicant was not the owner. The owner has been before this Board. Proceed.

Update on grant. Morgan has put all the guidelines in word format and started taking photos. We are still planning to talk with the neighborhoods. We mailed notifications to Battery Place residents. We have issued a request for bids from design firms.

Introduction of Morgan Hancock, the intern working under the grant.

Darrell Silvey – Been in Battery Place since 1978. One of the things stressed was to make sure new construction would not block the view of the existing residents. The house next door to me was built after the Guidelines took effect. He has now planted trees that block my view totally downstream. The City Council approved the original Guidelines. I will eventually take this to court and you all will be involved since this was done after the Guidelines were adopted. I wanted to go on record. The trees have degraded my \$2,000,000 property.

***NEXT MEETING DATES:*** March 20, 2014 and April 17, 2014

**Nancy made a motion to adjourn.**

**Ryan seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:49 p.m.**

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Michael Prater, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
March 20, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held March 20, 2014 at 5:32 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Sarah Kurtz Walker called the roll.

Members Present: Michael Prater, Ryan Fiser, JoBeth Kavanaugh, Robert Gustafson, Stuart Wood, Kevin Osteen, Nancy Poston and William Shealy

Members Absent: Thomas Palmer

Staff Members Present: Sarah Kurtz Walker and Angela S. Wallace

Applicants Present: William S. Lewin

Guests Present: Annette Merchants and Councilman Chris Anderson

Michael explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Stuart made a motion to approve the Minutes from the February meeting. The motion was seconded by Nancy and unanimously approved.**

***OLD BUSINESS***

***NEW BUSINESS***

**CASE #14-HZ-00019 – 4905 Florida Avenue**

**PROJECT DESCRIPTION:**

The applicant, William S. Lewin, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Primary Structure
  - Demo of Existing Outbuilding

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

## Discussion

Steve Lewin addressed the Commission. Drive is an existing alley (which is not part of the lot) that will be used as the driveway. William – Is the parking pad as you show it? Steve – It is flexible. I would prefer to keep it where it is. The division of the lots is in process with the City. The lots are lots of record. Michael – The next project you are presenting is a mirror of this one? Steve – Yes. The two windows on the bump out and the one at the front of the right side are fixed windows. Michael – The left elevation the porch supports are back from the front of the house? Steve – Yes. The beam is a ¾ beam that will wrap around the corner of the house. The side of the porch will be on the side of the house on the left. Michael – What are the changes from your last presentation? Steve – The entire front of the house and we are keeping the houses more narrow. Stuart – Are you committed to the porch beam that goes down the side of the house? Steve – That beam supports that end of the roof. The front of the house is recessed back from the rest of the front of the house on the left. The porch is 11’7” deep. Half of the porch is recessed back. Michael – What is the soffit material? Steve – Tongue and groove. The transom over the door will be a single light. The door will be craftsman 8 light.

Community Comments: Annette Merchants – The people in the neighboring homes have lived here many years. We are very “porch” oriented. It seems the new houses going in have tiny porches and that makes them look new and not like the rest of the neighborhood. Parking is also a problem. A lot of the houses do not have driveways and there are a lot of cars parked on the street. I hope there is off street parking for both of these houses. One of the neighbors wants to move to a bigger house. If just one bigger house was built here, she might be able to stay in the neighborhood. Are these going to be rentals? Steve – No they will not.

Michael – He is providing parking in the back via the alley that is already there. Stuart – Annette you expressed a concern about the parking and he is taking care of this. Were there any other specific concerns about there being two houses here? They do both have good sized porches. Annette – The only other thing was it looks like that lot is too narrow for two houses, but the drawings look good. Stuart – These houses look pretty good and I hope they make a good addition to the neighborhood. Steve – You never know – I may come back next month with one big house over both lots. The people next door have a special needs child and they are concerned about the noise. I am meeting with them tomorrow to see what we can do. I may want to put a fence up to cut down on the noise. I heard that they may be interested in a larger home.

Stuart – They look good, a lot cleaner than last month’s presentation. William – I think the concerns were the skylights and the parking pad and I think both of those issues have been addressed and are acceptable. The skylights will face each other and are not noticeable from the road. There is adequate parking for both houses in the rear. Kevin – My concern was the closeness of the two houses and I think it is fine with the setbacks he has. William – I still think the bump-out side of the house is a little busy but it is acceptable.

**Stuart made a motion to approve Case #14-HZ-00019, 4905 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions. Conditions are: parking pad to be oriented toward northwest corner of lot; front door and transom to be as described at presentation, not as in drawings.**

**Ryan seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00020 – 4907 Florida Avenue**

**PROJECT DESCRIPTION:**

The applicant, William S. Lewin, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Primary Structure

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion

William S. Lewin addressed the Commission. This is a mirror of the other house with a few very small differences in the dimensions.

Community Comments: None

**Kevin made a motion to approve Case #14-HZ-00020, 4907 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Historic District Design Review Guidelines, subject to any and all conditions. Conditions are: a skylight to be added to the north elevation of the roof as shown in previous case for 4905 Florida Avenue; the door and transom will be as described in the presentation, not as shown on drawings; the parking pad to be situation in the northwest corner of lot.**

**William seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Councilman Chris Anderson of District 7 addressed the Commission. This is concerning placing a public restroom in the park in St. Elmo. Sarah distributed drawings and photos of subject property. They are doing a lot of repairs and enhancements to the park in St. Elmo. They want to install a stand-alone public bathroom. Public Works did not go through the process and we only received the drawings two days ago. Councilman Anderson – The residents have wanted a public restroom in this park for years. In September I convinced the Council to fund the construction of a public restroom. The bathroom would be behind the existing pavilion and near Alabama. The building is 19'x10'. Kevin – Is it at the property line? There are plans to put an amphitheater there. Councilman Anderson – I do not know the answer to that. I learned this was a problem at 4:00 today. Sarah – The concern we have is the materials of the building. The entire building is made of precast concrete. The Guidelines do not address restrooms specifically but it does speak to secondary buildings. Stuart – The intent of the Guidelines about secondary structures are sheds and garages, etc. Nancy – First, thanks to Councilman Anderson for getting the funding for this. Could this be a temporary building? Sarah – It is not temporary. We are asking if this building could be

placed somewhere else and another type building here with more acceptable materials. Michael – Is that possible? Councilman Anderson – I would have to get another \$100,000 for the other materials. Possible – yes – Likely – no. If this does not go in St. Elmo – there will be no restroom in St. Elmo. William – I think what we have to look at is we would never allow a resident to use these materials and I think we cannot approve for the City to build something unacceptable. Councilman Anderson – The reason we used this material is it is resistant to graffiti and it is durable. It is used all over the City. They last longer and cost less. The entire building will be a precast concrete, foundation and roof included.

The Commission cannot make a decision on this proposal tonight because this case was not advertised.

Councilman Anderson – The building has already been delivered. I would hate for this to become a riff between Public Works and ECD because of a lack of communication. I know you can't vote tonight, but I would like to get your support next month in a solution. Stuart – If the roof materials could be changed from the green, I would be in support. The green roof is totally inconsistent with the pavilion style. Kevin – I think the bathroom would be a chance for us to support the neighborhood. The park is not a historic area. The pavilion is not historic so I see no need for this to be. William – We have homes in the area that are not historic but they have to abide by the Guidelines. Michael – What is the orientation to the street? Councilman Anderson – The doors face the playground equipment. William – Assuming the drawings are correct, it would face Alabama. Michael – If it didn't face the street and landscaping was around it, maybe it could be better. Nancy – Maybe put trellis around it. Stuart – That would create a maintenance issue. Councilman Anderson – I would have to get Council approval for landscaping but I think I can do that. If this does not go in, St Elmo will not get a bathroom. Robert – If we deny this all of St. Elmo will be mad at us. William – I don't think we should approve this just because people want it. Michael – If we could see a site plan with an accurate placing with landscaping and a real foundation, it would help me out with going forward. Stuart – Trees and high landscaping, not just low landscaping. I would like to see it in 3D with the pathway. Councilman Anderson – I think we can do that. Thank you for your time and for serving on this Commission.

Grant for reprinting of Guidelines – Considering two firms that have submitted a proposal for the printing.

Kevin – On the Guidelines – I have been asked about the pictures and drawings going in and who will be choosing the pictures and drawings. Sarah – Morgan and I, along with the firm we choose to do the printing. Stuart – I have a concern also. When you add those photographs to the materials, even though you are not changing the wording, it can change the intent with using different photographs. Sarah – The pictures will show the types, styles, etc., the overall context in the neighborhood. Michael – When you choose a picture you are accepting every single aspect of that house. Stuart – I would like to propose that we have a draft of all the drawings and pictures before they go to print. Sarah – We will be meeting several times with the firm chosen. We will probably meet sometime in August to do the final approval of the Guidelines and all residents will be invited. Michael – Can we make this available on line before the final meeting to approve the Guidelines so people can have their questions ready before coming to the meeting? Stuart – Maybe there could be a special committee to go over this prior to that time. Sarah – If some of you would like to meet with us when we meet with the company that would be fine.

Michael – What is going on with the Yellow Deli house on McCallie? We told them they had to come back to us with plans. Sarah – I have tried to contact them but have not heard from anyone. I think they were having issues with finances. If they sell the property, all our conditions will not apply to the new owner. Michael – They have not met the conditions. What can we do legally? Sarah – I will check with the attorney’s office. JoBeth – I am really upset about this. Michael – We have certainly learned our lesson. We will not allow this to happen again. Next time we need to deny or defer instead of approve the demolition. Robert – Go to the Yellow Deli – they work there.

*NEXT MEETING DATES:* April 17, 2014 and May 15, 2014

**Stuart made a motion to adjourn.**

**Ryan seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 6:52 p.m.**

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Michael Prater, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
April 17, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held April 17, 2014 at 5:32 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Sarah Kurtz Walker called the roll.

Members Present: Michael Prater, JoBeth Kavanaugh, Robert Gustafson, Stuart Wood, Kevin Osteen, Nancy Poston and William Shealy

Members Absent: Ryan Fiser and Thomas Palmer

Staff Members Present: Sarah Kurtz Walker, Angela S. Wallace and Gary Hilbert

Applicants Present: Aaron L. Moore, Ken Cooper, Daniel Moore and Robert Gustafson

Community Members Present: None

Michael explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**William made a motion to approve the Minutes from the March meeting. The motion was seconded by Nancy and unanimously approved.**

***OLD BUSINESS***

Update on St. Elmo Park Restroom – Gary Hilbert. This was a project that was requested by Councilman Anderson. A project left from the prior administration. The money was then appropriated this year and Public Works undertook the project. It slipped through the cracks. We did not know anything about it until it was under way. The building is in and we are working with Public Works on putting in some landscaping and painting the roof. If you want to blame anyone, blame me and the Councilman, do not blame Sarah.

Michael – We were trying to work with the Councilman last month and asked him to bring us some updated plans. The roof was the most objectionable. Gary – Our Landscape Architect is going to do a plan and we will give it to Public Works and they will price what they can do. Michael – Was it in last month at the time of our meeting? Gary – No it went in one week later. JoBeth – So the Councilman defied what we said. Gary – No he did not. We did not know it was going in that soon after the last meeting. It went in without his or my knowledge. Michael – So do we have anything to vote on? Sarah – No there is no case. Stuart – There has to be a case. It still has to be a formal request. It has to come before us and we have to vote on it. We decide whether we leave it there or make them take it out. Gary – We have the process and it was violated. Stuart – We have to have a case on it. Gary – I told Sarah to take it off the agenda this month. Michael – I think we still need to look at it. We still want landscaping and there has to be a roof change and that needs to be

submitted to us. We were willing to work with this but we have to have some say with this and that means it has to come before us. Gary – I don't see the necessity of making it a case because it is there and it is not coming down. Michael – We have to hear it, otherwise, it completely undermines our authority. Without a case we have no authority over anything. Stuart – If a resident did something and then chose not to submit an application we would not let that happen. We need to have the City follow the procedure. Gary – I understand what you are saying. I'm not here to defend anyone. I'm just here to tell you what happened. Michael – We have no authority or power to make sure the roof is changed and the landscaping is going in. JoBeth – We have to have it come in, we need to regulate what the roof is changed to and what the landscaping is. Stuart – We have to hold them to the process. Michael – I think we would not vote for this to be removed but we want to have some input on what the roof will look like and what the landscaping will be. The process has to be observed by the City if we want our residents to follow the procedure. William – Since this has been installed without going through the process, it would be nice to at least pick up at this time and let them go through the process. What have you and Anderson done to ensure that this will not happen again? Gary – I don't know if there is anything that can be done differently. If a department does something that leaves us out, there is nothing I can do. Stuart – Don't they have to come to you for a permit? Gary – They didn't come for the permit until later and everything was underway. William – We have to do something to help this not happen again. What can we do to stop that? Gary – Get an executive order from the Mayor. Sarah can start a case. I will get you a landscape plan and the color for the roof. Stuart – Is it paint or a coating? Gary – I think it is a coating. William – We need to get this back on tract. Gary - I will talk to them on Monday.

## ***NEW BUSINESS***

### **CASE #14-HZ-00031 – 5601 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Aaron L. Moore, has applied for a Certificate of Appropriateness for the following work:

- Demolition of a Primary Structure (90% Fire Damage according to the Applicant)

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

#### **Discussion**

Aaron L. Moore addressed the Commission. I was originally thinking I would redo this but when I had a construction company look at it, they said they would not put a roof on it because it the brick was ornamental brick. It was not stable enough to put new rafting and roofing on. The brick would have to be pulled off and redone from the ground up. The brick wall has actually pulled away from the structure. Kevin – This brick matches the church next door. Do you know if property was ever connected to the church? Aaron – There is an apartment at the back of the church and that tenant has asked me to purchase this property for a parking lot so I don't think the church has ever had a connection to the property. Michael – Will you rebuild on this property? Aaron – It would depend on whether my mother-in-law would want to build and move into it. I would like to demo the house and keep the property cleared. I want to do some work on the trees in the front. Michael – Would you remove the chain link fence? Aaron – I don't know I'm thinking about leaving it. Michael – I



would like to see the fence taken down. Aaron – That may be the best. It may have to be removed for equipment to come in and take down the house anyway.

Community Comments: None

Michael – I think all the historical significance is already gone. I would like to see the chain link fence come down. Stuart – I hate to see the trees taken down unless there are problems with them.

**JoBeth made a motion to approve Case #14-HZ-00031, 5601 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: chain link fence be removed on street sides; and trees be retained if not diseased.**

**William seconded the motion. The motion was approved (6 for and one opposed (Kevin)).**

### CASE #14-HZ-00034 – 202 Eveningside Drive

#### **PROJECT DESCRIPTION:**

The applicant, Ken Cooper, has applied for a Certificate of Appropriateness for the following work:

- Rear Addition

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

#### Discussion

Ken Cooper addressed the Commission. This is a 1920 2 story Dutch colonial. It only has one bathroom. I want to add 5' to the extension in the back. I won't change any characteristics. I will use the existing windows and put them on the extension. I am trying to sell the house. This extension is to make it more saleable. Michael – Are you going to mimic the flare? Ken – Yes. Michael – Is the siding on there now new or original? Ken – It is original I think they call it clapboard. Michael – Are you going to be able to find siding to match? Ken – They don't make that anymore. What I plan to do is use the back smooth side of hardy plank and use a board at the base of it to bring it out so it would match the existing. Michael – I wonder how it would look with corner boards. Ken – I think corner boards make it more substantial.

Community Comments: None

Stuart – I think it would be better to reside the addition and the existing bump-out to make it look more cohesive. It is hard to make the miters meet with the hardy. JoBeth – I found it one place but it was not 9". I don't know if they still do it. Michael – Do we want him to deal with the corners? William – I don't know if it is worth the effort with it being on the back of the house. Kevin – I agree – I don't think it is worth it. Michael – You have either option, we would like to see the corners flared if you can make them match and if you don't want to do that than to use corner boards. JoBeth – I did find clapboard and maybe you should check that out. I will find the name and let you know.

**JoBeth made a motion to approve Case #14-HZ-00034, 202 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions are: applicant try to access beveled clapboard siding maintaining flare on the addition; if not possible, then use hardy with trim boards; existing bump-out and addition to be resided continually without a break.**

**Kevin seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00038 – 204 Eveningside Drive**

#### **PROJECT DESCRIPTION:**

The applicant, Ken Cooper, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - 14' x 24' Storage Building at Rear of Property

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

#### **Discussion**

Ken Cooper addressed the Commission. It is just a standard storage building using hardy plank. Michael – What is the siding on the house? Ken – I think some of it is asbestos.

**Community Comments:** None

Stuart – It won't look like the house but that is really not a problem. Michael – Is the existing metal shed staying? Ken – Yes, that is my dog house. Kevin – Remember in St. Elmo we made a resident connect the two sheds. I really don't have a problem with this though. Sarah – There is nothing in the Guidelines that limits the number of outbuildings. Stuart – We need to look at the placement. I think it would be better if it was more in the corner. JoBeth – I don't have a problem with the placement. If it was moved it would look even stranger.

**Stuart made a motion to approve Case #14-HZ-00038, 204 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. No conditions.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00035 – 4022 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Daniel Moore, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Carport

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion

Daniel Moore addressed the Commission. Stuart – Is it going to look like the photo? Daniel – No, the gable will be different. It will be simple 6x6 posts, beam and roof. It is about 20' off the alley and will have a gravel pad. I will stain to match the deck.

Community Comments: None

Michael – It will have a bigger beam than the photo.

**Stuart made a motion to approve Case #14-HZ-00035, 4022 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: the rafters will be 2x10' and doubled 2x12' for the beam**

**JoBeth seconded the motion. The motion was unanimously approved.**

*Robert Gustafson recused himself from this case.*

**CASE #14-HZ-00032 – 4703 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Robert Gustafson, has applied for a Certificate of Appropriateness for the following work:

- Demolition of Rear Addition
- Rehabilitation
- New Construction
  - Addition

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion

Robert Gustafson addressed the Commission. The foundation will be painted brick to match existing. JoBeth – Was the stained glass window existing? Robert – Yes and I will keep it. William – Door materials? Robert - Metal in back and wood on front. Michael – Could you make the top deck smaller, maybe reduce it to 9'? Robert – Yes. Kevin – Are any of the original windows left? Sarah – CNE replaced all the windows except the stained glass. They were all vinyl. Michael – How close will the addition be to the shed? Robert – From the deck to the shed will be around 8'.

Community Comments: None

**William made a motion to approve Case #14-HZ-00032, 4703 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: foundation to be painted brick to match existing; rear doors to be metal; upper rear deck to be reduced to approximately 9' and centered on the rear façade of the house and be built using 1x1" spindles, 6x6" posts and decking boards;**

**Kevin seconded the motion. The motion was unanimously approved.**

*Robert Gustafson rejoined the Committee.*

### ***OTHER BUSINESS***

Grant for reprinting Guidelines – Sarah went in front of the City Council Tuesday to get approval accepting the bid from one of the companies. Approval was granted.

McCallie House – Sarah - I tried to contact the owner multiple times and never heard back. I sent him a certified letter but the letter was refused. If the house is sold, the new owner would be held to all conditions placed by this Commission. The for sale sign has been removed. Kevin – I got in touch with the owner and asked them about the property. There were asking \$67,000. That was for both lots. When I asked about any restrictions on the property, he did not mention that it was in an historic district or had any restrictions. He called me later and told me the property was sold. JoBeth – We need to find out who bought it. Michael – We need to have the new owners come to us and see what they plan. Sarah – The materials cannot be removed from the property and the foundation needs to stay and any new building needs to have the same footprint. Michael – We need to find out who bought it and get in touch with them as soon as possible. Sarah is to find out who purchased property and contact them.

St. Elmo Bathroom – The Board wants to see a case come before them with a plan for the landscaping and a change in the roof color. They want to have someone from Public Works present at the next meeting.

**Stuart made a motion that someone from the Public Works department appear at the next meeting to discuss the bathrooms. They are to bring a landscaping plan and a proposed change of color for the roof. The motion was seconded by JoBeth. The motion was unanimously approved.**

Michael and Robert will not be at the May meeting. Stuart will not be here in June.

The Committee would like to see all staff approved COAs for this year and in the future. Sarah will start sending that information.

***NEXT MEETING DATES:*** May 15, 2014 and June 19, 2014

**Stuart made a motion to adjourn.**

**William seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:25 p.m.**

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Michael Prater, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
May 15, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held May 15, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Sarah Kurtz Walker called the roll.

Members Present: Thomas Palmer, JoBeth Kavanaugh, Kevin Osteen, Nancy Poston and William Shealy

Members Absent: Stuart Wood, Ryan Fiser, Michael Prater and Robert Gustafson

Staff Members Present: Sarah Kurtz Walker and Angela S. Wallace

Applicants Present: Lee Norris, Sybil Baker and Kevin Osteen

Community Members Present: None

Michael explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Thomas made a motion to approve the Minutes from the April meeting. The motion was seconded by Kevin and unanimously approved.**

***OLD BUSINESS***

**CASE #14-HZ-00048 – 4909 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Lee Norris (City of Chattanooga), has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - 17' x 8'-6" Pre-Fabricated Restroom Facility in St. Elmo Park
  - Landscaping
  - Roof Color

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report. The restroom facility has already been installed and completed.

Discussion

Dennis Malone, Assistant Engineer, addressed the Commission. We took over the project from Parks & Rec in the fall. We submitted them to the LDO for review and we didn't receive any comments from them so we proceeded. At the point we put in for the land disturbing permit we still

received no comments. The first we heard anything was when we started tying in the sewer. We were told if we changed the color of the roof to match the pavilion and put in landscaping we could move forward. We received the design from Karna about 1 hour before the meeting. Lee changed it to the second plan because we do not have people to tend to plants. Our proposal is the second landscaping plan presented and the paint color submitted.

Kevin – Have you done any research to know if the paint is going to bond since we were told paint would not bond to the building? Dennis – We will use the right type of paint. William – Our biggest concern is that the City follows the same procedures that we ask the residents to follow. We are leery about the paint after we were told about the building material. The landscaping plan you are wanting does not address the front of the building being masked from St. Elmo. I can see how day lilies could be a maintenance problem. I still want to see something in front of the building. Dennis – I think we could do that. William – Putting 6 plants of switch grass, 3 to each side, would do a lot. Dennis - I think that is ok.

Community Comments: None

Sarah – I want to clarify. I put a hold on this property when the permits came through. Dennis – That may be, but when we presented the first plans for review, we received no comments. William – If there is anything that you can do to make sure future projects go more smoothly and adhere to the procedures, it would be appreciated.

**Kevin made a motion to approve Case #14-HZ-00048, 4909 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: that the landscaping design plan as submitted be implemented with the addition of 6 switch grass plants be added to the front of the building; the color be changed to the submitted color.**

**Nancy seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

### **CASE #14-HZ-00039 – 727 Battery Place**

#### **PROJECT DESCRIPTION:**

The applicant, Sybil Baker, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration
  - Replacement of Basement Door

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report. Guidelines do not speak to vinyl as being acceptable or unacceptable.

### Discussion

Sybil Baker addressed the Commission. We bought this house in June last year and it had not been lived in for 3 years. We would like to turn this into a patio area with a sliding door. To get a wood sliding door is \$1,000 more. Before we moved in all the windows had been changed to vinyl.

Community Comments: None

Thomas – Do you know where the opening will be? Sybil – It will line up with the window above. Thomas – Did you think about using French doors? Sybil – We would if it is within the price range. Sybil – We are planning to put a deck on the front and then we plan to close in that hedge. Nancy – What about using the two doors where one is stationary and one opens? Sybil – I can certainly look at them and price. Thomas – I think a French door would fit in with the neighborhood better. Kevin – I don't have a problem with the vinyl but the French door would be better than a slider. Sybil – I will definitely talk with my husband about the option. JoBeth – I just think the big slider is a little off balance with the rest of the house. Nancy – My problem is the siding comes all the way to the top of the door. It would be good if you could have a space between the siding and the top of the door. Kevin – I think it would look more appropriate with a French door.

**JoBeth made a motion to approve Case #14-HZ-00039, 727 Battery Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, subject to any and all conditions. Conditions are: a French style door (metal or vinyl) is acceptable and the opening should line up with the window above.**

**Nancy seconded the motion. The motion was unanimously approved.**

*Kevin Osteen recused himself from the Commission*

### **CASE #14-HZ-00047 – 4537 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Kevin Osteen, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Approximate 9' x 12' Storage Building at Rear of Property
  - Approximate 44' x 44' Concrete Patio at Rear of Property

Sarah presented the staff report. A PowerPoint presentation accompanied the staff report.

### Discussion

Kevin Osteen addressed the Commission. It was covered pretty well. Thomas – Will the shed porch roof have a beam? Kevin – Yes, as close to the house as possible. The siding will match the house. I wanted to keep the roof from interfering with the existing windows above. William – I



understand this is not visible from the street. Kevin – Correct. Nancy – I think it will make the house look better. Kevin – They are going to run conduit and lighting but it will not be visible.

Community Comments: None

**Nancy made a motion to approve Case #14-HZ-00047, 4537 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

**JoBeth seconded the motion. The motion was unanimously approved.**

*Kevin Osteen rejoined the Commission*

### ***OTHER BUSINESS***

Sarah gave a presentation on windows that was made at the THPC conference.

Update on Grant – Nothing new.

Stuart will not be here in June.

William – We do want to acknowledge the hard work Sarah has done. We wish you well.

***NEXT MEETING DATES:*** June 19, 2014 and July 17, 2014

**Thomas made a motion to adjourn.**

**Nancy seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 6:40 p.m.**

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Michael Prater, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
June 19, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held June 19, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Michael Wyatt called the roll.

Announcements by Gary Hilbert – The projector is not working therefore you will be using the paper copies. I want to introduce Michael Wyatt. We had 20+ applications. Michael was the top of the list. He has worked for Louisiana Trust and the Main Street program. He has worked in Atlanta and around Atlanta. He has worked as a contractor and a building inspector.

Members Present: Michael Prater, Thomas Palmer, JoBeth Kavanaugh, Kevin Osteen, Robert Gustafson, and Nancy Poston

Members Absent: Stuart Wood, Ryan Fiser, and William Shealy

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Brian Geselbracht, Greg and Janice Heath, Michael Prater, Steve Lewin and Keith Riley

Community Members Present: None

Michael Prater explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Thomas made a motion to approve the Minutes from the May meeting. The motion was seconded by Kevin and unanimously approved.**

***OLD BUSINESS***

None

***NEW BUSINESS***

**CASE #14-HZ-00045 – 122 Eveningside Drive**

**PROJECT DESCRIPTION:**

The applicant, Brian Geselbracht, has applied for a Certificate of Appropriateness for the following work:

- Replace All Windows

Wyatt presented the staff report.

### Discussion

Brian Geselbracht addressed the Commission. The homeowners have made numerous attempts to re-glaze the windows and paint them but the wood is deteriorated so much that to take the windows out and repair them it would destroy the window to try and remove them. There are spots a screwdriver can go through. (Presented and passed around a sample of the replacement proposed.) It is a wood frame with metal wrap. We want to keep the character as pristine as possible.

Community Comments: None

Kevin – What is the jam stop? Brian – We will use the original jam stops. The weights will come out and that area will be filled with foam. The new stops will be made of vinyl. Kevin – Are they visible? Brian – Slightly visible from the inside. We did not find any of them to be past repair. JoBeth – Michael would you read the actual Guideline? (Wyatt read appropriate passages from the Guidelines.) Some of the windows are casement French windows – will they be replaced? Brian – Yes. Thomas – Michael have you actually seen the windows? Wyatt – Yes I did. I did not feel they were in that bad of shape. Some of them were hard to see from the ground but I did not see the amount of rot they are presenting.

**JoBeth made a motion to deny Case #14-HZ-00045, 122 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions.**

**Robert seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00053 – 4900 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

The applicants, Greg and Janice Heath, have applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration
  - Replace Seven Windows
  - Install Single Window in Place of Double Window

Wyatt presented the staff report.

### Discussion

Greg and Janice Heath addressed the Commission. The one window that is next to the chimney is cut in half by the chimney and we would like to change it out to a single window. That window has some significant rot to it. We would like to move it over and center it in the space. Prater – So you are going to change the size of the window to match the others? Janice – I would like to match the window in the area next to that one. Thomas – How far do you want to move it over? Janice – So it

is centered between the chimney and the end of the wall. The dining room windows do not match at all and there is significant rotting. JoBeth – How are the divided windows going to be done? Janice – When I got the estimate – it looks like divided light windows but now I think they are not. I want the windows with the muttons with separate panes of glass. Thomas – Almost all manufactured windows are two complete panes of glass with mutton in the middle that makes it look like true divided lights. You can get them but they have to be special order and they are expensive. Janice – I asked Kobe about this issue after I discovered it and it would be an additional \$40 per window. I do not think we could afford it. Thomas – They are expensive. We do not recommend the divided light usually. The one you have specified is one of the best. Janice – It is hard to tell which windows are original to the house, but I don't think the windows we are talking about are. Prater – Are the current windows true all the way through? Janice – No.

Community Comments: None

JoBeth – I think moving the window over is a good move. Kevin – Is that window going to be a smaller size? Prater – It will be a 2:2.

**Thomas made a motion to approve Case #14-HZ-00053, 4900 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: relocated window is to be centered between chimney and corner of house; windows are to be same size as current; siding will be reused or if unusable, new siding to match.**

Nancy seconded the motion. The motion was unanimously approved.

### **CASE #14-HZ-00061 – 211 Morningside Drive**

#### **PROJECT DESCRIPTION:**

The applicant, Sean Alan Sexter, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration
  - Construct 29' x 12' Deck at Rear of House
  - Construct Stairs to New Deck

Wyatt presented the staff report.

#### **Discussion**

Sean Alan Sexter is not present.

Community Comments: None

**Kevin made a motion to defer Case #14-HZ-00061, 211 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Need more detail on railing and elevations of deck.**

**Thomas seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00064 – 1385 W. 54<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Steve Lewin, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Single Family Dwelling

Wyatt presented the staff report.

Discussion

Steve Lewin addressed the Commission. This is a modification of the dwelling that was approved a few months ago. We have changed the overall height of the house about 2 feet lower with a slightly larger footprint. All windows are 1:1 not 2:2. There will be a paved area in the back for parking. The setbacks are the same on the front and the rear as the other submission. Nancy – Are you planning on leaving the large tree? Steve – Yes we are will keep it and relocate some of the smaller trees on the property. Prater – The only difference I see is the driveway size but it is acceptable. Thomas – I don't see any significant changes in this plan from the previously approved plan.

Community Comments: None

**Robert made a motion to approve Case #14-HZ-00064, 1385 W. 54<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: None**

**JoBeth seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00065 – 4900 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicant, Steve Lewin, has applied for a Certificate of Appropriateness for the following work:

- Addition to Existing Dwelling

Wyatt presented the staff report.

Discussion

Steve Lewin addressed the Commission. The windows will be the same as the replacement windows approved for the existing house. The addition will mimic the original trim but the siding will be slightly different to denote that it is an addition. Thomas – Is there an elevation change in the house causing the placement of the windows? Steve – No. Prater – What is the siding? Steve – Wood with some hardy. We want to do a 6" hardy on the addition. The roof eaves and trim will

match where the addition meets the side of the house. Prater – The porch will cover most of the addition down the side of the house. JoBeth – The addition is on the rear and they are trying to keep within the style of the original house.

Community Comments: None

Michael – I think it looks good and that porch will hide most of the transition. Robert – It is a huge addition, it almost doubles the size of the house. Nancy – What is the size of the lot? Steve – About 3.5 acres. JoBeth – It would be different if it was on the side but with it at the back I think it is acceptable. Prater – All the materials are acceptable. JoBeth – The garage looks fine. What are the garage doors? Steve – Wood.

**JoBeth made a motion to approve Case #14-HZ-00065, 4900 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: None**

**Nancy seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00066 – 5008 Florida Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Keith A. Riley, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alterations
  - Add Two Dormers
  - Install 3’x5’ 1:1 Window on Back

Wyatt presented the staff report.

#### **Discussion**

Keith Riley addressed the Commission. You really can’t see the dormers from the front of the house. Siding will be hardy. Roofing will match existing. Prater – What is the size of the windows? Keith – 2.6 x 4.0 and the one on the gable will be a 3x5’ egress window. JoBeth – The one dormer will not be visual from the front of the house? Wyatt – No you really can’t see it at all. The side of the house is about 60’. Thomas – It is not unusual to see a dormer on a house like this. Prater – Will you separate the windows? Keith – There will be a trim piece.

Community Comments: None

Nancy – It may make the side of the house more interesting. Keith – That was the thought behind it.

**Kevin made a motion to approve Case #14-HZ-00066, 5008 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: None**

**JoBeth seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00067 – 4520 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Keith A. Riley, has applied for a Certificate of Appropriateness for the following work:

- Garden Shed
  - Repair Board and Batten Siding
  - Install Metal Roof

Wyatt presented the staff report.

Discussion

Keith Riley addressed the Commission. The roofing can be whatever it needs to be. The owner wanted metal. Michael P – Will you replace all the siding? Keith – Yes, board and batten wood (poplar or pine). Kevin – I thought there was something in the Guidelines about standing seams. JoBeth – You are using the charcoal roof? Keith – Yes. Wyatt - There is nothing in the Guidelines about metal or seam. Kevin – Then I think it should be whatever they want.

Community Comments: None

**JoBeth made a motion to approve Case #14-HZ-00067, 4520 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: the metal roof not be corrugated metal.**

**Thomas seconded the motion. The motion was unanimously approved.**

*Michael Prater, Thomas Palmer and Nancy Poston recused themselves from the Commission.*

**CASE #14-HZ-00062 – 800 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Michael Prater, has applied for a Certificate of Appropriateness for the following work:

- Replace windows
- Remove Trees

Wyatt presented the staff report.

### Discussion

Michael Prater addressed the Commission. We are delaying the fence portion until a future time. There was a 1970 walkway and part of it was demolished by mistake before we could stop them. The underlying material was a brick walkway and the driveway is also brick. We want to go back with the herringbone pattern which we feel was original to the house. The maple tree was damaged during construction and will die so we will be removing it. The hackberries need to be removed so the oak can survive.

Community Comments: None

JoBeth -The brick walkways are in keeping with the period of the house.

**Kevin made a motion to approve Case #14-HZ-00062, 800 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions are: the fence is removed from this application.**

**Robert seconded the motion. The motion was unanimously approved.**

*Michael Prater, Thomas Palmer and Nancy Poston rejoined the Commission.*

*Michael Prater, Thomas Palmer and Kevin Osteen recused themselves from the Commission.*

### **CASE #14-HZ-00063 – 4505 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Michael Prater, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration
  - Construct 16'x28' Two Story Addition
  - Add Dormer and Screen Porch on New Addition
  - Extend Drive to New Garage

Wyatt presented the staff report.

### Discussion

Thomas Palmer addressed the Commission (presented an updated drawing). The owners currently live across the street. The back of the house is in bad shape because of water running down the mountain. The house needs significant structural repair. There is a manhole grate in the yard. There is a storm water box across the back of the house and down the driveway. We have been talking to the city about how to reroute that. We are worried about the pipe breaking. We are adding a box on the back with offset corners and a side entrance from the driveway. There is an existing stone wall in the hill and we are proposing a new 2 car garage in that location. We are going to convert the attic to a living space. We are reworking the stair to make it a working code



compliant stair there. This house was converted to apartments at one time and has been chopped up throughout the years. The owner is changing the interior layout of the house and we may have to change some of the window locations, but we will bring that back to you if need be. Robert – Are you adding the garage on this proposal? Thomas – Yes but it looks like it didn't make it into the packet. (Thomas presented a drawing of the garage.) There was evidence of a previous garage and that is where we are proposing the new garage in the same location. The materials will match the house. We are removing the vinyl siding from the house and depending on the condition of the wood underneath will repair it or replace with hardy. The garage siding will be hardy.

Community Comments: None

JoBeth – Are we looking at the design or the design and the materials? Thomas – All the windows are vinyl. The new ones will be wood 1:1. We are going to leave the existing windows for now but the new ones will be wood. JoBeth – The placement on the lot looks good. Thomas – It is a double lot and the owner has purchased the lot behind this house so there will never be anything behind the house. JoBeth – The walkway will be concrete? Thomas – Yes. JoBeth - I think putting the garage in the back is a good move. Nancy – What they are doing they are trying to do it right. Thomas – Yes, although parts will have to be done at future times.

**Nancy made a motion to approve Case #14-HZ-00063, 4505 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: None**

**JoBeth seconded the motion. The motion was unanimously approved.**

*Michael Prater, Thomas Palmer and Kevin Osteen rejoined the Commission.*

### ***OTHER BUSINESS***

### ***STAFF APPROVALS***

**Thomas made a motion to approve the Staff Approved cases.  
JoBeth seconded the motion. The motion was unanimously approved.**

***NEXT MEETING DATES:*** July 17, 2014 and August 21, 2014

**Kevin made a motion to adjourn.  
JoBeth seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:15 p.m.**

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**  
July 17, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held July 17, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Michael Wyatt called the roll.

Members Present: Michael Prater, JoBeth Kavanaugh, Kevin Osteen, Stuart Wood, Ryan Fiser, Robert Gustafson, and William Shealy

Members Absent: Nancy Poston

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Sean Sexter, Debbie Fiser, Ben Kaiser, and Brandon Dorn for Mark Scott

Community Members Present: None

Michael Prater explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Stuart Woods made a motion to approve the Minutes from the June meeting. The motion was seconded by JoBeth Kavanaugh and unanimously approved.**

***OLD BUSINESS***

**CASE #14-HZ-00061 – 211 Morningside Drive**

**PROJECT DESCRIPTION:**

The applicant, Sean Sexter, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration
  - Construct 29' x 12' Deck at Rear of House
  - Construct Stairs to New Deck

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Sean Sexter addressed the Commission. Ryan Fiser – What about the large tree? Sean Sexter – The deck will not reach the tree and is below the window. Stuart Wood – Are there steps coming off the deck to the yard? Sean Sexter – There will not be any steps except the ones going to the basement doorway. Stuart Wood – Is that practical? Sean Sexter – Yes, it is only 18” off the ground.

Community Comments: None

**JoBeth Kavanaugh made a motion to approve Case #14-HZ-00061, 211 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. No conditions.**

**William Shealy seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

***Ryan Fiser recused himself from the Commission.***

### **CASE #14-HZ-00074 – 1318 W. 45<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Debbie Fiser, has applied for a Certificate of Appropriateness for the following work:

- New Construction
  - Single Family Dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Debbie Fiser addressed the Commission. Debbie Fiser presented the Board with some changes to the façade. The house is identical to the prior house we built but will be flipped and have a few cosmetic changes. We haven't decided whether we will extend the porch or have it like shown. The upstairs windows will be different as shown on the updated drawings. The columns will also be a little different. They will be standard 12x12 columns. There will be no bump out on the front bedroom as on the other house. We have a shed dormer on the new house to allow a view from the bedroom. There will be a decorative piece on front. We will have a little more detail on the front façade and a 6 light window. We will use shingle siding on the porch area. It will have wood steps. The back porch will be screened. The front elevation will be lap siding with shingles in the eave, in the top gable and the dormer coming out. The two options we are considering are the one on the bottom of the first page and the top of the second page. The determination will be due to the slope of the lot. We would like to get approval for both options. We hope the elevation on the porch will be low enough so we will not need a handrail. Stuart Wood – The dormer on the side sits towards the rear of the house. Have you considered putting two dormers on that side? Debbie Fiser – The dormer is 7' and we really don't plan on having any finished space on that part of the house. Ryan Fiser – I thought it looked funny not to be centered over the kitchen window. Stuart Wood – I see that, I just think it looks strange. Michael Prater – I would prefer the smaller porch. Ryan Fiser – It would wrap around and end at the gable. Michael Prater – The dormer will be miniscule from the front of the house. Robert Gustafson – I think it looks really weird. Stuart Wood – What if it had shakes? Ryan Fiser – We could recess it if you prefer. William Shealy – The width is really narrow and the entire opening is filled with the window. Stuart Wood – What if you widen the dormer? Debbie Fiser – We can widen it a little but too much would run into the closet. William Shealy – The vent in the front looks non-traditional. JoBeth Kavanaugh – This is a new house so I think the angular vent is fine. Robert Gustafson – What are the materials going to be? I think we

need to have a few more decisions than what is here. Michael Wyatt – I think there are too many changes from the original submission.

Community Comments: None

JoBeth Kavanaugh – If we look at the form they submitted, the materials are not immediate. What if we approve the base plan and have them come back with particulars? Robert Gustafson – There are a lot of changes here. I think they need to bring some of this stuff back. We are asking for a lot of changes to the dormer. You will see the dormer plainly when you are going up the street. Michael Prater – I don't think it will look bad. Stuart Wood – I think moving the dormer will dramatically change the look. Kevin Osteen – We need to make a call on whether it will be 4 or 6 on the side. JoBeth Kavanaugh – Let's let them decide. Robert Gustafson – Why don't we say 4? William Shealy – I think the site plan looks fine. Robert Gustafson – What will the driveway be? Debbie Fiser – The alley is abandoned and it is dirt. We will use it to the concrete parking area.

**Stuart Wood made a motion to approve Case #14-HZ-00074, 1318 W. 45<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: siding to be 4" reveal; no handrail on front; screened in porch on rear to be staff approved; truncated front porch as shown as option 3; west facing dormer to be sided in shake to match other facades, to be widened by 2' and to be recessed by 1' horizontally from exterior wall of house with roof to wrap under windows.**

**Kevin Osteen seconded the motion. The motion was unanimously approved.**

*Ryan Fiser rejoined the Commission.*

### **CASE #14-HZ-00075 – 5508 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Ben Kaiser, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alteration

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Ben Kaiser addressed the Commission. The brick columns on the front are leaning and I am concerned about them. I want to remove them and replace them with the same look. I will put a solid beam inside the new columns. I am not deviating from the look of the house, just renovating it to the same. JoBeth Kavanaugh – Are you doing a concrete driveway? Ben Kaiser – No, I am doing gravel all the way back. Michael Prater – Have you looked at any of the trim boards? Ben Kaiser – There are some exposed and it looks good under the existing siding. Michael Prater – Are any of the windows broken in the eave? Ben Kaiser – Yes two of them, I will replace and re-glaze them to match. Stuart Wood – I think you need to make sure there is either an existing beam on the porch and if not, you need to put one. Ben Kaiser – That is what I planned. The piers have sunk significantly. I want to put in a concrete foundation and then put a brick façade over the concrete. JoBeth Kavanaugh – We don't know what brick you are using? Robert Gustafson – What about the

window on the north side of the house that is covered up with siding? Are you going to uncover it and replace it? Ben Kaiser – Yes it is on the south side and I will replace it with a window to match. William Shealy – Are you are going to match that front window on the back? Ben Kaiser – Yes. There will be a trim piece where the existing hip roof is on the back.

Community Comments: None

**William Shealy made a motion to approve Case #14-HZ-00075, 5508 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: applicant required to bring info about front beam over porch for staff approval; staff approval for brick material on foundation.**

**Stuart Wood seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00076 – 5607 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Ben Kaiser, has applied for a Certificate of Appropriateness for the following work:

- Convert Duplex to Single Family Dwelling
- Exterior Building Alteration

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Ben Kaiser addressed the Commission. The chimney is completely decomposed. The inside portion definitely looks like it is not original. The entire chimney wiggles when you touch it. Stuart Wood – When you remove the front dormer and extend the roof over the front porch, have you considered making that come out to a gable instead of hip? Ben Kaiser – I looked at another house and I think it is built like this house would have been and it has a hip on the front of it. Ryan Fiser – Have you considered using exposed rafter tails? Ben Kaiser – I prefer enclosed. It gives it a more finished look. JoBeth Kavanaugh – I think the roof looks fine. Stuart Wood – The existing has exposed rafter tails. Ben Kaiser – I would prefer to use a beam across the front. I have not found evidence of a different front door placement but there is a wall down the middle of the house. I have found closed up windows. I will be removing the fireplaces inside. The brick changes on the columns half way up. When I uncover all the windows I will have enough windows to redo the entire house. Michael Prater – Is the siding original wood? Ben Kaiser – Yes it is and it is 8”. It is in pretty good condition. Foundation will remain as is. I would like to remove the paint but it will depend on how easily removable it is. I will use craftsman doors and try to get them to match the windows. Soffit material will be wood and painted to match the siding.

Community Comments: None

**William Shealy made a motion to approve Case #14-HZ-00076, 5607 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. No conditions.**

**Ryan Fiser seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00077 – 5010 Beulah Avenue**

**PROJECT DESCRIPTION:**

The applicant, Mark Scott, has applied for a Certificate of Appropriateness for the following work:

- Addition to Existing Dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Brandon Dorn addressed the Commission for Mark Scott. The product we are using for the siding will match what is there, but just a new type product. The addition will go right to the stairs. Michael Prater – You will tie in with the wall? Brandon Dorn – Yes. The addition will be 20’ wide and 22’ long. Stuart Wood – Will you offset the planes by 6-8””? Brandon Dorn – Yes that will be fine. Robert Gustafson – I prefer to see it matched up and not offset. Brandon Dorn – We would prefer to do an exact match. JoBeth Kavanaugh – I don’t think the offset is necessary here. Stuart Wood – You would be feathering in on the roof too? Brandon Dorn – It will follow that same roof line. It will be easier. Robert Gustafson – I think it will look better. Michael Prater – Do we have anything on the windows? Brandon Dorn – The customer requested that the only windows would be on the end. We can add them in if necessary. Robert Gustafson – I think windows should be placed on the out facing wall. Brandon Dorn – I could put a 1:1 and wood in the middle. We can match the one on the side with the window on that side and then the two on the back will match. We will use exposed rafter tails. Stuart Wood – What about the foundation? Brandon Dorn – The foundation will be natural stucco. The basement access door will be at the back of the addition.

Community Comments: None

**Robert Gustafson made a motion to approve Case #14-HZ-00077, 5010 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: add one window on the out facing side of addition to match the existing windows on that side.**

**Kevin Osteen seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Election of 2014-2015 Chair and Vice-Chair:

Nominations for Chair: William – declined; Kevin – accepted; Stuart – accepted

JoBeth Kavanaugh made a motion to close nominations for Chair

Ryan Fiser seconded the motion. The motion was unanimously approved.

Stuart – 6 - elected

Kevin - 1

Nominations for Vice-Chair: Kevin - accepted  
JoBeth Kavanaugh made a motion to close nominations for Vice-Chair.  
Michael Prater seconded the motion. The motion was unanimously approved.

Kevin – elected

Design Guidelines Updating Grant Project: We will also do a new brochure as part of this. Stuart – As Kevin mentioned before, we need to be careful about the photos because they can be modifying. We need to have an approval process for this. Wyatt – The company will send me a proof and we will pass that on to Commission members. Kevin – We need to have a time to review this before it is accepted. We need to have a meeting to review this and approve it. I suggest a review committee view the draft. At the August meeting we will set a date for the review of the draft.

Stuart moved to set a review committee to review the proposed design of the Guidelines and then to make a recommendation to the Commission at the September meeting for full approval.  
Ryan seconded the motion. The motion was unanimously approved.

Review Committee to include: Kevin, Michael, JoBeth, Nancy, William, Stuart, Ryan, Robert.

Drop Box: Michael Wyatt will be using a “drop box” for the distribution of meeting items. If any members have trouble with this application, please talk with Michael Wyatt or William.

### ***STAFF APPROVALS***

All demos need to come before the Commission. Commission requested some pictures of the demo structure that was approved.

**Stuart Wood made a motion to approve Staff Approvals as submitted.  
JoBeth Kavanaugh seconded the motion. The motion was unanimously approved.**

***NEXT MEETING DATES***: August 21, 2014 and September 18, 2014

**JoBeth Kavanaugh made a motion to adjourn.  
Robert Gustafson seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:21 p.m.**

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William Stuart Wood, Chairman

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Angela S. Wallace, Secretary



**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

August 21, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 21, 2014 at 5:35 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Michael Wyatt called the roll.

Members Present: Stuart Wood, Kevin Osteen, Michael Prater, JoBeth Kavanaugh, Robert Gustafson, and Nancy Poston

Members Absent: Ryan Fiser, William Shealy

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Lauren and Brian Dunn, Marlin Larson, Jonathan and Laura VanderHart, Allen & Louise Crowell, Samuel Ramirez, Michael Taylor

Community Members Present:

Stuart Wood explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Kevin Osteen made a motion to approve the Minutes from the July meeting. The motion was seconded by Michael Prater and unanimously approved.**

***OLD BUSINESS***

***NEW BUSINESS***

**CASE #14-HZ-00089 – 4501 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicants, Lauren and Brian Dunn, have applied for a Certificate of Appropriateness for the following work:

- Construct a wood and metal wire-mesh fence around perimeter of yard

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report. Work began before submitting application. A stop work order was issued. The applicants have requested using wire fencing to enclose the entire property. The Guidelines do not allow a wire mesh fence or a tall fence to be used in the front of the property.

Discussion: Lauren and Brian Dunn addressed the Commission. We immediately needed a fence for our dog and started building the fence. We feel the wire was necessary because we feel our dog would push the wood out and escape. We are agreeable to using a shorter fence around the front of

the house. The lay of the property is what necessitated taking the fence to the front corner of the house. That is the only logical place to connect the fence to the house.

Michael - How high is the fence at the sides and back? Lauren - 4 feet. Stuart – Would you be agreeable to bring the fence just to the middle of the side of the house? Lauren – I don't know where we could do that with the lay of the land. Robert – Would you consider starting the fence at the back corner of the house? Lauren – We could but it would limit the size of the yard. Stuart – The Guidelines are pretty clear. Lauren – If we did a picket fence across the front? Michael – No. The Guidelines say that a fence can only come up to the middle of the side of the house. Stuart – There are times where we allow people to adjust the height of the fence. Lauren – My dog could get out of a 3' fence. JoBeth – I think you should only come to the middle of the side. Stuart – If this gets declined, you could submit a design that meets the Guidelines, it could be approved by staff and you would not have to wait until next month. Robert – The wire is not allowed so that would have to go. Lauren – What is allowed? Robert - Wood or metal wrought iron. Lauren - Would it be possible to leave the wire and put wood outside the wire? Stuart – Possibly. Michael – I would be agreeable to that as long as the wood came above the wire. Stuart – The termination of the fence is still an issue. JoBeth – It would have to end at the back corner or somewhere along the back half of the side of the house. Lauren – I guess that would not be too hard. JoBeth – You can still have a decorative fence across the front. Nancy – Did you have any plans to plant any vegetation along the fence? Lauren – We have some things there already and we could plant more.

Community Comments: None

**Kevin made a motion to deny Case #14-HZ-00089, 4501 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions: None**

**Michael seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00090 – 938 Fortwood Street**

#### **PROJECT DESCRIPTION:**

The applicant, Marlin Larson, has applied for a Certificate of Appropriateness for the following work:

- Apply Flagstone overlay to existing concrete front porch steps

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Marlin Larson addressed the Commission. The steps need some attention due to safety issues. The pads are uneven and they are all different sizes (rises and runs). I want to place flagstone over what is there with a small overhang. I want to add end caps of the same material. The end caps would define the steps. Michael – You would move the railing to the left? Marlin – I did not plan to move the rail. I think it is somewhat centered and it is needed to lead someone to the door. JoBeth – It would make more sense to move it to the side of the steps. Marlin – Each end cap would be around 10” wide and I think moving it to the left would interfere with the end cap. Robert - You have about 18” on the other side of the door, so that should be okay. Marlin – I like things

more symmetrical. Kevin – I don't think the handrail would make that much difference. Robert – Are you making the steps up to code? Marlin – Yes. I would like to get a decision on the handrail so I can do it now. JoBeth – The inspector may make a ruling on that anyway.

Community Comments: None

**Robert made a motion to approve Case #14-HZ-00090, 938 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to the following conditions: permissible to move handrail if directed by inspector.**

**Michael seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00092 – 4708 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicants, Jonathan and Laura VanderHart, have applied for a Certificate of Appropriateness for the following work:

- Construct a wooden deck on the rear façade of a single-family dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Jonathan and Laura VanderHart addressed the Commission. Pretty cut and dried.

Community Comments: None

**JoBeth made a motion to approve Case #14-HZ-00092, 4708 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions: None**

**Robert seconded the motion. The motion was unanimously approved.**

*Stuart Wood recused himself from this case. Kevin Osteen will fill in as Chair.*

**CASE #14-HZ-00094 – 0 Seneca Avenue**

**PROJECT DESCRIPTION:**

The applicants, Allen and Louise Crowell, have applied for a Certificate of Appropriateness for the following work:

- Construction of new single-family dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Allen and Louise Crowell addressed the Commission. We will go to the appeal board for some concerns with setbacks on the front and rear. The ground goes straight down. The

foundation wall will be exposed all the way around and will be stucco. The deck and sunroom will go along the entire side of the house. The lot from the point on Seneca Avenue to the alley at the closest point is 19' and about 25' at the center of the house. Robert – The deck would be right at the alley. Stuart – There will be a break between the board and batten and the foundation. Michael – What is the trim? Allen – 6" hardy board. Michael – The column bases will be 3' high with 3 6x6. Louise – Yes the bases will be limestone and brick. Michael - The windows will be 3:1? Louise – Yes they are vinyl clad wood. Allen – Is it ok to use metal instead of the vinyl? Michael – Yes both are acceptable. What are the garage doors? Allen – Metal with wood grain coloring – same color as the front door. There will be lights above them. Robert – What about the shutters? Louise – I would like to have them on the top gable but not on the bottom. I don't have to have them if it is an issue. Robert – Will the basement be living space or unfinished? Allen – Unfinished. Michael – What will the bridge be at the front door? Louise – A synthetic material. The spindles will be pressure treated wood. Michael – Are the front columns going to be painted? Louise – All the trim will be painted a cream color. There will be a porch rail between the posts. There will be exposed rafter tails. There is about 6' between the bridge and Seneca. The bridge will rest on the retaining wall or some blocks. Kevin – What is the material for the driveway? Allen – Probably solid concrete. Robert – I think with this lot a solid driveway is necessary.

Community Comments: None

JoBeth – I think the house fits the lot. They have addressed the problems with the lot. Kevin – It is a good fit with the location. Robert – It is tight but doable. Would it be easier to do the driveway off the alley? Allen – I think it would be safer coming out on Seneca. Louise – The alley is so narrow. Robert – But it is flat and you can see. Michael – Maybe we can give them the option to change the driveway to the alleyway if they find that would be better.

**Michael made a motion to approve Case #14-HZ-00094, 0 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions:**

- North façade will be board and batten to the roof line then trim board with shake above**
- If shutters are used they are to be on the windows in the gable only**
- Concrete driveway with an option to move to the alley side if desired**
- Exposed rafter tails**
- 6x6 post on the front porch**

**Robert seconded the motion. The motion was unanimously approved.**

*Stuart Wood rejoined the Commission.*

**CASE #14-HZ-00095 – 5417 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Samuel Ramirez (for Francesco Piccutto), has applied for a Certificate of Appropriateness for the following work:

- Renovation of an existing single-family dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Samuel Ramirez addressed the Commission. The steps will remain as they are. The post on the front porch will be 6x6 wood posts and there will be a handrail. There will be 3 posts, one on each corner and one in the middle that meets the handrail coming up the steps. The left side of the door is about 12” from the corner. The windows are 6’7 and the door is 6’8. Michael – Will the windows go to the floor? Samuel – No. The height of the window on the front will match the height of the window on the sides. The door is moved because of the interior layout. Stuart – Would you be willing to move the steps to line up with the door? Samuel – The steps are in good shape but I don’t know if I can move them in one piece. JoBeth - The door was originally between the two columns. You are changing the whole look of the house to locate a bathroom. Robert – Would you just move the steps to put the door in the middle? Samuel – Yes I can do that if I can move the steps. Stuart – I think if you leave the door where it is it would look better. Kevin – Are you gutting the interior? Can you redo the interior to accommodate putting the door where it was originally? JoBeth – I think you are changing the entire look of the house to accommodate a bath. Robert – Is there brick on the foundation behind the steps? Samuel – The steps don’t look original to the house so there is probably brick there. The stain glass window is in the bathroom on the side at the front of the house. Michael – What will the vent on the front be? Samuel – It is a working vent and I will leave it as is. The wood siding is in bad shape. I will take the siding off and put in micro Tec siding. All the shingles will be replaced.

Community Comments: None

Kevin – The trim of 1x4 is fine, the fiber cement is fine. I was fine with the entry until I saw the bathroom with the stained glass window. Obviously that was an offset with a door. With the stained glass window, I cannot see the door moved to the middle of the front. You can’t put a foyer in that house now. If there is an option to change the floorplan to allow the door to remain where it should be, it would be more acceptable. Michael –I don’t know how big a window he could put in the bathroom on the front of the house. It would be above the tub with this layout. We have done that before. Samuel – The middle wall is the load bearing wall and is the only wall that is staying. Michael – When are you going to start working? Samuel – Tomorrow. There is no chimney above the roof. Stuart – What if you put one common bath instead of 2 baths? Samuel – I guess that would be an option.

**Nancy made a motion to approve Case #14-HZ-00095, 5417 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions:**

**Maintain the front door in line with the current front steps placement**

**If chimney extends above the roof line, the chimney can be removed**

**The 3 porch columns will remain with the right column being moved to appropriate place at corner of porch.**

**Michael seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00096 – 5307 Virginia Avenue**

**PROJECT DESCRIPTION:**

The applicant, Michael Taylor, has applied for a Certificate of Appropriateness for the following work:

- Extend existing fence to front corner of single-family dwelling

Michael Wyatt presented the staff report. A PowerPoint presentation accompanied the staff report.

Discussion: Michael Taylor addressed the Commission. The fence is 6' dog eared wood. It is 15' from the front edge of the porch to the corner. It will be about 1' from the edge of the house. JoBeth – I think the way the house L's it is ok. Stuart – Would you consider a 4' fence then transitioning up to the 6' that is already there? Michael Taylor – Yes that would be ok. Stuart – What if you built a blind? Michael Taylor – Putting it at 4' would be fine with me. Stuart – As long as you take the 4' to the window on the side, then you could step up to the 6' any way you want, gradual or directly.

Community Comments: None

**Michael Prater made a motion to approve Case #14-HZ-00096, 5307 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions: the fence will be 4' from the front to the back side of the first window and then the pickets will raise in height gradually until it reaches 6'.**

**JoBeth seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Demolition of Single-Family Dwelling at 1509 W. 57<sup>th</sup> Street (the Board asked for more information on this Staff Approved case at the last meeting): According to Dallas and Neighborhood Services the house was in horrible condition and was a life safety issue. Robert – I know the house was bad but I think it was salvageable. It did not go thought this Board. Stuart – No it did not. They are saying that it was necessary to be taken down. JoBeth – Public Works and Neighborhood Services has been doing this for years and that is why it is supposed to go through us. Robert – This house should not have been demolished. Stuart – There is no wall or ceiling falling down. Stuart – We need to do something so this stops–it does not need to happen again. You have to come to us in order to demo any structure. The City has to be held to the same standards as everyone else. We want representation from the City to come in and say this is not to happen again. Kevin – Dallas did this and I would like to know why. There are other options. Robert – There were people wanting to buy that house. Stuart – Maybe we need to make a motion that a meeting be held with all parties to reinforce that there is a process in place and everyone needs to be using it.

**Nancy made a motion that a meeting be held to reiterate the process of demolition approval as set forth by Chattanooga City Code and the Historic Guidelines to include Neighborhood Services, Public Works, Dallas Rucker and select members of the CHZC.**

**JoBeth seconded the motion and it was unanimously approved.**

Review of National Register Nomination for Standard-Coosa-Thatcher Mills: The application was sent to us for review and signature by the Commission.

Design Guidelines Grant Project: The conclusion of the grant is September 31.

**JoBeth made a motion to retitle all the historic district Guidelines to be “the neighborhood name Historic District Guidelines.”**

**Nancy seconded the motion and it was unanimously approved.**

The brochure was discussed.

### ***STAFF APPROVALS***

The 43<sup>rd</sup> Street staff approval is questioned – there was more work done there than just the siding. There was a house that an addition was done. The Board would like to know more information on this house and know what all was done to this property at the next meeting.

**JoBeth made a motion to approve Staff Approvals as submitted.  
Kevin seconded the motion. The motion was unanimously approved.**

***NEXT MEETING DATES:*** September 18, 2014 and October 16, 2014

**JoBeth made a motion to adjourn.  
Robert seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:55 p.m.**

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William Stuart Wood, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

September 18, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held September 18, 2014 at 5:42 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Michael Wyatt called the roll.

Members Present: Kevin Osteen, Michael Prater, JoBeth Kavanaugh, Robert Gustafson, and Ryan Fiser

Members Absent: Stuart Wood, William Shealy, Nancy Poston

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: James Lara and Jamie Walker, Ken Cooper, Steve Sherfey, Paul Teruya, Donna Landry

Community Members Present:

Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Michael P. made a motion to approve the Minutes from the August meeting. The motion was seconded by JoBeth and unanimously approved.**

***OLD BUSINESS***

***NEW BUSINESS***

**CASE #14-HZ-00104 – 213 Morningside Drive**

**PROJECT DESCRIPTION:**

The applicants, James Lara and Jamie Walker, have applied for a Certificate of Appropriateness for the following work:

- Installation of Hardi-plank Siding, Hardi-shakes, and Re-roofing on a Single-Family Residential Dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. A stop work order was issued when the owners removed the siding without applying to the CHZC.

Discussion: Jamie Walker addressed the Commission. Michael P. – What size are the corner boards? Jamie – I don't know; whatever was already on the house. We have had to replace a lot of studs due to damage, water and termites. The brick was added in the 70's on the foundation and front porch with concrete. Kevin – The windows here look like 1:1s and the original picture looked like 3:1s. Are these new windows? Jamie – No. They are the ones that were there. We did find



one window that had been covered up when we took the siding off. Michael P. – Are you going to keep the vent open on the side? Jamie – That is the only one I have at this time. I can leave it there or cover it up. Michael P. – The detail at the top of the column will be the same at the top of the door? Jamie – Yes I have just not finished that yet. I have to do some roof work first.

Community Comments: None

Michael P. – I don't see anything else. Kevin – I would like to see the vent left. I think we need to note the column detail.

**Michael P. made a motion to approve Case #14-HZ-00104, 213 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to the following conditions: corner boards will be 4" hardi; vent in the front gable to remain; right column to be finished out to match the left column.**

**Ryan seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00105 – 204 Eveningside Drive**

#### **PROJECT DESCRIPTION:**

The applicant, Ken Cooper, has applied for a Certificate of Appropriateness for the following work:

- Construction of a Front Porch, Installing Exterior Brick, Replacing Windows & Doors, Re-roofing, and Resurfacing Driveway

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report.

Discussion: Ken Cooper addressed the Commission. Presented some samples of the roof he is proposing and the testing data on the material. Michael – What is the material in the gable? Ken – I would prefer the shakes or I can use the hardi plank. There will be brick all the way around up to the soffit. The shake is the same material as the roofing. Michael Wyatt – The only reference in the Guidelines about roofing is the style and pitch, nothing about material. Michael P. – The two arches on the carport side are the same size? Ken – Yes they are 8' wide and 4' high. The windows are aluminum and I want to replace those with thermo pane in vinyl or fibertex made by Anderson. JoBeth – Will they be sliders? Ken – Yes the front windows will be double sliders and the others will be single. The new windows will be the same size as the existing windows. Robert – I'm not clear on the materials for the windows. Ken – They are Anderson and they are a composition of vinyl or a fibertex material. The roof is a 2.5 pitch.

Community Comments: Jamie – I don't know how what he wants to do would match the rest of the houses in the neighborhood. Robert – It would match better than it does now. Jamie – That is true but it seems he has a lot of stuff going on.

Ken – Every house has its own personality and design. The Ferger house used to have clay tile on the roof. None of the houses look alike. They are all very individual homes and none of them mirror another house in the neighborhood. I want to give it some quality and personality. I didn't

plan to mirror any other house in the neighborhood. It will look like it belongs in the neighborhood. It doesn't now. Michael P. – It may be too much. Ryan – You are taking a very simple house and turning it into a grandiose house. I think there are improvements that can be made that will help it without making it seem like a Spanish villa. Michael P. – We have a guy who wants to make a bad house look better. Ryan – All the houses are different but they are very well designed. Kevin – Even though it is infill it is no less part of the area. I think this is significantly changing the historic aspect of the neighborhood. JoBeth – I think it is just too much. Michael P. – I can see it with just the brick addition but not the arches and roof. If you take away all the aspects of the house it changes its historic appeal. I don't like the shake or lap siding above. I think it needs to be redesigned. Kevin – I would like to see a different attack taken. JoBeth – I want to see something different.

Michael Wyatt – This property came up earlier in the year with an outbuilding. There is an issue with the property lines. He is taking care of this and I just wanted to make you aware of it.

**Ryan made a motion to deny Case #14-HZ-00105, 204 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines.**

**Michael P. seconded the motion. The motion was unanimously approved.**

This is like taking a double wide and changing it to a grand home. We don't think that is the right direction. Ken – Then it would be a traditional home. Obviously you don't like the arches. Robert – It's not just the arches. It was the combination of all the aspects. Michael P. – Why don't you meet with Michael Wyatt and he can relay to you what our concerns are and you can come back with another design.

### **CASE #14-HZ-00107 – 4501 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Steve Sherfey, has applied for a Certificate of Appropriateness for the following work:

- Installation of a 10' x 16' Pre-fab Wooden Storage Building in the Rear Yard

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. The building has been installed and a correction notice was issued.

Discussion: Steve and Sarah Sherfey addressed the Commission. I apologize about not bringing it to you. I bought it from a friend and didn't know if I was keeping it until it was there. Michael P. – What is it sitting on? Steve – Solid concrete blocks. The land is slightly sloping and we had to use some cap blocks for it to sit on and there is plywood cut to match the siding. It is stained dark brown. The front is not as dark as the sides. We ran out of stain. Sarah – It was not originally going to be stained that dark, but it was suggested that it be darker. Kevin – It is very visible. Michael P. – I think the vertical siding at the bottom may be odd, hard to tell in the pictures. The block is not visible at all. I do think you will have to stain the front to match the rest.

Community Comments: None

**Ryan made a motion to approve Case #14-HZ-00107, 4501 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to the following conditions: the front to be stained to match the rest of the building.**

**Michael P. seconded the motion. The motion was unanimously approved.**

JoBeth – Read the Guidelines.

**CASE #14-HZ-00108 – 1288 W. 46<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Paul Teruya for ALC Holdings LLC, has applied for a Certificate of Appropriateness for the following work:

- Construction of a New Single-Family Dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report.

Discussion: Paul Teruya addressed the Commission. This is similar to other homes we have built in St. Elmo. JoBeth – What about the side with one window? Ryan – Is this the same as you built on Alabama? Paul – Yes. Michael P. – What is the front porch? Is it inset? Paul – Yes. Michael P. – I think this project needs to come back. It looks like an infill. Ryan – I think we increased the pitch of the roof on Alabama. Michael P. – The lot slopes a bit. Paul – It slopes both ways. Michael P. – I think the porch and the windows need to be looked at. Robert – I would like to see the elevation on the drawings. The drawings are not accurate to the lay of the lot. Paul – The bigger slope is front to back. Kevin – I would like to see this adapted to the lot. There are other details but right now my main concern is the slope. Michael P. – I think the set back porch needs to be looked at and the porch needs to be more defined. Also how tall will the steps be and how tall will the brick be on the back? The roof needs to be at a higher pitch.

Community Comments: None

**JoBeth made a motion to deny Case #14-HZ-00108, 1288 W. 46<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**Michael P. seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00109 – 1202 W. 46<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Paul Teruya for ALC Holdings LLC, has applied for a Certificate of Appropriateness for the following work:

- Construction of a New Single-Family Dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. The chimney on the drawings will not be part of the structure.

Discussion: Paul Teruya addressed the Commission. The parking pad will be to the left of the house. It will be 12' wide and will not be at the front of the house. Michael P. – Is there room at the side of the house? Paul – Yes. Michael P. – Is there a sample of the cultured stone? Paul – No. JoBeth – I want to see that. What is the window above the break? Paul – It is stairs. Robert – I want to see the elevation on this also. The drawings do not show any slope. Ryan – Do the Guidelines address cultured stone? Michael Wyatt – No. Paul – I can change it to brick if you want. Michael P. – I agree that we need to see an elevation. Kevin – I would like to see a sample of the stone before asking it to be changed to brick. Paul – The siding is hardi plank and shake. The windows would be wood 1:1. Michael P. – Is there exposed foundation on the front? Paul – Yes about 6" and about 16 steps on the back. Ryan – I like the overhangs shown in the drawings. Is the decking tongue and groove? Paul – Yes.

Community Comments: None

Paul – There is a skylight on the rear of the house. Kevin and Robert – We need to see it sitting on the lot.

**Robert made a motion to defer Case #14-HZ-00109, 1202 W. 46<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**Michael P. seconded the motion. The motion was unanimously approved.**

### **CASE #14-HZ-00111 – 4614 Florida Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Donna Landry, has applied for a Certificate of Appropriateness for the following work:

- Construction of a 3-car Garage with Attic Workshop in Rear of a Single-Family Dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report.

Discussion: Donna Landry and Henry Beck addressed the Commission. I want off street parking for our vehicles. I don't like leaving our vehicles on the street. The upstairs will be my studio. I am a stain glass artist. The walkway is 35 feet long because we had to attach the garage to the house. It will be constructed and painted to match the house. The windows will be vinyl clad wood probably. We did include a window and door schedule in the drawings. We are going to screen in the back porch on the house at some time and it will attach to the walkway. The foundation will be concrete block. I would like to leave the foundation the block. Robert – Would you paint the block? Henry – We could. Ryan – These are good drawings. Robert – What is the footprint of the house? Henry – The house is about 48'x35'. Michael – I think the design is great but the

proportions are a little big. Will you have to have a railing on the porch? Henry – Probably. There will be steps off the porch on the side going into the breezeway. Michael – The breezeway cap is translucent? Henry – Yes I want to use the translucent. There will not be much of a step off the porch, 2 steps. Ryan –Do we have details on the doors? Henry – No just plain metal garage doors.

Community Comments: None

Michael P. – I like it but it is just too big. Kevin – There is just no way to make the connection pretty. Robert – I love the design but it is just too big. Henry – There is another garage in St. Elmo that is as large as this one and it is not connected and it does not match the house. JoBeth – It is in keeping with the house. I don't think it deters value from the neighborhood. The house is large itself. It is not going to be visible from the road. Henry – You won't see it from Florida. There is a 6' fence down both sides of the property. Michael P. – It will be just be a few feet from Tennessee. Michael Wyatt – It was hard for me to find the alley. There are a lot of trees around there. Kevin – I just think it is too big and it looks too much like the house. Ryan – Does the Guidelines say anything about garage doors? Michael P. – I think it should be a 2 car garage with a parking space at the side. Pull it away from Tennessee. I think it is too tight of an area. Robert – Can we approve it with the condition to cut it down? Michael P. – I think we should defer it and let them come back with a revised plan.

**Michael P. made a motion to defer Case #14-HZ-00111, 4614 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**Robert seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

***STAFF APPROVALS***

What are the windows on the 14-HZ-00110 – They found sash windows and installed them.

***NEXT MEETING DATES:*** October 16, 2014 and December 4, 2014

**Michael P. made a motion to adjourn.**

**JoBeth seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 7:43 p.m.**

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William Stuart Wood, Chairman

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Angela S. Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

October 16, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held October 16, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Michael Wyatt called the roll.

Members Present: William Shealy, Ryan Fiser, Nancy Poston, Michael Prater, and Robert Gustafson

Members Absent: Kevin Osteen, Stuart Wood, JoBeth Kavanaugh

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Donna Landry and Walter Harrison

Community Members Present:

Michael Prater explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**William made a motion to approve the Minutes from the September meeting. The motion was seconded by Ryan and unanimously approved.**

***OLD BUSINESS***

**CASE #14-HZ-00111 – 4614 Florida Avenue**

**PROJECT DESCRIPTION:**

The applicant, Donna Landry, has applied for a Certificate of Appropriateness for the following work:

- Construction of a 3-car Garage with Attic Workshop in Rear of a Single-Family Dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Case was deferred last month to allow applicant to submit a scaled down version of the initial design.

Discussion: Henry Beck addressed the Commission. We have decreased the garage to a 2-bay. Michael – What are the dimensions compared to last time? Dimension are 30-24 wide, 32 depth same the height is same. Michael – Same materials? Henry – Yes.

Community Comments: None

Robert – I like the new design. William – I think it is a big improvement. Michael, did you have an issue with the height? MW – The city code states an accessory building cannot be higher than the house. If the building is connected to the house you can have an 8' ceiling. It cannot be occupied

for living purposes. Michael P. - I would suggest not using the corrugated plastic on the walkway. It gets dirty and looking bad. This is a very nice design.

**Ryan made a motion to approve Case #14-HZ-00111, 4614 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**William seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

### **CASE #14-HZ-00114 – 4500 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Walter Harrison, has applied for a Certificate of Appropriateness for the following work:

- Construction of an 8’x12’ outbuilding

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report.

Discussion: Walter Harrison addressed the Commission. This is a pre-fab shed, very well built. It will allow us to move stuff out there to make more space in the house. We already received approval to put a privacy fence up earlier in the year. Michael P. – With the privacy fence you probably won’t see the building at all. What are the corner boards? Walter – Metal 3/16” thick. Michael – What will it be sitting on? Walter – Cap blocks 4-5” thick. The ground is level there. Ryan – Will it be visible from St. Elmo Avenue? Walter – The fire hall is right behind us. I don’t think it will be visible from St. Elmo Avenue. The privacy fence will be 6’.

Community Comments: None

**William made a motion to approve Case #14-HZ-00114, 4500 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**Ryan seconded the motion. The motion was unanimously approved.**

## ***OTHER BUSINESS***

Fort Wood Signage. Nancy – The Guidelines say no signage can be fixed to the building. Robert – Didn’t they have a sign on the building they were in before? Nancy – That was not in Fort Wood. Michael Wyatt – The Guidelines are so wishy washy. These letters are very tiny, maybe 5”. I have talked to them. We have gotten a lot of neighborhood complaints. William – The sign boards change the character of the neighborhood. Michael P. – The Guidelines do say it should not be attached to the building but can be appropriate.

2015 meeting schedule was distributed.

***STAFF APPROVALS***

***NEXT MEETING DATES:*** December 4, 2014

**Ryan made a motion to adjourn.**

**William seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 6:05 p.m.**

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William Stuart Wood, Chairman

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Angela S. Wallace, Secretary



# **CHATTANOOGA HISTORIC ZONING COMMISSION**

## **MINUTES**

December 4, 2014

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held December 4, 2014 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela Wallace called the roll.

Members Present: William Shealy, Nancy Poston, Michael Prater, Kevin Osteen, Stuart Wood, JoBeth Kavanaugh and Robert Gustafson

Members Absent: Ryan Fiser

Staff Members Present: Angela S. Wallace

Applicants Present: Donna Casteel for John & Virginia Foster, Chris Humkey for Rebecca Hirth and Kelsie Hanson for Caleb Holzaepfel

Community Members Present:

Stuart Wood explained the rules of procedure and announced that the meeting was being recorded. Angela S. Wallace swore in all those who would be addressing the Commission.

**Robert made a motion to approve the Minutes from the October meeting. The motion was seconded by Nancy and unanimously approved.**

### ***OLD BUSINESS***

### ***NEW BUSINESS***

#### **CASE #14-HZ-00125 – 5102 Florida Avenue**

##### **PROJECT DESCRIPTION:**

The applicants, John and Virginia Foster, have applied for a Certificate of Appropriateness for the following work:

- Demolition of collapsed storage building in back yard

Angela Wallace presented a PowerPoint presentation accompanied by the staff report.

Discussion: Donna Casteel, City of Chattanooga Neighborhood Services, addressed the Commission. We have asked the owners to take care of this building and they have not. We have gone through the process and now the City will demolish the building and clean the area and all costs will be filed as a lien against the property and added to the tax bill.

Community Comments: None

**Nancy made a motion to approve Case #14-HZ-00125, 5102 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines.**

**JoBeth seconded the motion. The motion was approved with 5 in favor and one against (Robert).**

**CASE #14-HZ-00132 – 825 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Rebecca Hirth, has applied for a Certificate of Appropriateness for the following work:

- Construction of 809 square foot rear addition

Angela Wallace presented a PowerPoint presentation accompanied by the staff report.

Discussion: Chris Humkey of Riverstreet Architecture, representing Rebecca Hirth, addressed the Commission. The addition will only add 15' to the existing structure line. There will be no change in the parking area. They are not adding space in order to add more people. The additional space is just to enlarge the existing working area for more efficient use.

Community Comments: None

**Kevin made a motion to approve Case #14-HZ-00132, 825 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines.**

**Michael Prater seconded the motion. The motion was unanimously approved.**

**CASE #14-HZ-00133 – 4907 Beulah Avenue**

**PROJECT DESCRIPTION:**

The applicant, Caleb Holzaepfel, has applied for a Certificate of Appropriateness for the following work:

- Construction of an 12'x18' rear addition

Angela Wallace presented a PowerPoint presentation accompanied by the staff report.

***Kevin Osteen recused himself from this case.***

Discussion: Kelsie Hanson representing Caleb Holzaepfel addressed the Commission. There was much discussion on the roof lines and the fact that the way it is presently designed would cause a lot of issues. In addition it does not keep with the roof lines of that type of building. Some of the problem could be the drawings, therefore, it was requested that more detailed drawings be submitted.

Community Comments: None

**JoBeth made a motion to defer Case #14-HZ-00133, 4907 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines with the request for more clear and accurate drawings**

**William seconded the motion. The motion was unanimously approved.**

*Kevin Osteen rejoined the Commission.*

### ***OTHER BUSINESS***

Nancy inquired about the house in Fort Wood that she asked Michael Wyatt to check on that has scaffolding up. Michael Wyatt did go out there and found out they were painting. He does not want to regulate paint colors in Fort Wood. The Commission understands that since that directive is in the Guidelines, it has to be done. Kevin and Stuart requested a meeting to discuss this.

### ***STAFF APPROVALS***

The Commission has some questions about some of the staff approved cases.

***NEXT MEETING DATES:*** January 15, 2015 and February 19, 2015

**William made a motion to adjourn.**

**Nancy seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 6:30 p.m.**

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William Stuart Wood - Chair

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Angela S. Wallace, Secretary