

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

January 15, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held January 15, 2015 at 5:40 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, William Shealy, Nancy Poston, Michael Prater, Kevin Osteen, Ryan Fiser and JoBeth Kavanaugh

Members Absent: Robert Gustafson

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: John and Janet Brooks, Nick and April Goebel, Ova Moore representing Amanda Szabo, and Dirk Unkle

Community Members Present: Jamie Walker, Tami Harrison, Josephine Boyer, Karen Poole, Paula Knox, Julia Allen Buerel, Meg Buchanan, Becky Piper, Scott Harrison, Ruth Ann Graham, Heather Huston, Craig Kronenberg

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.

Nancy made a motion to approve the Minutes from the December meeting. The motion was seconded by Kevin and unanimously approved.

OLD BUSINESS

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

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

Defer to end of meeting since resident is not present

NEW BUSINESS

CASE #14-HZ-00135 – 4815 Alabama Avenue

PROJECT DESCRIPTION:

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

- Construction of single-family dwelling (previously approved COA expired)

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Present design is same as previously approved except that garage has been rotated 90 degrees

Kevin Osteen recused himself from this case.

Discussion: John and Janet Brooks addressed the Commission. They just bought the vacant lot next to them and they want to move the house slightly and turn their garage. Kevin – The house has been scooted over about 25' to center on the two lots. In the back a translucent roof has been changed to be a metal roof. Craig Kronenberg - The lot line has been abandoned. The setbacks are the same as previously. The house faces Alabama. The driveway is as previously approved.

Community Comments: None

Michael made a motion to approve Case #14-HZ-00135, 4815 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.

JoBeth seconded the motion. The motion was unanimously approved.

Kevin rejoined the Commission.

CASE #14-HZ-00136 – 125 Eveningside Drive

PROJECT DESCRIPTION:

The applicants, Nick and April Goebelor, have applied for a Certificate of Appropriateness for the following work:

- Whitewash or paint exterior brick

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. A staff approval COA was issued previously to clean the mortar joints to make them consistent. The cleaner could not be applied to the mortar without affecting the bricks. Work was stopped until could be presented to the Commission.

Discussion: Nick and April Goebelor addressed the Commission. We love the neighborhood and we want to improve the appearance of the house. We have already done a lot of work at the house. It is unsightly and it is impossible to remove the mortar from the brick. A whitewash will last twice as long as paint. I have 50 signatures of residents in Ferger Place in support of the whitewash

method. Kevin – What material? April – Paint mixed with water, applied to mortar joints and each brick will be wiped individually. Brian Geselbracht – The whitewash will hold the mortar and the brick together. Stuart – Has the entire house been repointed? April – Yes – all the mortar will be addressed before the painting. Stuart – Have you considered using a darker color? April – No, it is an off-gray color. JoBeth – I don't want to see any brick painted. I don't see that it would help the brick from deteriorating. Brian – It does. JoBeth – I have a hard time believing that. The problem I have with this is that very few houses have ever had this done. Brian – In Chattanooga I haven't seen many but there are several on Lookout Mountain. William – My problem is not necessarily the whitewash but with the method it was presented to us with the e-mail. Stuart – The brick houses that are painted were painted before the Commission was in existence. I still wonder about the color? Why wouldn't you want to use a darker color? Brian – Just never thought about it. Historically, whitewash has always been white.

Community Comments: Josephine Boyer – I live next door to this house. I would rather look at a whitewash than the mess that is there now. I think it would be a beautiful home.

Karen Poole – I'm right across the street. I moved here because it is an historical neighborhood. I'm supportive of what they are proposing. I looked at that house before purchasing mine but thought I would not be able to fix this problem. There are a lot of houses on Signal that are whitewashed (where I moved from). They don't have a lot of options.

Jamie Walker, President of the neighborhood. Brian was also my contractor. A lot of the brick houses were painted before the Commission. They are now chipping. I feel what they want to do will fit in the neighborhood. I think it would change the integrity of the house favorably.

Tami Harrison – I have a house that was painted and it is now beginning to chip. It was originally brick and was painted before we bought it. We are letting it chip off naturally. We have a smooth brick where April's house is a very rough brick. I think the back where they have whitewashed it looks really nice. The house next door to them is also white.

Eddie Piper – What they are trying to do is preservation.

Stuart – Does anyone have a negative opinion about the proposal? There was no one.

Michael P. – Are you going to paint the sills? Brian – They are concrete and are already painted white/gray. William – I think it is better than leaving the house as is or completely painting it.

Michael P. – So do I. Stuart – I think you could whitewash with a darker color. Kevin – Does it really make a difference with what is there? Michael P. – You would have to remove the mortar at each point and redo it brick by brick. (The Guidelines were read regarding brick.) Ryan – It needs to be clarified that we have approved this strictly because of the problem that exists with the mortar colors used in previous years.

Stuart – If someone inherits a problem with mismatched brick, it is acceptable for a fix to be determined and approved. If an applicant causes the problem, then we could not approve this type of fix. Brian – We will definitely make sure that all points are grouted correctly before applying the paint. Kevin – Maybe we need to research this and make sure that paint is the most viable way to do the whitewash with.

Michael P. – We approve the look but we are questioning whether the paint material is the best material to use. Stuart – I think we need to make sure this is the best method. We probably should require some verification on the material. I think this is something that can be staff approved.

Michael W. - I have scanned some preservation tech briefs but have not found anything. Michael P. – Is something placed over the brick and the mortar going to speed up the deterioration process? I don't know if there is anywhere you could find this information. If it deteriorates, they will have to repoint, if it helps, then all the better.

Kevin made a motion to approve Case #14-HZ-00136, 125 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. It should be noted that the homeowners are repairing a pre-existing problem, nothing of their own doing.

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

CASE #14-HZ-00137 – 839 Oak Street

PROJECT DESCRIPTION:

The applicant, Deborah Dunlap, has applied for a Certificate of Appropriateness for the following work:

- Install balustrade over front porch

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

JoBeth recused herself from this case.

Discussion: JoBeth representing Deborah Dunlap addressed the Commission. She is going to do the balustrade exactly like the house across the street. It will be 36” high wood with the newel post slightly higher. William – I would think this originally had a balustrade. There are a lot of houses in Fort Wood with the double porches with the balustrades. Michael P – I’m concerned about the drawing, the look of the caps on the posts. JoBeth – I think they are just regular caps. It’s just her drawing. Michael – I would want to make sure that she is replicating JoBeth’s design with post over post.

Community Comments: None

Michael Prater made a motion to approve Case #14-HZ-00137, 839 Oak 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. All posts be placed over existing columns below and all design aspects are to match house belonging to JoBeth.

Nancy seconded the motion. The motion was unanimously approved.

JoBeth rejoined the Commission.

CASE #14-HZ-00138 – 0 Guild Trail

PROJECT DESCRIPTION:

The applicant, Amanda Szabo, has applied for a Certificate of Appropriateness for the following work:

- Construction of pre-fabricated single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Applicant consulted with Dallas Rucker to be sure he would be allowed to build the house as presented. He was instructed that he would have to have an engineer's approval on the beams/post holding the back of the house.

Discussion: Ova Moore representing Amanda Szabo addressed the Commission. This is to be a house for my daughter. The "old road" has been abandoned and according to the City it is "unused". We have talked with transportation and they have said we could use the road. Ova – The road is opened and usable down about half way to Michigan. Michael W. – It is built off site and then moved to property. Ova – It is a permanent structure with 380 sq. ft. It will be built on footings, not a full foundation. Stuart – How is it going to be sealed below? Ova – Plywood and insulation. Stuart – Is there any provision in the Guidelines regarding this type of house? This looks like a cabin in a campground. (Ova presented an example of the siding.) Ova – The roof pitch is 6/12 (that is what the Guidelines requests). We also made some changes to the windows to meet the Guidelines. Stuart – I am questioning the use of this exterior material and the open foundation. I'm not sure how appropriate it is for this neighborhood. I think this might nix this right off. Michael P. – We would not approve plywood on the side of the house. Ova - That would be under the house, not on the side. The footings/piers are 8'. Michael W. read Guidelines, siding materials are acceptable. That is all we can find in the Guidelines. Kevin – I feel a 320 sq. ft. prefab home is not what we expect to see in St. Elmo. I understand that is a remote area but there is new construction going on in that area. Those structures are fitting to the neighborhood. Stuart – Have you considered any other siding material? Ova – A cabin is what we were going after. Aren't there cabins in the mountain side of St. Elmo? Stuart – No there is not. Michael P. – The placement on the lot is strange to me. I also have concerns about the open foundation. This does not fit in with the houses around it. Stuart – It doesn't match the context of St. Elmo. Ova – There are 2 log cabins being built on Ochs Highway. I have applied for a 15' setback variance on the front and 10' in the back. Michael P. - I don't have a problem with the size of the house, just the form of the house. William – Would you consider turning the house and building it long ways to fit the lot better? Ova – We considered that but the house has to front Guild Trail. Stuart – Do you think you can take this feedback and come back with something else? Ova – Honestly, I would probably abandon the project. We have spent a lot of money in trying to get this approved. I have not purchased the lot but have a contract on it. This lot and building was what my daughter wanted and if I cannot do that it would not be something I would pursue. Michael P. – There are ways to get this to work for you. Also we can work with you in Florida. You do not need to keep coming up here for this. Ova – I will look at the design and talk with my daughter and see what we can come up with.

Community Comments: None

Ryan made a motion to defer Case #14-HZ-00138, 0 Guild Trail, 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.

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

CASE #14-HZ-00140 – 4705 Florida Avenue

PROJECT DESCRIPTION:

The applicants, Emily and Dirk Unkle, have applied for a Certificate of Appropriateness for the following work:

- Construction of carport

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

Ryan recused himself from this project.

Discussion: Dirk Unkle addressed the Commission. We have done a lot of renovation. The pitch will match the pitch of the house. It will be white trim and materials to match the house. The gate opens on Beulah and that is where the carport will be. There will be three posts on each side and the trim will match that on the house. Stuart – With the fence, the posts will not be visible from the road (front or back).

Community Comments: Ryan – What is the material and dimensions of the posts? Dirk – the dimensions are on the drawing (6x6). What is the eave under the roof? Dirk – A floating beam – the entire area is 10' x 16'.

Kevin made a motion to approve Case #14-HZ-00140, 4705 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: Brackets are to match white brackets on front of house; the underside of the roof deck to be smooth finish with no nail ends showing; and posts are to be painted to match the trim.

JoBeth seconded the motion. The motion was unanimously approved.

Ryan rejoined the Commission.

CASE #14-HZ-00139 – 4505 Alabama Avenue

PROJECT DESCRIPTION:

The applicants, Thomas Palmer / Trip Farmer, have applied for a Certificate of Appropriateness for the following work:

- Revise depth of previously-approved rear addition and driveway

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

Michael Prater recused himself from this project.

Discussion: Michael Prater representing Trip Farmer addressed the Commission. We felt that having the addition across the back it would look better to not have it offset. The driveway will be concrete strips instead of the solid driveway. JoBeth – I agree with the design of the addition with no offset. Michael – It will still look like an addition. William – I think it will look better without

the offset. JoBeth – It would look odd with an offset. Ryan – I disagree because of the chimney. William – This is at the back and I don't feel it needs to be a contention point.

Community Comments: None

William made a motion to approve Case #14-HZ-00139, 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. No conditions.

JoBeth seconded the motion. The motion was unanimously approved.

Michael Prater rejoined the Commission.

CASE #14-HZ-00133 – 4907 Beulah Avenue

Kevin recused himself from this project

Discussion: Caleb Holzaepfel is still not present.

Community Comments: None

The new submitted drawings show the addition has been narrowed and extended out. Ryan – I don't think the existing roof is as wide as they are showing the addition on the drawing. JoBeth – I don't think we should be discussing this without the applicant and the drawings are not consistent. Stuart – I don't have a problem with approving without the applicant, but we do need to understand the drawings and they have to be consistent. Michael P. – I have questions about the addition. Are they going to remove the wall that is there and widen the area where the addition is going? Kevin – I have been in that room and it is 6-7' maximum. Stuart – If they are doing some renovations, we could approve it. Michael P. – I don't want to assume what they are doing. JoBeth – It is inconsistent. The drawing is not accurate. The two drawings are not consistent and neither is consistent with the application. It looks like a trailer on the back of the house.

Michael P. 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, subject to any and all conditions. No conditions.

William seconded the motion. The motion was unanimously approved.

Kevin Osteen rejoined the Commission.

OTHER BUSINESS

None

STAFF APPROVALS

JoBeth moved that Staff Approvals be accepted as presented. Ryan seconded and the Motion was unanimously approved.

NEXT MEETING DATES: February 19, 2015 and March 19, 2015

Michael P. made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:50 p.m.

William Stuart Wood - Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

February 19, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held February 19, 2015 at 5:37 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Michael Wyatt called the roll.

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

Members Absent: Stuart Wood and JoBeth Kavanaugh

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Paul Teruya, David and Kerwin Hetzler, Bud Sisler, Brian Geselbracht, Jeff Harrell, Matt McDonald, Martin Klinghard, Ryan Fiser, and Steve Lewin.

Community Members Present: Eddie Smith

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 January meeting. The motion was seconded by Nancy and unanimously approved.

OLD BUSINESS

CASE #14-HZ-00138 – 0 Guild Trail

PROJECT DESCRIPTION:

The applicant, Amanda Szabo, has applied for a Certificate of Appropriateness for the following work:

- Construction of single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Michael W. presented the changes proposed by Ova Moore. Mr. Moore is on standby via phone if needed.

Discussion: He has turned the house and changed the footing to a concrete wall supporting the house. He has also changed the exterior to an acceptable material. Michael P. asked if the side elevation was accurate. Michael W. – Yes it is very close. It is about an 8 foot drop. Robert – How deep is the lot? Michael W. – Looks like 59 feet. William – We need a site plan showing the setback he is going to use and how far back he is going to start the house. The site plan needs to address parking, access, house access, etc. Nancy – Does this qualify as a tiny house that is all the rage now? Michael W. – This one is 16x20 feet. Nancy – If St. Elmo asks us if we are going to start allowing any type of house, we need to have an answer.

Community Comments: None

William – Do we intend to call this guy? I don't. I feel we should move this to the end of the meeting. Michael W. - This will be site built. It is not a pre-fab building. William – I just want to see something different. Michael P. – I think we are going to keep pushing him and he is going to redesign and then get frustrated. Robert – That is why no one wanted this lot. William – Can we say there are no tiny houses in St. Elmo? Kevin – There are. There is nothing on that street that small. Michael P. – I'm concerned about the size of the foundation wall.

Robert made a motion to deny Case #14-HZ-00138, 0 Guild Trail, 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

William seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00001 – 1202 W. 46th Street

PROJECT DESCRIPTION:

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

- New construction of single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Windows will be 1:1 instead of the 6:1 shown.

Discussion: Paul Teruya addressed the Commission. We have presented new drawings to show the changes in the windows and a more detailed site plan. We propose a stucco foundation instead of brick. Robert – What you passed out is quite different than what Michael W. presented? Paul – No, very similar. Robert - What I see is very different. Michael P. – Fiberglass columns on the front porch? Paul – Yes but I can do them out of Hardi if you want. Michael P. – Why is the slope on the initial drawings so much more than on the later drawings? Paul – We got more info back on the slope. William - What are the setbacks? Paul – 15 feet. Robert – Is that what it is up the street? Michael W. - Yes. Michael P. — What about the height in the neighborhood context – this looks like 30 feet. Paul – I don't think it will be that high unless on the very back corner. Michael P. – Your drawings show 29-30 feet. Michael W. – Please give staff any updates you have before the meeting. Michael P. – We have had a concern about the height before. Robert – Why changing from brick to stucco? Paul – The house across the street is stucco. William – Is there a way to make that window on the front to match the size of the other windows? Paul – I think we can do that. William – Doing wheel treads on the driveway? Paul – Yes. I can make the columns stucco if you want. William – It might look less like new construction to lose the brick columns. Michael P. – 6x6 wrapped columns.

Community Comments: None

Michael P. – Steps are going to look different than anything else. William – It's all stucco, wood and concrete. The front door is wooden. Robert – I don't think the side elevations are accurate. One of the elevations will be higher than the other with the lay of the land. Kevin – The height of some of the foundations on that street make that not that bad. Robert – I would just like to see a better representation on the drawings. Michael P. – I really don't see anything else of great concern. William – I think what they have proposed is acceptable since it is in the back. Robert – Are there 2 doors on the back porch? Paul – Yes, a French door and a regular door. William – I think the updated drawings are ok. Michael P. – What do you think about the stairs being as wide as the two columns? William – I'm ok with it.

Michael P. made a motion to approve Case #15-HZ-00001, 1202 W. 46th 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:

- 1. new drawings were submitted during the meeting and those drawings are approved;**
- 2. front window A will match the height of window B on front;**
- 3. no brick piers;**
- 4. no brick band at bottom of lap siding;**
- 5. no brick steps, steps will be concrete;**
- 6. band will be Hardi 10 inch;**
- 7. railing to be wood, railing design to be submitted;**
- 8. all railings to be uniform;**
- 9. no fiberglass columns, columns to be 6x6 wrapped in 1x1 wood.**

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00006 – 841 Vine Street

PROJECT DESCRIPTION:

The applicants, David and Kerwin Hetzler, have applied for a Certificate of Appropriateness for the following work:

- Screen in porch and construct roof

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

Discussion: Kerwin Hetzler addressed the Commission. The screen porch will not be visible from Vine Street and will have very little impact on the look of the house. William – Are you going to retain the hedge? Kerwin – Yes. William – Did I understand that this is preliminary and you want to get our feedback? Kerwin – Yes. Michael P. – How high is the ceiling going to be above the keystones at the back door? Kerwin – The ceiling will be in front of the keystones. The gutters around the porch will be even with the top of the window. Robert – What is the height of the screen? Kerwin – We have not set that yet, this is just preliminary. William – I think it would be better to wait and see what the final plans are. Michael P. – What is the directive on additions on the side of the house? William – I don't think it is acceptable. The bushes are not necessarily going to be there always. Maybe if it could be built in a way that it can be reversible. Nancy – The keystones are ceramic, are they original? Kerwin – They are ceramic tile for decorative purposes.

Michael P. – I think it could be done but it would have to be done very well. Nancy – There is a big porta Cher on the other side so the porch could actually make it look better.

Community Comments: None

Kevin – I think we should defer this for additional information. It might be nice if the pitch was a little higher. William – That could be but we need to see more definite dimensions.

William made a motion to defer Case #15-HZ-00006, 841 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: encourage applicant to come back with detailed plans and possibly consider a reversible construction without damage to structure.

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

CASE #15-HZ-00007 – 5200 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Bud Sisler, has applied for a Certificate of Appropriateness for the following work:

- Replace porch roof and walls
- Add deck to back of house

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

Discussion: Bud Sisler addressed the Commission. Still in the phase of deciding how many windows we can fit. The vinyl shake would match the siding better. The windows will be 1:1. The deck would extend to the east end of the house and to the south end. I will probably have to remove the fence posts and use the 6x6 post as the fence post. I will probably put some type of lattice in so I could use it for a storage area. I would like to use something for a little higher fence than what I have if that would be allowed. Robert – Is the fence on the property line? Bud – I have almost a 0 setback on that property line. Michael P. – Just to clarify, are you tearing off the small addition on the back? Bud – I'm tearing off the walls and the ceiling. Raising the height of the existing floor to match the house floor level and it would be a solid floor joist all the way out. The soffit I would match the same height of the fascia. Kevin – What is the window on the side of the porch? Bud – It's like a pantry. Ryan – What is going to be the final wall height? Bud – It will be higher by about 1.5 feet. I'm not sure what the pitch will be on the shed roof. That will change the valley of the existing roof. I haven't determined exactly what I will have to do with the roof. The deck at the side of the house will be about 4 feet to the side of the house and the back will be about 12 feet.

Community Comments: None

Kevin – I wonder is he shouldn't extend the addition to the end of the house right there. Robert – The problem will be matching the siding. Nancy – He said he is going to put a shake in a complimentary color. William – I think what he is proposing is fine if it works for them. Robert – The roofing needs to match the existing roofing because you will be able to see it from the road.

Michael P. – We just say to match existing. Robert – It is going to be hard to match. Kevin – Do you have any idea of the age of roof? Bud – About 10 years I think. Michael P. – I’m worried about where that shed is going to hit the front hip. I would like to see something submitted showing that. William – We need to talk about the siding. Robert – You said complimentary siding, what are you thinking? Bud – We have some red on the front. We will just have to try some samples. Kevin - Code is going to determine railing height.

Michael P. made a motion to approve Case #15-HZ-00007, 5200 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:

- 1. roof design to be resubmitted for staff approval with detailed drawings;**
- 2. final window placement and sizes to be staff approved;**
- 3. shingles to match existing house and be feathered in;**
- 4. soffit, fascia and overhang on new addition will match existing;**
- 5. final railing design will be submitted for staff approval.**

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00009 – 215 Morningside Drive

PROJECT DESCRIPTION:

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

- Install egress door in bedroom
- Construct deck at back of house
- Driveway on left of house

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

Discussion: Brian Geselbracht addressed the Commission. There were no supports for the brick siding and no footings for the house. The soil under the house was really bad. We had to take 3 feet of soil out and replace it. The brick was salvaged and will be reinstalled. It will be exactly the same as it was originally. The old addition on the right had vinyl siding and we will have the vinyl removed and will put Hardi siding instead. The Fire Marshal said I had to have an egress from the bedroom. We will be changing the window to a steel door with a half view and then adding a deck outside that door. The only thing we are adding is the door and the deck. The deck height will be approximately 5 feet. We are going to have to redo the roof also. Michael P. – What were the caps on the brick? Brian – Concrete and we are going back with concrete about 2.5 feet. The chimney remains and will stay as is. We are trying to get the driveway down the side. The curb cut needs to match the other curb cuts in the neighborhood according to the City. He wants to eventually put a garage back there. I think the porch will be concrete but that has not been decided.

Community Comments: None

William – The door will be metal with a half lite? Brian – Yes. The porch was screened. It will now be brick with Hardi above. All the brick has been painted and it will have to be painted after

installation. Nancy – What are the windows on the rear addition? Brian – They will match the existing windows. Both of the doors off the back will match. Kevin – I don't think there is enough information on the driveway to make a call. Does Ferger Place have a ruling on driveways?

William made a motion to approve Case #15-HZ-00009, 215 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. Conditions are:

- 1. new rear doors will be metal with half lite;**
- 2. new windows will match existing;**
- 3. staff-approve rear railing details;**
- 4. all exterior will match photos of original exteriors with exception of vinyl siding will be replaced with cement fiber board siding.**

Ryan seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00010 – 927 Vine Street

PROJECT DESCRIPTION:

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

- Install driveway on right of building
- Construct concrete wall at rear of property

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

Discussion: Brian Geselbracht addressed the Commission. There is currently a chain link fence along the back that is deteriorated. We want to put a concrete wall along the back for privacy and safety reasons. There are usually more than 12 guys at this house and we want to add parking in the back. The concrete fence will go from the garage to the back corner. The post will be right next to the retaining wall. The retaining wall is 5 feet and the concrete wall will be 8 feet. The back portion is all gravel right now and we will be putting concrete there. Nancy – Is there a driveway on the left of the house? Can you not use that? Brian – There is a 5 foot difference. William – Why not use access from the alley? Brian – We tried that and the alley was washed out. There are rock columns at the end of the property and you couldn't get a large vehicle in there. William – Are there any Guidelines about using a portion of the lot as parking? Michael W. – There are no provisions and I have talked with the zoning officials and they have nothing either. Nancy - Did you go to the Fort Wood Association? Brian – We were told we had to come to the Historic Board first. Nancy – Would it be cheaper to come in on the left side of the house? Brian – No we would compromise the structure of the house. The garage is original to the site. William – We need to look at the Guidelines and see if this is acceptable. The original house burned in 1989 and it was rebuilt. The existing curb cut on the right was done about 15-20 years ago. Nancy – Will you be taking down any trees? Brian – No, some of the Crepe Myrtles bushes will need to be approved. The 8 foot wall would also help with noise.

Community Comments: None

William – Michael will you read the Guidelines? Michael P. read the applicable Guidelines regarding parking. William – The Guidelines say we should be using the rear alley for parking access. I think it is highly visible. In paving this we have wrapped the entire house with paving except the front. I'm not sure I agree with the materials for the rear wall. I don't think this should be introduced in this neighborhood. Kevin – I think we need more information. Nancy – I think you need to go to the Fort Wood Association. Brian - They will only refer us to you. There is nowhere to expand the alley in order to be more usable. We are also trying to secure the safety of the house and the boys in residence. Nancy – I understand that one of the neighbors put in a second drive which caused a circle around the house and Fort Wood took them to court. Brian – We tried to do that. We went to them and they said go to the CHZC first. Michael P. – I have a problem with the back fence also. A fence in the rear should not be over 6 feet. Even if you back that fence up and put shrubbery around it would be better. I don't think the 2 spaces on the side are appropriate. I would like to see where landscaping is going to go. Even if there are places that exist like this in Fort Wood that doesn't make this right because they were done before the Guidelines. William – I think the case needs to be brought about the need to go from the front to the parking and I am not convinced that entry from the alley is not feasible. Michael P. – I don't agree with the wall material. Brian – Can I ask for a recommendation because the Guidelines say concrete? Michael P. – The Guidelines say brick, wood, stone and maybe stucco. I don't like a 6 foot wall of stucco. Kevin – I would still like to know some options that could be used.

Nancy made a motion to defer Case #15-HZ-00010, 927 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:

- 1. meet with Fort Wood Association;**
- 2. submit alley dimensions, conditions and photos;**
- 3. submit landscape plans;**
- 4. visible views of the back of the house; and**
- 5. present a case as to why you need the front entrance.**

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00011 – 5101 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Jeff Harrell, has applied for a Certificate of Appropriateness for the following work:

- Replace windows

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

Discussion: Jeff Harrell addressed the Commission. I have owned this a while. I don't want to change anything with the windows in the front except replacing the broken glass. These windows can't be any wider or taller. The company is going to try to match them as close as possible in looks. William – Is this a non-contributing house in St. Elmo? Michael W. – I would think so but I have not seen a list if there is one. Jeff – I have not found a single manufacturer that can make aluminum clad windows this size. I have looked in salvage yards and have found nothing. Michael P. – What is the white trim going to look like? Typically the vinyl windows have a much wider

trim and it is glaring white. Kevin – I'm not sure this is a non-contributing house. When was it built? Jeff – 1955 William – What do we do when you can't find anything? Do we demand him to have wood windows constructed? Kevin – I don't think wood would be appropriate. William – At least these windows are not visible. Robert – Why do you want to replace them? Jeff – The original windows have been sealed at some time and they have been broken past the crank. Michael P. – I would like all resources tried. I would rather see all the windows redone except the front window and the window wall. That only adds the one small on the side. Jeff – I could do that.

Community Comments: None

William made a motion to approve Case #15-HZ-00011, 5101 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: replace 4 windows on the north and west facades matching original window sizes.

Michael seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00012 – 523 Battery Place

PROJECT DESCRIPTION:

The applicant, Matt McDonald, has applied for a Certificate of Appropriateness for the following work:

- Renovate sunroom

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

Discussion: Matt McDonald addressed the Commission. The owner has asked me to represent her. In the 1980's they built this sunroom and it really is not appropriate for the period of the house. She wants it to match the house. She has ordered the windows to match the existing windows in the house (1890 construction).

Michael P. – Are they going to continue the soffits and fascia? Matt – It does tie in. She wants to maintain the view from the circular window. Michael P. – I think it looks great.

Community Comments: None

Michael P. made a motion to approve Case #15-HZ-00012, 523 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. No conditions.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00013 – 1713 W. 56th Street

PROJECT DESCRIPTION:

The applicant, Martin Klinghard, has applied for a Certificate of Appropriateness for the following work:

- New construction single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. They will use 1:1 windows instead of 9:9 as shown on drawings.

Discussion: Martin Klinghard addressed the Commission. All the windows will be 1:1; door will be craftsman with window. This is a level lot. Block with stucco foundation. Porch post will be square and wrapped 6x6 with Hardi board. The front windows will be better placed on the porch. The hatched window on the back is over the whirlpool so we want to do some type of privacy, fixed and obscured or glass block. The hatched window on right will not be there. William – Will the house actually be at an angle to the road? Martin - The slope of the lot is what determined the set of the house. There are other houses along that street that are set at an angle to the street. We would like to have the dormer but we are ok with eliminating the dormer. Shake will be used in the gable.

Community Comments: None

Ryan – What about the stucco foundation? William – I think it is fine. Ryan – I just don't know about on this street. Robert – I think it is ok because of the size of it. William – What about the fixed window? Do we need more windows on the right elevation? Michael P. – Could you add a small window in the kitchen? Martin – We could redesign the kitchen and put one there. William – I think we need detailed plans showing the changes. Ryan – We don't want to see frosted or glass block window in the bath. William – What is the front door? Martin – Would you approve fiberglass? William – We typically do not allow fiberglass on the front. Kevin – What about parking? Martin – There is a curb cut on the left and there will be a driveway there to a parking pad at the back of the house.

William made a motion to approve Case #15-HZ-00013, 1713 W. 56th 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: plans to be resubmitted for staff final approval including the following:

- 1. all windows are wood 1:1;**
- 2. door to be craftsman with side lights;**
- 3. block with stucco foundation;**
- 4. front porch to be 6x6 wrapped;**
- 5. band above stucco;**
- 6. dormer to be removed;**
- 7. windows to be centered or paired;**
- 8. window to be added in kitchen;**
- 9. add window to front bedroom on side wall;**
- 10. add parking and drive to site plan;**
- 11. rear window to be a transom window over the whirlpool on back.**

Robert seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00014 – 1288 W. 46th Street

PROJECT DESCRIPTION:

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

- New construction single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. This was initially denied and now has been redesigned. The initially submitted materials were not complete.

Kevin – We need to defer this case due to the submission of new plans tonight which are different than initial submission.

Discussion: Paul Teruya addressed the Commission. I would like to know if this dormer is acceptable – the cedar shake on the right. Ryan – Can it be scaled down? Paul – This is what works on this plan.

Michael P. made a motion to defer Case #15-HZ-00014, 1288 W. 46th 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: new plans submitted at the meeting to be reviewed.

Robert seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00015 – 1322 W. 45th Street

PROJECT DESCRIPTION:

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

- New construction single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. This submittal was not complete.

Kevin – We need to defer this case due to the submission of new plans tonight which are different than initial submission.

Discussion: Paul Teruya addressed the Commission.

Michael P. made a motion to defer Case #15-HZ-00015, 1322 W. 45th 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: new plans submitted at the meeting to be reviewed.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00016 – 4721 Virginia Avenue

PROJECT DESCRIPTION:

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

- New construction single family dwelling

Ryan Fiser recused himself from the Commission.

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

Discussion: Ryan Fiser addressed the Commission. There is no alley behind it. The shed is half on mine and half on the back neighbor. The shed will come down somehow. The front porch may be an issue. I would like to avoid putting a rail on the front if possible. I could do something landscape wise if that would work. I would like to keep the porch low enough not to have to have railing. There is a grade change. Michael P. – If you have to do a railing it will need to be staff approved. Ryan – The foundation is brick. Windows are 3:1 wood. Gutters will be 5 inch aluminum.

Community Comments: None

Michael P. made a motion to approve Case #15-HZ-00016, 4721 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 any and all conditions. Conditions are: if a rail is necessary, it will be submitted for staff approval.

William seconded the motion. The motion was unanimously approved.

Ryan Fiser joins the commission.

CASE #15-HZ-00017 – 4905 Florida Avenue

PROJECT DESCRIPTION:

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

- Modifications to previous approved new construction single family dwelling

DEFERRED TILL MARCH PER APPLICANT

CASE #15-HZ-00018 – 4907 Beulah Avenue

PROJECT DESCRIPTION:

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

- Modifications to previous approved new construction single family dwelling

DEFERRED TILL MARCH PER APPLICANT

OTHER BUSINESS

A discussion was held about putting a maximum on the number of cases to be heard in a single meeting.

William made a motion to limit future meetings to no more than 8 cases presented at any single meeting.

Ryan seconded and the motion was unanimously approved.

It was requested that at the next meeting the Commission discuss the proposal to change of the name of St. Elmo Avenue.

STAFF APPROVALS

Nancy made the motion that Staff Approvals be accepted as presented. Michael P. seconded and the motion was unanimously approved.

NEXT MEETING DATES: March 19, 2015 and April 16, 2015

Michael P. made a motion to adjourn.

William seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 9:26 p.m.

William Stuart Wood - Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

March 19, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held March 19, 2015 at 5:37 p.m. at the Development Resource Center, Conference Room 1A. JoBeth Kavanaugh called the meeting to order in the absence of Chair Stuart Wood and Vice Chair Kevin Osteen. Michael Wyatt called the roll. Angela S. Wallace swore in all those who would be addressing the Commission. JoBeth Kavanaugh explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Robert Gustafson, William Shealy, Nancy Poston, JoBeth Kavanaugh and Ryan Fiser

Members Absent: Kevin Osteen, Michael Prater, and Stuart Wood

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Paul Teruya, Brian Geselbracht representing David and Kerwin Hetzler, Steve Lewin, Matt Jannerbo and Marylu M. Carl

Community Members Present:

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

OLD BUSINESS

CASE #15-HZ-00006 – 841 Vine Street

PROJECT DESCRIPTION:

The applicants, David and Kerwin Hetzler, have applied for a Certificate of Appropriateness for the following work:

- Screen in porch and construct roof

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

Discussion: David Hetzler addressed the Commission with Brian Geselbracht. David – The drawings I made are early and Brian made some updated drawings. We want to do the roof like the rest of house which is slightly hipped with rubber membrane roofing. William – There was some additional drawings with their application. Michael W. – They did submit the drawings but I didn't get them in the power point. (Brian had copies to pass around). William – Are the structural post under the roof going to be the same as the port-de-co? Brian - The curly brackets with the posts on the other porch are what we will match. JoBeth – Are the heights the same with this porch as the port-de-co? Brian – It is a little higher. David – The floor of the house on one side is higher than the other. The bricks are level all the way around. They will be very close. We will clear the keystones. The keystones will not be visible from the road but will be seen from inside the porch.

William – My question is the versatility of taking the porch off at a later date? Brian – I will do the minimal amount of attachment that I can to meet building codes. We are doing everything to keep from cutting the brick to put the flashing in. I am going to try to leave the middle stiles out if I can span the screen far enough. If I have to have the middle stiles, I will paint the outside of them black so they will not be noticeable. JoBeth – We are most concerned that the original structure stays intact.

Community Comments: None

JoBeth – I think it looks like a natural progression of the house. If someone in the future removes it, it will not be noticeable. Nancy – It would be great if you could make the roof a little taller. Robert – Would it be in line with the porch on the other side then? Brian – It will be about the size of a 2x8 above the keystone.

William made a motion to approve Case #15-HZ-00006, 841 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: Commission requests brick remain intact at all locations where new porch is attached to building.

Ryan seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00014 – 1288 W. 46th Street

PROJECT DESCRIPTION:

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

- New construction single family dwelling

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. This was initially denied and has now been redesigned.

Discussion: Paul Teruya addressed the Commission. It will be stucco on the foundation. We did change the window on the front as suggested. We lowered the dormer also. William – What is the chimney material? Paul – Stone or we can delete the chimney altogether. Michael W. – I told Paul to bring the rendering to the meeting because he didn't submit it before the cut off. Ryan – What is the roof? Paul – Architectural shingles. William – I would like to see the windows on the front to be the exact same size. Can you do that? Paul - Yes. William – Are the side windows the same height as the windows on the front? Paul – We can make that be the case. JoBeth – I would want to see the stone for the chimney. Paul – Would you be okay if we said brick or no chimney? JoBeth – I would like to see the chimney. I would like to see what you decide to use. Paul – I can use brick or stone or delete it entirely. William – I'm okay with no chimney. Also I would like to know about the set back. Paul – I think it is 15'. Robert – Just make sure it is in line with the neighborhood.

Community Comments: None

William – Is everyone ok with the materials or do we want to see final updated drawings? Ryan – Let's go back to the board and batten, is it ok? William – We decided we would look at that in a case by case basis. We are ok with using it as detailed.

William made a motion to approve Case #15-HZ-00014, 1288 W. 46th 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: All front windows are to be 6 foot tall; only brick or natural stone to be used on the chimney or the chimney to be deleted entirely.

Ryan seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00015 – 1322 W. 45th Street

PROJECT DESCRIPTION:

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

- New construction single family dwelling

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: Paul Teruya addressed the Commission. The four windows were originally transoms. I am ok with those being casement 3x3'. They are fixed but we can make them operational. Robert – Why are they only 3x3'? Paul – There are built-ins under them on the interior. Ryan – I think the size of them is awkward. Paul – It's a matter of privacy in the bedroom, bigger windows would make it hard to work out the placement of furniture. JoBeth – What is with the chimney? Paul – It was an afterthought and I thought I would ask and see what you all thought. William – We have usually asked people to change it to go past the roof line. Paul – I don't know if there is enough room without removing the upper level window. Moving it would limit the placement of furniture in the room. William – The windows around the chimney would be ok but the other two windows should be regular 1:1 windows. Robert – I don't like the windows on the side and the windows in the dormer on the upper level should be centered. Michael W. – As staff I would say center the windows. Paul – I can center the gable windows. Ryan – The huge tree on the street line in the driveway path would have to be removed. Is there any way you can move the building over so the driveway would not come through this big tree? You have a large area to the other side of the house. You could move the driveway to the right of the house or use the alley. William – Is the rear deck really that long? Paul – The deck is 10' wide and 12' out. It will be offset to the house. We could do one full size window in the bedroom and do away with the 2 small windows

Community Comments: None

JoBeth – The brick pier look is fine on the front facade. The four single windows would be better if they were a single casement window on either side of the chimney and change the other two small windows in the bedroom to one 1:1 window.

William made a motion to approve Case #15-HZ-00015, 1322 W. 45th 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:

- **Center the upper windows in the gables on both sides**
- **If chimney is included, it should expand from the ground, pierce through the roof and be made of masonry**
- **West elevation windows flanking the chimney should be casement windows**
- **West elevation bedroom windows on are not acceptable – options (a) to increase both windows to 1:1 in current locations matching those on east elevation; or (b) consider a pair of 1:1 windows in the vicinity of the two square windows**
- **Strongly suggest removing the driving strips and using the alley for access and preserving the existing tree along alley; or moving the parking pad and driveway strips to the west side of the house**
- **Strongly suggest moving house west on lot to save the tree root zone.**

Nancy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00017 – 4905 Florida Avenue

PROJECT DESCRIPTION:

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

- **Modifications to previously approved new construction single family dwelling**

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: Stephen Lewin addressed the Commission. Major changes are on the back of the house where we lowered the roof. We have received a contract for the house and they have asked for a relocation of the back door. We moved the door a little and put a 1:1 window of 2'4"x2'10" on the right of the door. The left window will be centered and all the windows will be the same size on the side. There will be no skylight.

Community Comments: None

Nancy made a motion to approve Case #15-HZ-00017, 4905 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: approved per updated drawings showing slight changes to the back and side facades.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00018 – 4907 Florida Avenue

PROJECT DESCRIPTION:

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

- Modifications to previously approved new construction single family dwelling

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: Stephen Lewin addressed the Commission. The same change will be made on the back, moving the door slightly to the right and adding a window on the left. On the side, the very back window will be 1:1 and more centered and will be the same size across. On the other side all the windows will be 1:1, same size and in line. The skylight is deleted.

Community Comments: None

Ryan made a motion to approve Case #15-HZ-00018, 4907 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: approved per updated drawings showing slight changes to the back and side facades.

William seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00024 – 909 Vine Street

PROJECT DESCRIPTION:

The applicant, Matt Jannerbo, has applied for a Certificate of Appropriateness for the following work:

- Construct 8 foot wall of block covered with stucco with gate along alley

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report. Work was started without a COA and a stop work order was issued. The wall height is 80” at the time of the stop work.

Discussion: Matt Jannerbo addressed the Commission. I’m new to the Fort Wood area and I did talk with another resident and he didn’t tell me I needed to do this first. The only thing left to add is the cap stone. I’m tying in the brick to that side brick wall. I have measured the walls along the alley and they vary 8’, 9’, 9’, 9’ and 11’. Having a wall there is consistent to the rest of the street. There is a fraternity down the road and there is no speed limit. It is unsafe for my children in the back yard. Robert – Why would you not finish the wall in brick? Matt – I would have preferred the entire wall in stucco, but my neighbors gave me some old brick so I thought it would blend in with the wall on that side. The wall on the other side of my yard is already stucco. Robert – I just think brick would not have to ever be redone and obviously you have to re-stucco often. Matt – I think

the stucco would look better with my house. The cap stone will be the same as the wall on the right. The wall at the side is also block with stucco.

Community Comments: None

William – I think we should look at the language in the Guidelines. JoBeth – I think it will look good to have the stucco next to the stucco and they are finishing the brick wall out with brick.

Nancy made a motion to approve Case #15-HZ-00024, 909 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: none

Ryan seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00026 – 4212 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Marylu Carl, has applied for a Certificate of Appropriateness for the following work:

- Prepare area for pool
- Install pool and deck

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: Marylu Carl addressed the Commission. The shed will be moved to the other side of the back yard. I plan on hiding the pool from all views from the road. I will be putting in a lot of vegetation around the pool and the decking. This will provide safety and privacy. I will have padlock gates in the fence and at the stairs and ramp to the pool. William – Is the chain link along the Virginia Avenue side? Marylu – Yes all the way around the property. The parking will be outside the gate. I'm moving the fence across the back to make room for parking outside the fence. Robert – If you are moving the fence across the back, we do not approve chain link fence now. If you were not moving it, it would not matter. JoBeth – (Read Guidelines concerning chain link fences.) So you are ok with retaining the chain link fence. Robert – But this is visible from the street. William – The rails around the deck are 4' right? Marylu – Yes. William – The portion of the deck that you have no lattice faces your neighbor? Marylu – Yes. William – Would you add lattice to the deck on the neighbor's side? Marylu – Yes. Ryan – Is lattice acceptable? Robert – Not really. Marylu – We can put something else around there. William – When we allow lattice, it is usually the square vertical kind. Robert – I would like to see the back yard with a privacy fence. A 6' privacy fence is preferred. Marylu – Ten years ago privacy fences were discouraged. I am willing to do what I have to around the pool to cover it. It is 8' to the top of the deck around the pool. JoBeth – I don't know how you screen something like this above ground pool. The Guidelines do not specify above vs. in ground pool. Our prevue is the screening of the pool and deck. Marylu – I don't want a 6' privacy fence. But I don't want my neighbors to see the pool. Ryan – I think this looks so busy and cluttered. I think it would be better to have solid cover. Marylu – I can talk to my neighbors about what they would like. What about a bead board? William – Is there an option to plant an evergreen screen such as Leland cypress?

Community Comments: None

William – If we get the screen right with vegetation would that be acceptable? JoBeth – How can we screen something this high? Ryan – We can't mandate the trees remain on site. William – Vegetation can take care of some problems. We can screen it from the road way but we cannot screen it from the neighbors. Robert – I think nothing like this would be here from 1880 – 1940. Ryan – Is the ramp a code requirement? Marylu – No, only to accommodate visitors to the pool. JoBeth – I just don't see how you would screen this. You are going to see this straight through the chain link. This is in a low section of St. Elmo so it is visible from many areas.

Ryan made a motion to defer Case #15-HZ-00026, 4212 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: north, south and east areas required to be significantly screened which is hard due to the topography of the property

William seconded the motion. The motion carried with 4 in favor and 1 opposed (Robert)

OTHER BUSINESS

1. Discuss the proposal to change the name of St. Elmo Avenue. They have given it an honorary name of Ronald Regan but are not officially changing. The signs were cleaned that were defaced. William – Maybe we could write a note. We will discuss this at a later meeting when Michael Prater is in attendance.
2. 825 Vine Street – Psi Chi addition approval – Letter from neighbors was distributed to members of the Board expressing opposition to the approval of the addition to the Psi Chi house. Basically neighbors have issue with the business and the delivery traffic. It is not something this Board can address. Hal Baker – That letter was sent to Gary Hilbert in association with the zoning code issues. It was not intended for the Historic Board.

Hal Baker - The Fort Wood Homeowners Association has taken the stand that when any request from Fort Wood comes before this Board, we will have a representative at that Board meeting.

Hal Baker - Why wasn't the letter we sent to staff regarding the wall at 909 Vine Street presented to the Board members? Angela – That letter was received, given to Michael W., and it should have been presented to the members tonight during that case's presentation. (Michael W. showed the letter to the Board members at this time.) JoBeth – At the time a project is presented, the audience is asked if they want to speak about the case. At that time anyone can say anything about the case.

JoBeth – Was there an overhang on the addition to the building at the Psi Chi house? (Michael W. is to check this out and get back with JoBeth.)

STAFF APPROVALS

Nancy - Did Gene Hyde approve the removal of the tree at 955 Vine Street and the trimming at 921 Vine Street? Michael W. – Yes he did.

Nancy – I would like for us to requests that all applicants read the applicable Guidelines and sign an affidavit that they have read them and understand them. Michael W - We can add it to the application. Nancy - But does that really get them to read them?

Nancy – When a person calls in to report a problem or a complaint, is that kept confidential? Angela – Absolutely! If I get a call from someone, I do not ask for a name. Even if they give me a name, I do not pass that name on unless they ask me to because that name could be stated by accident. That just causes ill feelings in the neighborhood.

NEXT MEETING DATES: April 16, 2015 and May 21, 2015

William made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:04 p.m.

William Stuart Wood - Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

April 16, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held April 16, 2015 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Michael Wyatt called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: JoBeth Kavanaugh, William Shealy

Staff Members Present: Michael Wyatt (Angela S. Wallace was absent)

Applicants Present: Marylu M. Carl, Anthony and Amanda Shaw, Michael Taylor, David Macallister, Ethan Collier, Paul Meiners and Skip Pond

Community Members Present: (sheet not signed)

Kevin made a motion to approve the Minutes from the March meeting. The motion was seconded by Michael P. and unanimously approved.

OLD BUSINESS

CASE #15-HZ-00026 – 4212 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Marylu Carl, has applied for a Certificate of Appropriateness for the following work:

- Prepare area for pool
- Install pool and deck

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Kevin recused himself

Discussion: Marylu Carl addressed the Commission. I have included the things you asked me to. I also wrote to 8 or 9 of my neighbors and asked for their input. They were all in favor of the plan except for one from which I did not get a reply. Dick Paul owned the property behind me and had a pool which was hidden well by vegetation. That is what I have patterned my plan after. The existing fence is 4' chain link and the building inspector said it was adequate.

Community Comments: None

Michael P. – The Guidelines do not address above ground pools. She is going to screen it. Robert – I just don't agree with a pool being installed in St. Elmo. It is a very big deck. Stuart – There will be traffic along Virginia Avenue. Marylu – There is a pool in St. Elmo on Leawood. I don't know if they went through the Commission, but it is there.

Robert made a motion to deny Case #15-HZ-00026, 4212 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.

No second made so Motion died.

Michael P. – I think Robert is right that these Guidelines may be outdated. We can't think of it as a deck, we have to think of it as a pool. Stuart – I meant that it will look like an offensive structure. Robert – Before, people have brought in samples of other houses or trim in the neighborhood. You can't do that with this because we don't know of another pool in the area. Stuart – If this was connected to the house would we feel differently? Someone needs to make another motion. Michael P. – We are torn because there is nothing specific in the Guidelines about pools that say yes or no. At the same time, this is not necessarily an historic structure and it is not proportionate to your house. Stuart – Technically it meets the letter of the law but not the spirit of the law. Marylu – There are all kinds of things in the neighborhood that are not historic. I want to make this appropriate.

(Whispering on the tape was not understandable.)

Robert made a motion to deny Case #15-HZ-00026, 4212 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.

Nancy seconded the motion. The motion failed with 2 for and 3 against.

Michael P. made a motion to approve Case #15-HZ-00026, 4212 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: none.

Ryan seconded the motion. The motion carried with 3 for and 2 against.

Kevin rejoined the Commission.

Michael W. - Case 15-HZ-00010 was left off agenda. Staff assumed applicant was going to bring in more drawings. I was informed before the meeting that submission was complete, so we can go ahead and hear the case tonight.

Michael W. will pass around the drawings. I just didn't realize these were final drawings. I received a letter from the Fort Wood Homeowners Association supporting the changes. Michael W. read a letter from Fort Wood Neighborhood Association supporting the construction of the new driveway and the rear wall.

Brian Geselbracht, contractor for project addressed the Commission. Everything was acceptable at the last presentation except that we needed a letter from the neighborhood association. We were asked to remove the two parking spaces on the side of the house which is reflected on the new drawings. Stuart – Is there something you need to open that driveway? Brian – It is an existing street cut and there is gravel. We are just going to pave it or concrete it. Stuart – Is there a drawing or photo showing how it is going to connect to the back of the house? Brian – There was in the original submission. There is actually a garage there now but there is space between the end of the driveway and the garage. It is used for parking now. We are pouring concrete so we wanted to go ahead and do the drive while we are there. Michael P. – Is this the final drawing for that? Brian – Yes. The driveway goes from the street to where shown on the drawing. Michael – We are not supposed to approve any parking in the front of the house. Brian – The concrete is going to end but they can still drive across the grass to get to the back of the house. Michael P. – The condition is changing because you are paving what is now a broken up area. Brian – What we need to do is what we will do. Michael P. – My biggest problem is that you will have two paved driveways. It is looking like a commercial building instead of a residence. Brian – We are trying to match the wall to the house, same color. The Association was fine with that idea. Ryan – Have you looked at other options? Brian – Not really, we are just trying to meet the Guidelines. We are setting the wall about 3 feet behind the retaining wall. Ryan – Is there a landscape plan? Stuart – How high is the retaining wall? Brian – 4 feet at the highest and the wall will be 7 feet. Michael – I don't know if we can approve a 7 foot, 6 foot would be acceptable. Brian – The rest of the street is more than 6 feet. The retaining wall is going to be concrete.

Community Comments: Tom - President of Fort Wood Homeowners Association – I just want to say thanks for sending him to us for review. We hope you can continue to do that.

Ryan – Does the material meet the Guidelines? I don't think it does.

Michael P. – We are voting on approval for an at max 4' retaining wall that goes to nothing. Brian – Actually it is 5' at most. Stuart – So the heights for the retaining wall are wrong in the application? Michael P. – We need exterior elevation. Brian – There is a better drawing of this. Michael W. – Yes possibly. I think we need to know what the application said. Michael W. read the description on the original application. Michael P. – Ok, we need to reference this drawing. So we are voting on the retaining wall and the parking. Actually the parking is not going to work as it is shown here. This shows the fence on the top of the retaining wall. Brian – Would you be agreeable to a 6 foot high wrought iron fence? Michael P. – I think that would be acceptable but we would need to see a design. That would have to be another application. Stuart – Look at your plan. If you pour the parking pad the way you show it here, it may limit your planting area.

Michael P. made a motion to approve Case #15-HZ-00010, 927 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:

- 1) maximum height for retaining wall is 5 feet visible from alley;**

- 2) no fence was applied for in application and is not approved;
- 3) gate is approved;
- 4) driveway and parking approved as shown on drawing at meeting; and
- 5) existing drive will not be repaved.

Ryan seconded the motion. The motion was unanimously approved.

NOTE: *This case was heard and decided without proper notice to the surrounding neighborhood. Therefore, this ruling is not legal and will not stand or be permitted to be acted upon. This case will be advertised, notice posted, heard and decided upon at the next regular meeting of the CHZC on May 21, 2015.*

NEW BUSINESS

CASE #15-HZ-00030 – 841 Fortwood Street

PROJECT DESCRIPTION:

The applicants, Anthony and Amanda Shaw, have applied for a Certificate of Appropriateness for the following work:

- New construction of building on existing foundation

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

Discussion: Anthony Shaw addressed the Commission. We are not changing the square footage. We want to put in a dormer on the rear as shown on the front. Stuart – You will need to reapply for that. Nancy – What is the intended use? Anthony – Rental or in-law space. Nancy – Do you have parking for it on your property? Anthony – Yes we do. Michael P. – The roof line looks really thin? Will that be wood trim? Anthony – Yes. The windows will probably be vinyl clad. The lower portion will be all brick and the upper will be cedar shingle. The brick will be very similar to the existing brick on the front. The cedar will be real wood.

Community Comments: None

Nancy Poston made a motion to approve Case #15-HZ-00030, 841 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 any and all conditions. Conditions: Either door design as submitted is appropriate.

Ryan seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00034 – 4409 Tennessee Avenue

PROJECT DESCRIPTION:

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

- Exterior renovations (replace windows, put garage door and new rear porch/deck)

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. Staff feels the two front windows should not be replaced but repaired. The applicant would like to put cedar shake on the front gable.

Discussion: Michael Taylor addressed the Commission. Stuart – Why do you want to replace the front windows? M. Taylor – So they would match. We wanted to put 2/2. Michael P. – The rear will have new French doors. M. Taylor - The French doors will be steel and everything else will be 2/2 windows. Michael P. – What currently exists on the back? M. Taylor – Cement block foundation and it has to come out because it is deteriorated. Michael P. – Are you keeping anything from the existing porch? M. Taylor – No. It will all be new. Could I replace that one window on the front with a 2/2 so it would match the other window? We will probably replace the louvers in the gable with some kind of scroll panel.

Community Comments: None

Kevin Osteen made a motion to approve Case #15-HZ-00034, 4409 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: original diamond pattern window to remain; real cedar shakes to be used in front gable(s).

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

CASE #15-HZ-00036 – 4514 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, David Macallister, has applied for a Certificate of Appropriateness for the following work:

- Exterior renovations

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: David Macallister addressed the Commission. Top is existing, bottom is future. The only difference is cedar shakes in all the gables and extension of the porch. Above the brick line is an office and it has the single panel casement windows and we would like to replace those windows. They are very large for the room. We want to shrink those about a foot on either side and install new windows. Stuart – What are you going to do with the siding? David – We are going to take all the asbestos siding and replace with cedar siding. We are thinking about putting a cantilever here. We want to keep all the windows except for this room. We want to make the bump out on the right look more like it goes with the house. We want to put the stairs on the outside of

the deck and change out the rails to an aluminum style. We want to make the garage door a solid metal door. There is a small double casement 4/4 window on the second floor that we want to transfer to where there are like windows when we do the work at that area. I chose 15 lite French doors to match what is inside the house. There is a small chimney I want to tear down on the north facing roof line. It sticks out about 2-3 feet and is non-functioning.

Community Comments: None

David – I want to replace the storm windows to ones that will look a lot better.

Michael Prater made a motion to approve Case #15-HZ-00036, 4514 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: the three new windows in bedroom will be four panes and garage door will be solid.

Kevin seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00037 – 4407 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Ethan Collier, has applied for a Certificate of Appropriateness for the following work:

- New construction of single family dwelling

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: Ethan Collier addressed the Commission. There is a curb cut and a retaining wall cut. Stuart – The house will be in line with the houses next door? Ethan – Yes. We are splitting the difference between the houses on either side of us. We have worked hard to keep the height of the house as much in line as possible and still have two stories.

Community Comments: None

Nancy – What are the spindles made of? Ethan – Wood.

Ryan Fiser made a motion to approve Case #15-HZ-00037, 4407 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: bottom column on stairs is not shown on drawing; rafter tails exposed on main roof with open soffit; bottom plate on porch handrails.

Kevin seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00038 – 4703 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Paul Meiners, has applied for a Certificate of Appropriateness for the following work:

- Exterior renovations

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report.

Discussion: David for Paul Meiners addressed the Commission. Stuart – On the right side is the side going to be pulled out? David – No. We are enclosing half the porch. Michael P. – The siding will match? David – It will be lap siding to match. Kevin – How are you getting out of the porch? David - There are two doors now.

Community Comments: None

Kevin – How are you going to get off the porch? David – You can't. You have to go back in the house.

Kevin Osteen made a motion to approve Case #15-HZ-00038, 4703 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: none.

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

CASE #15-HZ-00039 – 941 McCallie Avenue

PROJECT DESCRIPTION:

The applicant, Skip Pond, has applied for a Certificate of Appropriateness for the following work:

- New construction of 9 attached townhomes and parking lot

Michael Wyatt provided a PowerPoint presentation accompanied by a staff report. We have a letter from the current owner and a letter from Fort Wood Homeowners Association in support of this project.

Discussion: Skip Pond addressed the Commission. Buildings will be all brick exteriors. Railings will be wood painted and painted fiberglass columns. (Applicant presented a brick sample.) The stone foundation is still there. We intend to take it apart and reuse it to build a retaining wall on Central and wrap the site of about 4-5 feet. I hope there is enough stone there to complete the wall. Michael P. – What was it rezoned to? Skip – Went from R-4 to C-3. Stuart – The profile of the buildings along McCallie is going to be important. The appearance of the corner is the most critical part of the entire project. The house that was there had such a presence. I feel that this gap between the two buildings is missing a presence on that corner. Ryan – Could you bump the buildings out? Skip – We could we would just lose some of the front yard. Stuart – If you could just do something to unify the buildings. Kevin – Some of the other multifamily buildings in that area are not a great

design. I feel like this is just another one of those. I think there needs to be more than just a roof line tie. We have to take this corner seriously. This design feels suburban. Michael P. – I think townhomes historically should be 2 on top and 2 on bottom, like something you would see in Boston. Nancy – Think about the brownstone look. Michael P. – There needs to be something there to connect the two buildings other than just the roofline. What’s missing is what would have been on that corner in the teens or 20’s. That corner is where everyone would walk. Skip – Is that what we want now? Stuart – I think that is what we want. You want to build for future use which is going to more like past use. Kevin – I think the structure misses the mark for that corner. Stuart – Don’t walk away thinking that the only problem is the corner. Nancy – Will it be gated? Skip – Yes the entire property will be fenced with a gate at the parking lot.

Community Comments: No Name – I think this is a bump out to Forth Wood. I don’t believe it will ever be the gateway to Fort Wood. I wonder if you are worrying about something that should not be worried about.

Michael P. – I feel like that corner is the gateway to downtown. It’s not a gateway to Fort Wood but to the city. Kevin – I agree. Michael P. – I would like to see a reworking of that corner. I also want to see an elevation on Central. Stuart – A color rendering of the building would be good to see.

Kevin Osteen made a motion to defer Case #15-HZ-00039, 941 McCallie Avenue, 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.

Nancy seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Garnet Chapin – I would like to address your group. There is an issue at the John Brown house, the oldest standing structure in Hamilton County, built in 1803. Despite the efforts of preservation organizations, they have sold it to a developer who threatens to surround it with subdivision houses and lots. It is part of the Trail of Tears. The park Service should have it but it will be another 5 years before they can accept any more property. I think there should be an historic district around that house to protect it. I think this group is the one that would do that. I am here to ask what would be the proper way to create an historic district around this house. I have offered to loan \$200,000 to get this going. Stuart – What is the process to create an historic district? Michael W. Related this information. This building is listed on the National Register of Historic Places but that is only an honorary title and it can still be torn down. Garnet – There are several structures on the property. I looking for guidance on how to get this done and save this property. Michael W. - If you want us to proceed with this, you need to get the information to us as soon as possible. If we get the resolution to the City Council and they vote it in, that would start a moratorium on disturbing the land. Garnet – The purchaser was supposed to close on May 1, but there are some glitches in that. Stuart – Of course the developer could submit application for permits before we get this done, then we would not be able to do anything. Garnet – I understand. Allen McCallie and Ann Gray are asking for a meeting with the proposed buyer to see what they can work out. Cornerstone has \$60,000 and the Civil War Trust say they have half of the appraised value. We

don't know what it will take. If something doesn't happen I'm going to buy it myself. I started Cornerstones and if I have to start another organization, I will. There are 3 acres of historical buildings and an additional 17 acres of fields. The building has proposed 5 houses between the structure and the road. Stuart – We would appreciate any opportunity to look at additional historic districts in the city. I would suggest that you make application for this as soon as possible. Michael W. – I'm not sure if this qualifies for a case as much as a proposal. Garnet – I will get with Michael W. and we will figure out what we need to do. It's still possible that we will come up with enough money to take care of this.

STAFF APPROVALS

NEXT MEETING DATES: May 21, 2015 and June 16, 2015

Michael P. made a motion to adjourn.

Kevin seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:30 p.m.

William Stuart Wood - Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

May 21, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held May 21, 2015 at 5:32 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Michael Wyatt called the roll and Angela S. Wallace swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Nancy Poston, Kevin Osteen, William Shealy and Stuart Wood

Members Absent: Ryan Fiser, Michael Prater and Robert Gustafson

Staff Members Present: Michael Wyatt and Angela S. Wallace

Applicants Present: Brian Geselbracht, Brian & Lauren Dunn and Christopher Thornton

Community Members Present:

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

OLD BUSINESS

CASE #15-HZ-00010 – 927 Vine Street

PROJECT DESCRIPTION:

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

- Driveway and concrete wall

Michael Wyatt provided a PowerPoint presentation accompanied by the staff report. The applicant made his presentation last month.

Discussion: Brian Geselbracht addressed the Commission. The project is exactly the same as presented last month.

Community Comments: None

Kevin made a motion to approve Case #15-HZ-00010, 927 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: maximum height for retaining wall is 5 feet; no fence is approved; gate is approved; driveway and parking approved as shown on drawings; and existing drive will not be repaved.

William seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00047 – 4501 Tennessee Avenue

PROJECT DESCRIPTION:

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

- Expand & rescreen porch, add stairs to ground

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

Discussion: Brian Dunn addressed the Commission. Stuart – So you are going to put a door in the side of the porch? Brian – Yes. This is so we will have access to the back yard from the porch. JoBeth – I think it is a huge improvement. Brian – The stairs will be natural wood with railings on both sides.

Community Comments: None

Kevin Osteen made a motion to approve Case #15-HZ-00047, 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 any and all conditions. Conditions: none.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00048 – 4210 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Christopher Thornton, has applied for a Certificate of Appropriateness for the following work:

- Demolition of Garage

Michael Wyatt presented a PowerPoint presentation accompanied by the staff report. A letter from the insurance company was submitted stating that the garage building needed to be taken care of before the issuance of a policy.

Discussion: Christopher Thornton addressed the Commission. JoBeth – The building is so big; I think anything would be an improvement. We have taken care of all the other items the insurance company asked us to change. Kevin – The building is in a good place on the lot but other than that, I would say knock it down. If you want to put something back you may want to leave a few pieces in place. JoBeth – Yes if you go back to build something, it will have to be set back from the back lot line 25 feet. William – What if you turn it into a carport? Christopher – I don't think they

would let me do that. It would have to be fixed. Stuart – Check on just stabilizing it and see if your insurance company would be agreeable to that.

Community Comments: None

Kevin Osteen made a motion to approve Case #15-HZ-00048, 4210 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: None

William seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Michael Wyatt will be leaving on June 4.

Commission Members – Nancy had Patrick Ryan submit his application to the Mayor’s office.

Nancy – UTC has painted the brick wall that runs along the alley battleship gray. JoBeth – UTC is not under our jurisdiction. They can do anything they want.

STAFF APPROVALS

NEXT MEETING DATES: June 18, 2015 and July 16, 2015

Kevin made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 6:00 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

June 18, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held June 18, 2015 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Michael Prater called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Michael Prater explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Nancy Poston, William Shealy and Michael Prater

Members Absent: Kevin Osteen, Ryan Fiser, Stuart Wood and Robert Gustafson

Staff Members Present: Angela S. Wallace

Applicants Present: Jennifer Stuhatz and Paul Teruya

Community Members Present:

We did not have quorum present. It was decided that we would go ahead with the presentation and then continue the meeting to Monday and have votes taken then when we will have a quorum.

OLD BUSINESS

None

NEW BUSINESS

CASE #15-HZ-00051 – 4415 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Jennifer Stuhatz, has applied for a Certificate of Appropriateness for the following work:

- Replace 6 Windows with Vinyl Clad Windows

Angela Wallace presented a PowerPoint presentation.

Discussion: Jennifer Stuhatz addressed the Commission. Jeffery Maxwell wants to put Anderson wood composite windows with the exterior aluminum clad (passed sample around). Currently all windows are single pane 1:1. Jennifer wants to replace the two windows on the front porch and the 2 on either side of the chimney. The existing windows have gaps and are very drafty. Jeffery noted that the windows will be letting water in and then will start rotting. William – We have to ask that windows be replaced in-kind.

Community Comments: None

On Monday, July 22 the meeting was continued and motions were made and voted on with the following attendees: Ryan Fiser, Kevin Osteen, Michael Prater, Nancy Poston, and JoBeth Kavanaugh.

Kevin made a motion to approve Case #15-HZ-00051, 4415 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: Casement windows on sides of chimney will be left and storm windows will be applied OR if install new windows to match existing windows.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00061 – 1322 W. 45th Street

PROJECT DESCRIPTION:

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

- Addition of Garage and Screened Porch

Angela Wallace presented a PowerPoint presentation. Stop work was issued last week for footings being poured for garage.

Discussion: Paul Teruya addressed the Commission. We were doing the footers for the parking pad. We will use the same finishes as on the house. I have a buyer for the property and they have requested these changes. The garage door will be a 16 foot door. The finished garage will be 24x20 feet and we will put hardi on the gable.

Community Comments: None

At continued meeting on Monday, July the meeting was continued and motions were made and voted on. With the following attendees: Ryan Fiser, Kevin Osteen, Michael Prater, Nancy Poston, and JoBeth Kavanaugh.

Michael made a motion to approve Case #15-HZ-00061, 1322 W. 45th 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: None

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Nancy – UTC wall – there was graffiti on the brick wall. Public Works sited UTC and instructed them to paint the wall. Public Works did not have the right to tell them to paint the wall without coming before the Commission. Nancy wants to write a letter to UTC and have all board members sign it.

STAFF APPROVALS

NEXT MEETING DATES: July 16, 2015 and August 20, 2015

At continued meeting on Monday, July the meeting was continued and motions were made and voted on. With the following attendees: Ryan Fiser, Kevin Osteen, Michael Prater, Nancy Poston, and JoBeth Kavanaugh.

William made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

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

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

July 16, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held July 16, 2015 at 5:40 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Stuart Wood and Robert Gustafson

Staff Members Present: Angela S. Wallace

Applicants Present: Deborah & Mark Przybyst, David Johnson, Yuriko Hoshino, Randy & Lauren Redberg, Gabe Thomas of Collier Construction, Sandra Clark & Window Depot

Community Members Present:

Minutes from the June meeting have not been completed. Therefore, they will be presented next month for approval.

OLD BUSINESS

None

NEW BUSINESS

CASE #15-HZ-00066 – 4414 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicants, Deborah & Mark Przybyst, have applied for a Certificate of Appropriateness for the following work:

- Replace rotten wood siding, front porch ceiling, pillars, fascia & floor
- Replace windows

Angela Wallace presented a PowerPoint presentation.

Discussion: Deborah & Mark Przybyst addressed the Commission. Water damage has caused a lot of deterioration. There is foundation damage which we plan to take care of. The windows on the 2nd floor will have to be resized to meet city code. I want to match the original wood siding. We want to use the same trim on the new windows so they match. We didn't know the foundation was so bad until we removed some debris. Michael – What are you going to use for the foundation? Deborah – I want to match the brick. I have some brick from other renovations I can use. JoBeth –

When you dimension the windows, we need to see them to scale to make a decision. You should repair windows, not replace. Deborah – I would say 75% or more is unusable. William – This house is deplorable. If there is a reason you can't match dimensions then we could think about it. Michael – How many windows are aluminum? Deborah – I think 4. William – Are you adding anything to the house? Deborah – I am not adding anything at this time. I just want to salvage what I can. JoBeth – What is it with the columns? Deborah – I don't know but any suggestions would be welcome. What is there has to be replaced. JoBeth – I think square post that has been wrapped. William – This house is approaching quickly the need to be torn down. Michael – We would have to approve with replacement in kind and if you had to make changes, just bring them to us. Deborah – What do you need? Michael – Draw the 4 elevations on graph paper and if you can take a photo of each one and document which windows need to be replaced. Deborah – Again – if city code trumps historic, they told me I have to raise the bottom of the windows. Kevin – The windows can stay the same size, but you have to put guards on windows over 6 feet. Deborah – Financially the same size windows will be unreasonable. JoBeth – That is why we need more information.

Community Comments: None

Michael – I think it is great that they are redoing this house. JoBeth – The columns, do we need more information on those to make a decision? Maybe they could go on with the windows and siding. Kevin – We don't have a clear plan. I think we can approve her to get started on some of the stuff but not the windows. She has to do some foundation work first.

William made a motion to approve Case #15-HZ-00066, 4414 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: brick foundation work to proceed with in-kind replacement matching brick bond pattern, etc., repair of wooden items – siding, windows, floor, etc.; in kind replacement of porch flooring, ceiling, siding; replacement of windows needs to come back before the Commission with detail information about condition, replacement and substitution, sizes and materials.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00067 – 5506 Post Avenue

PROJECT DESCRIPTION:

The applicant, Peter Flynn, has applied for a Certificate of Appropriateness for the following work:

- Replace glass with door
- Move rear chain link fence

This case has been deferred until the August meeting because the case sign was not posted.

CASE #15-HZ-00069 – 5604 Orchid Lane

PROJECT DESCRIPTION:

The applicant, David Johnson, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace windows

Angela Wallace presented a PowerPoint presentation.

Discussion: David Johnson addressed the Commission. The windows are metal casement, the glazing is falling out and the cranks do not work. (He presented the proposed replacement.) They will be 1:1 with no muttons. The house has 10 windows and they will all be replaced. Kevin – I agree that we need much more detail on window replacement. I can speak to this house and there is currently no egress to this house because none of the windows work. David explained the materials of the proposed window. Kevin – This is a pvc window and I know they have been proposed before. David – The trim will be 5 inches. The house is cinder block and the trim will sit on the face of the block. The existing sills will be covered. David explained exactly what it will look like.

Community Comments: None

Kevin – What year was the house built? David – 1950. Michael read the Guidelines regarding windows. Kevin – The problem is that there will be no egress with replacing in kind. JoBeth – That they cannot get them open, that is a problem. Michael – Normally I would fight for a metal window, but with this house, I think we can go with the proposed. I don't understand how they are going to wrap the sill. Ryan – Can they not make a window that recesses? David – They do make them, we would cut the metal frame out and it would set in. I don't know anyone that makes that but we could set it back and caulk around it. JoBeth – I prefer the divided light and not the 1:1. William – I feel it goes against what we typically do and what the Guidelines direct. I don't like the proposal, don't feel it is appropriate.

Michael made a motion to approve Case #15-HZ-00069 – 5604 Orchid Lane, 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: the proposed window design is not approved, the proposed window is approved but is to be recessed and not cover the existing sill.

Ryan seconded the motion. The motion was 3 in favor and 2 against. The motion is approved.

CASE #15-HZ-00072 – 4304 Michigan Avenue

PROJECT DESCRIPTION:

The applicant, Yuriko Hoshino, has applied for a Certificate of Appropriateness for the following work:

- Demolish existing deck
- Build new deck without stairs
- Replace broken fence pickets

Angela Wallace presented a PowerPoint presentation.

Discussion: Yuriko Hoshino addressed the Commission. Over the last few weeks, the deck pulled away from the house and we had to pull it out. We have owned the house 2.5 years. The changes are that we want it to go all the way across the house with a 6' width. William – The front is on Michigan. Michael – Are you replacing the fence? Yuriko – No, just the pickets on that side. They will match the other side which is fairly new. JoBeth – How high is the deck? Yuriko – About 10 feet. Ryan – What are the spindles? Yuriko – Just square spindles and then regular post.

Community Comments: None

JoBeth – I think it will look better than what was there or nothing. Kevin – Maybe set it back from the corner of the house a little. We should know what the materials will be.

JoBeth made a motion to defer Case #15-HZ-00072, 4304 Michigan 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: Need accurate and scale drawings of the actual deck and fence; need list of materials for both.

William seconded the motion. The motion was 5 for and one against so motion was approved.

CASE #15-HZ-00074 – 4419 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Erric Unger, has applied for a Certificate of Appropriateness for the following work:

- Demolish shed/carport at rear

Angela Wallace presented a PowerPoint presentation.

Discussion: Erric Unger is not present. Michael questioned what specific part of the shed is his. There was no one home at the time of the photos so there is no clarification.

Community Comments: None

JoBeth made a motion to deny Case #15-HZ-00074, 4419 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: need clarification

Nancy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00077 – 5008 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicants, Randy & Lauren Redberg, have applied for a Certificate of Appropriateness for the following work:

- Remove room at end of porch enlarging porch area
- Install picket fence; place gravel for parking
- Replace rotten wood; paint entire house
- Replace 3 windows

Angela Wallace presented a PowerPoint presentation.

Discussion: Randy & Lauren Redberg addressed the Commission. The house is purple and yellow. There was a cat room which was added to the porch. We want to add a fence for privacy. There was a window which was boarded up with plywood. JoBeth – What about the stairway at the front porch. Lauren – There are original concrete steps under the wood stairs which we will keep. Kevin – You have a retaining wall on the side street-51st. Lauren – Yes. William – The side steps would look better without rails. What is the size and materials for the windows you want to install? Lauren – Wood 1:1. Kevin – How high is the fence? Lauren – 4 feet. Kevin – What they have on the side there is now what we would typically approve for a retaining wall.

Community Comments: None

Kevin – There is nothing in the application about the retaining wall. JoBeth – The porch changes are a big improvement. Kevin - The Guidelines say 3 feet for a front fence but we can approve up to 4 feet. Lauren – There was no original retaining wall, we put one there to hold the dirt back.

Ryan made a motion to approve Case #15-HZ-00077, 5008 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: picket fence at 48 inches is approved; wood retaining wall to be removed, site changed to not need wall or application to be submitted for approval; windows to be installed to be 1:1 wood.

Michael seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00078 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Nolan Crenshaw, has applied for a Certificate of Appropriateness for the following work:

- Replace roof
- Repair / remove chimneys
- Restore front porch to original style

This case has been deferred until the August meeting because the case sign was not posted.

CASE #15-HZ-00079 – 1612 W. 55th Street

PROJECT DESCRIPTION:

The applicant, Collier Construction, has applied for a Certificate of Appropriateness for the following work:

- New construction of single family dwelling

Angela Wallace presented a PowerPoint presentation.

Discussion: Gabe Thomas, Collier Construction addressed the Commission. I put as many details as I could on the plans. William – Is the setback in line with others on the street? Gabe – Yes. William – You are 10 feet from the alley with a parking pad in the rear. Gabe – Yes. Kevin – Pad gravel or concrete? Gabe – Concrete. Michael – Windows are 2:1? Gabe – Yes. Kevin – Would you be opposed to exposed rafter tails? Gabe – No. William – Are you open about the door? Gabe – I'm open to what you suggest. William – It looks a little oversized. Gabe – I would not do sidelights. Michael – Are the columns wrapped 6x6? Gabe – Yes. Michael – Would you do the same on the back? Gabe – Yes. Michael – Could you make your beam a little beefier? Gabe – Sure that would be ok.

Community Comments: None

Ryan made a motion to approve Case #15-HZ-00079, 1612 W. 55th 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: exposed rafter tails; front door to have no sidelights and to be made of wood; remove unnecessary front and rear porch columns; porch columns are 6x6 wrapped; specify wood windows 2:1 divided lights.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00080 – 925 Vine Street

PROJECT DESCRIPTION:

The applicants, Sandra Clark & Window Depot, have applied for a Certificate of Appropriateness for the following work:

- Replace windows

Angela Wallace presented a PowerPoint presentation.

Discussion: Sandra Clark & Window Depot addressed the Commission. My mother, Evelyn Harding (101 years old), and I have lived there over 50 years. In the front upstairs bedroom are four windows that need replacement. I cannot lift the windows and the ballasts are all broken. I am concerned about her health. The windows are completely inoperable. We need the ventilation from the windows. JoBeth – So you only want to replace the 4 windows on the front upper level. Fred

Goldberg – Passed out brochures for all Board members. I am proposing vinyl windows. William – The original windows are wood? Sandra – They are wood and original to the house. William – What is the condition of the wood of the windows? Fred – The wood is rotting and they are very heavy. The vinyl ones work on a coil system.

Community Comments: None

Kevin – I would like to see more detail on the condition of the windows. William read from the Guidelines. JoBeth – What I hear is repair or replace in kind. William – I know it is not what you want to hear. The Guidelines tell us that these windows should be repaired. JoBeth – There are people who can do that. The Guidelines are very specific. We need proof that the 4 sides are falling apart and the glass is falling out. If you have them repaired correctly, they will work better than new ones. Sandra – Do you have any grant money that we could use? JoBeth – Fixing your windows should be less than replacing your windows. I will be glad to pass some names to you to call and get proposals from. William – We have to carry out what the Guidelines state. I agree that repair cost will be less than these new windows.

JoBeth made a motion to deny Case #15-HZ-00080, 925 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: None

William seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

STAFF APPROVALS

15-HZ-00076 – Nancy – This fence should have gone to the Committee and Staff approved it. Aluminum is not allowed. William read Guidelines. William – The Guidelines do not address aluminum therefore, it is allowed. JoBeth – This is a great improvement over the chain link. It was agreed that Staff made the right decision.

NEXT MEETING DATES: August 20, 2015 and September 17, 2015

William made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:50 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

August 20, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 20, 2015 at 5:34 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Michael Prater

Staff Members Present: Angela S. Wallace, Linda Guest-York, and Phil Noblett

Applicants Present: Nolan Crenshaw, Philip Tuckniss, and Erric Unger

Kevin made a motion to approve the Minutes from the May, June and July meetings. The motion was seconded by Ryan and unanimously approved.

OLD BUSINESS

CASE #15-HZ-00078 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Nolan Crenshaw, has applied for a Certificate of Appropriateness for the following work:

- Replace roof
- Repair 2 chimneys / remove 1 chimney
- Restore front porch to original style

Angela Wallace presented a PowerPoint presentation.

Discussion: Nolan Crenshaw addressed the Commission. I have photos of porches from similar houses in St. Elmo. We would like to remove the wrought iron columns and replace with wood columns. The roof needs to be replaced but we would like to work on the chimneys before that. The interior chimney we would like to remove. We have no previous information on the house but the flashing on the chimney appears to be where an earlier roof was so we feel this chimney was added later. There is a house on 54th Street that is almost identical to ours. It does not have this chimney or the windows that are at the chimney. We would like to remove this chimney all the way down. It is not visible from the front or sides of the house. Stuart – Does anyone have any problems with this removal? (No from all Board members.) William – There were other photos in what was sent to us and it is obvious that the porch has been changed. Nolan – We would prefer not to have handrails on the porch. JoBeth – If the porch is over 30 inches code requires handrails.

Nolan – I don't know the dimensions exactly but I have no problem with meeting code. We would also like to install half round gutters on entire house.

Community Comments: None

Kevin – Do we want 2 columns on either side of the entrance and one along the end? Nolan – There are 2 columns in the corners and one on either side of the steps. Stuart – We will let you come back with the railing materials.

Ryan made a motion to approve Case #15-HZ-00078, 4505 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: columns to be 6x6 inch wrapped square including cap and base trim; applicant to provide more information on porch; half round gutters and downspouts are approved; if porch railing is required that will be submitted at a later time.

Kevin seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00086 – 1039 E. 5th Street

PROJECT DESCRIPTION:

The applicant, Philip Tuckniss, has applied for a Certificate of Appropriateness for the following work:

- Install curb cut, driveway and parking area

Angela Wallace presented a PowerPoint presentation.

Discussion: Philip Tuckniss addressed the Commission. There is 9.8 feet between the buildings. We want to add a curb cut and a place to park 4 cars. Right now I want to do a slopped bank and no wall. If I have to put a wall it will probably be limestone that is original to Fort Wood. JoBeth – I like the proposal. Nancy – Basically, your entire property will be gravel. Philip – Yes. We may change the river rock in the front to something else. Stuart – Is there any green space? Philip – There is some bushes along the back line and a few along Central Avenue. William – I think we have to see what the Guidelines say about yard context. Stuart – What are you going to have in the back to control the gravel? Philip – Crusher run. There is a sandstone border along the edge of the property at Central. What would be an alternative to the gravel if you don't want it? The cars will only be at the back of the house. There will be no parking in the front. In a few years, the vegetation along Central will be tall enough that you will not even see the cars in the back. William – Parking meets the Guidelines. Materials say, brick, aggregate etc. We have no real direction on materials. In terms of alleys and yards, it just talks about the front yard. Landscaping, the front yard should be trees and plants compatible with neighborhood. Retain the neighborhood style. William – The question is if we allow gravel on the remainder of the property. JoBeth – There are cases that we have preferred gravel over concrete. I think the drive and back is fine. My beef is that the whole front is also gravel. Stuart – Most of the front yards in the district are green space.

Would you be agreeable to making some green space in the front? Philip – I would prefer to put the drive and parking in and then have you look at it and see what you think. I don't want to be forced to go back to lawn if I don't have to. JoBeth – I think it is an expansive amount of rock. We can make it a condition on this approval. Phil Noblet – That can be a condition to be reviewed. It is two structures but if the property is sold separately later may cause problems. What is prevalent in the community? I would look at it after he has his curb cut and then decide. Nancy – I think it would be wise for you to go before the Fort Wood Neighborhood Association. Jo Beth – I think we should make it a condition. Kevin – I would like to see some alternatives to the gravel for the drive and parking area. I don't agree with making a condition regarding the front. I don't feel we can address the front when it is not part of the application. Stuart – I think the front yard conforms now but not with the change that is submitted today. JoBeth – Landscaping is not something we generally have people come in for approval. Stuart – Would you be acceptable to another material? Philip – I could put a green space down the middle of the drive and put crusher run for the tire tracks. Stuart – Would you be agreeable to come back and see us about the gravel in the front yard? William – What you are proposing is completely within the Guidelines. The front yard is not what it should be but it is not something we should demand. Stuart – I think this is something we should look at further.

Community Comments: None

JoBeth made a motion to approve Case #15-HZ-00066, 1039 E. 5th 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: submission of photographs to see how the front yard relates to the driveway and parking approved per this submission; and the sloping bank will be altered to slope into the yard.

Kevin seconded the motion. The motion was approved (5 for and 1 opposed).

CASE #15-HZ-00087 – 4419 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Eric Unger, has applied for a Certificate of Appropriateness for the following work:

- Demolish shed/carport at rear

Angela Wallace presented a PowerPoint presentation.

Discussion: Erric Unger addressed the Commission. It was originally a square building and the other was added on and then later the lean-to was added on. It is about to fall down completely. I have recently had to do some shoring up to keep it from falling down. There is no power in the shed because that last inspection was denied so the power was cut. It is at the end of a shared drive so it is viewable from the street. I want to have an open back yard instead of this shed. William – I believe our only question before was if it was all on your property. Erric – It is right on the corner of the property.

Community Comments: None

Ryan made a motion to approve Case #15-HZ-00087, 4419 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: none

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Phil Noblett - The clean-up crew was very noisy. Need to have at least one copy of the entire application. I think you need more knowledge of the neighborhood make up. The gravel issue is really harsh and probably does not fit with the historic make up. There has to be a legal non-conforming to start with. Since the placement of gravel in the front yard was placed there without approval, it is not legal non-conforming. Kevin – If we are asked to weigh in, do we have the authority to tell them that something outside the application is not by the Guidelines and ask that something be done? Phil – Yes you do. If it is not conforming, you can ask that it be changed. That is the purpose of the Guidelines. You can make a condition to be resolved if it is something that was not brought in for review. It would be better if you had better sketch plans submitted. If the neighborhood is really hot about it, they need to ask that the Guidelines be changed.

When new staff member is on board – they should attend neighborhood association meetings.

Nancy – I called Angela about the masonic lodge today has a large dumpster sitting outside. Angela will get one of the inspectors to look into.

STAFF APPROVALS

Approved

Gutters in Ferger Place – William read Guidelines. Materials shall be appropriate to building, location, size, shape, texture and materials should be same as existing. Commission asked for resident to come to Commission if they do not want to match existing or match historic style.

NEXT MEETING DATES: September 17, 2015 and October 15, 2015

Kevin made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:10 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

September 17, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held September 17, 2015 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Stuart Wood, JoBeth Kavanaugh, Nancy Poston, Kevin Osteen, Ryan Fiser, Michael Prater

Members Absent: William Shealy

Staff Members Present: Angela S. Wallace, Linda Guest-York

Applicants Present: Skip Pond, David & Ruth Ann Graham, Ken Cooper, Mark & Deborah Przybysz

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

OLD BUSINESS

CASE #15-HZ-00039 – 941 McCallie Avenue

PROJECT DESCRIPTION:

The applicant, Skip Pond, has applied for a Certificate of Appropriateness for the following work:

- New Construction of Townhomes

Angela Wallace presented a PowerPoint presentation.

Discussion: Skip Pond addressed the Commission. Skip passed out slightly revised packets to all members. I think we have a much better design than we had in April. There is an example of the stone I propose to use for the foundation. There is not enough brick and stone left on the site to do the entire retaining wall or foundation. I do have a different front elevation for Central Avenue I would like you to consider. We have covered the back doors of all units. Stuart – The balconied porch I would like to see used is the one shown in the rendering. Michael – It looks like the porch is higher but not on the rendering. Skip – They are a little higher than the retaining wall. The wall at the corner is 8 feet and goes down to 5 feet. There will be an access point to the sidewalk coming out between the 2 buildings. Stuart – The original foundation was set back from the retaining wall. Skip – It will be set back from the retaining wall. The brick is a burgundy color, kind of dark. Stuart - All the trim will be a cream color? Skip – Yes. There will be no variation in the look of the units. There will be brick in the eaves and gables. Ryan – The one that fronts Central shows 3 different options. Skip – The one I would like is the one in the rendering. Stuart – The foundation wall shows a little above the retaining wall? Skip – Yes, the ground will slope up to the building

and you will see the stone of the foundation of the building. Michael – The fence will be the metal shown in the rendering? Skip – Yes. There will be a couple of steps from the sidewalk to the buildings. There will be railings on all the back porches. Michael – Will there be doors or windows to the balconies? Skip – There will be doors. All siding will be hardi – 5 inch with 4 inches showing on the dormers. Michael is checking the Guidelines about the height of the retaining wall. JoBeth – The existing foundation/retaining wall is already 8 feet or more. Stuart – If the wall height is too high you won't see any grass. Typically you would see a little slope of green between the wall and the foundation. Skip – You will see some green from the road but not from the sidewalk. Michael – The stone wall you see now is the foundation of the original house and the steps went from the street to the front of the house. Michael – I just want everyone to realize that there is going to be a very high wall right at the sidewalk. Skip – The material is listed on the last page that I plan to use for the retaining wall. Nancy – The Central Avenue side shows a break in the railing, is that true? Skip – Yes, there is a break there. The corner unit will be a large 3 bedroom unit. I will be using 6/1 wood windows. Kevin – What will the columns be? Skip – They will all be square. Stuart - Are the 2 buildings the same height? Skip – Yes. Parking will be paved.

Community Comments: Hal Baker – Skip presented this to the Fort Wood Neighborhood Association and they are agreeable to this plan.

Kevin – Are you widening the sidewalk? Skip – We will come out to the sidewalk with the retaining wall.

Kevin made a motion to approve Case #15-HZ-00039, 941 McCallie Avenue, 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: materials used on site are to be same as submitted at meeting; acceptance is per the rendering and other drawings as noted by Skip (which are attached hereto and made a part of this motion); gable ends are brick; redi-rock submitted at meeting is approved per drawings; windows on Central Avenue elevation is as hand drawn on rendering by Skip Pond.

JoBeth seconded the motion. The motion was unanimously approved.

NOTE – SPECIAL ITEM: Brick – Skip Pond and Hal Baker propose an exchange between them of the brick and limestone saved from the demolition of the original home at 941 McCallie Avenue to replace the brick and limestone removed from the wall at 947 Vine Street.

The residence at 947 Vine Street is a group home for OGC. The intent was to salvage what was there but the brick was put together with concrete instead of mortar. It would be great if we could use the brick and limestone on Skip's property to rebuild this wall. We were able to save about 50 feet of the original retaining wall. We feel this would be a great solution for this material. We can use almost all of the material. Skip – What Hal does not use, is there a place to put this to keep it to use throughout the district? Hal – There is a large vacant lot next to the OGC property. We can stack the stone there and keep it until it is needed somewhere else in Fort Wood. JoBeth – That would great if we could keep this in the district. Hal – At this property it would be assessable and out of the way. Kevin – I think we could say it was available to all historic districts. Hal – Who would be the owner of the materials? Stuart – Skip, you retain ownership, OGC uses what they need and the two of you work out a system for people to submit to you a request for use. JoBeth –

Give the right of first refusal to Fort Wood. Stuart – There will be no problem getting rid of these materials. Kevin – I would like to know what your plan is to disburse the materials.

A motion was made, seconded and unanimously agreed that OGC property will use as much of the brick and limestone from this site as they need to rebuild the retaining wall which was removed. Hal and Skip will move the remaining material to the empty lot next to the OGC property and they will work out a system by which other historic properties from all designated historic districts can submit a request to use this material.

CASE #15-HZ-00072 – 4304 Michigan Avenue

PROJECT DESCRIPTION:

The applicant, Yuriko Hoshino, has applied for a Certificate of Appropriateness for the following work:

- Deck and Fence

Angela Wallace presented a PowerPoint presentation. The applicant was deferred and asked to return with details regarding the proposed deck. The deck was built without a COA and a stop work order was issued.

Discussion: Yuriko Hoshino was not present. The case was deferred at the last presentation because there were too many questions with the building of the deck.

Community Comments: None

JoBeth made a motion to deny Case #15-HZ-00072, 4304 Michigan 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: None

Michael seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00089 – 108 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, David & Ruth Ann Graham, has applied for a Certificate of Appropriateness for the following work:

- Replace gutters and down spouts with copper tone color and larger gutters

Angela Wallace presented a PowerPoint presentation.

Discussion: David & Ruth Ann Graham addressed the Commission. The majority of the house does not even have gutters currently. Michael – Where are you putting them? David – Around the perimeter of the house and on the front and back porches. The gutters that are there now were

added sometime over the years. Nancy – What is the design of the gutters you want? David – The color is musket brown supposed to look like patina copper and 6 inches with 4 inch downspouts. Ryan – I think it looks very good. Kevin – What did the Guidelines say? They should be replaced as is historical to the area and same size. JoBeth – A lot of the houses originally had internal gutters. Stuart – The advantage of white gutters is that they will blend in. David – The downspout will be on the back side of the bump out and on the back corner and where they are currently on the front. JoBeth – I think the brown is going to stand out on this house. Stuart – It will be right at the end of the roof in some places. Michael – The downspout that worries me is the one at the front. Kevin – It is a really tall home. It is not what I would suggest but it is not horrible. JoBeth - I think it may be better than the white downspouts.

Community Comments: None

Nancy – Will you have to do repair work to the boards? David – Yes we did the repair application in February and it was approved.

Kevin made a motion to approve Case #15-HZ-00089, 108 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: None

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00090 – 204 Eveningside Drive

PROJECT DESCRIPTION:

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

- Replace all windows

Angela Wallace presented a PowerPoint presentation.

Discussion: Ken Cooper addressed the Commission. The current windows are aluminum single glass and very cheap. The new ones are Anderson window series 100 fibrex which is some kind of metal material – it is not vinyl. I want to use sliding windows still. I just need more efficient windows. Kevin – I have used these windows. They are not detailed. Stuart – This is a 1960's house that is not really historic. I think the windows will be the same and keep the house looking as it is. Ken – I want to put a front porch on the house. I'm using the carport as a porch. I would like to wainscot the house with hardi above. Stuart – If we agree to the windows, we are keeping with the existing style of the house.

Community Comments: None

Ryan made a motion to approve Case #15-HZ-00090, 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. Conditions: windows to be Anderson 100 series in the same style as current.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00093 – 4414 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Mark & Deborah Przybysz, has applied for a Certificate of Appropriateness for the following work:

- Replace/repair windows & roof
- Renovate back porch
- Build new deck on rear of house

Angela Wallace presented a PowerPoint presentation.

Discussion: Mark & Deborah Przybysz addressed the Commission. We would like to do 2:1. Stuart - You want to propose matching original sizes and windows. Mark – We want to replace with wood windows. We have quotes from the company and we have brought a sample. They have used this window in several historic homes and areas. It is fixed muttoms and wood and PVC materials. JoBeth – you are talking about 3 sides of the house. The one side of the house we are not replacing those. There are only 2 windows on that side – one single pane non-opening window and a tiny window. They do not need replacing. JoBeth – I think 2:1 are a great choice. Debbie – There is only one original window in good shape and that is what we want to match. Kevin – I think that window is a quality window. Have you looked at any wood clad windows? Debbie – I have but I would like to use something that will not have to be painted. Kevin – We have to match the Guidelines. This is not clad. Debbie – I would like to have the windows without the top molding on the window. Stuart – You don't want the window to be flush with the siding on the house. Need to make sure that the window is not flush mounted. Kevin – Order them without a flange and without any exterior trim. Then trim them out yourself. You can order them that way. It will look more original. Michael – Are all the small windows going to be fixed? Mark – We will move the windows into the original setting. Windows 10, 11 and 12 will be 2:1 and operational.

Porch – The pitch of the roof will be changed to be in line with the house. A window will be added to the side of the porch (window 12). The roof will need future discussion. Applicant needs to have more conversation with the roofer.

Deck – There are several jogs in the house already. The pickets are described in the submitted materials. I am planning on building by code. Michael – 1x1 are really too small. 2x2 is standard in historic homes. Debbie showed columns she did at another house and would like to use the same style on this house. They are 10x10. We want to use the same

Community Comments: None

Kevin made a motion to approve Case #15-HZ-00093, 4414 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: windows to be trimmed on exterior with wood to match original trim detail as submitted (Window 6); siding at roof connection to be replaced at appropriate height and not patched; shed tie in to

stay inside side hip breaks on existing hip roof with the chimney and if not possible with porch design, resubmit roof framing for rear porch which can be staff approved; new deck to be flush with sleeping porch enclosure, rail design to be as described in submitted materials with spindles to be per code; columns to be sealed appropriately to match original picture submitted; owner to add capitals and bases.

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

STAFF APPROVALS

Approved

NEXT MEETING DATES: October 15, 2015 and December 3, 2015

Nancy made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:00 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

October 15, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held October 15, 2015 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Stuart Wood, JoBeth Kavanaugh, Nancy Poston, Kevin Osteen, William Shealy

Members Absent: Ryan Fiser, Michael Prater

Staff Members Present: Angela S. Wallace, Linda Guest-York

Applicants Present: Greg Oberschmidt, Ian Grant, Keith Riley, Kevin Osteen, Jon Cordes

Minutes from the September meeting are not ready to be reviewed.

OLD BUSINESS

NEW BUSINESS

CASE #15-HZ-00096 – 1 Fairoak Place

PROJECT DESCRIPTION:

The applicant, Kimberly Hutchinson, has applied for a Certificate of Appropriateness for the following work:

- New construction of guesthouse on rear of property

Angela Wallace presented a PowerPoint presentation.

Discussion: Kimberly Hutchinson is not present. Move to the end of the meeting to see if she shows up later.

CASE #15-HZ-00098 – 4616 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Greg Oberschmidt, has applied for a Certificate of Appropriateness for the following work:

- Addition of 2nd Story

Angela Wallace presented a PowerPoint presentation.

Discussion: Greg Oberschmidt addressed the Commission. William – What you are proposing is a single with an added half story. Greg – Yes. All materials will match the existing. The single window on the back does not match and I will replace it with a double 1:1 and that is what I will use on the second story. The size of the double window on the 2nd floor will be the size required, a little smaller than first floor. You will be able to see the addition from Tennessee and the alley but not from Florida Avenue. JoBeth – I think it ties in nicely. Stuart – It only changes the footprint slightly. Greg – Yes just that little bump out in the back. The roof on the addition will also help with the slope of the existing roof. Stuart – How are you going to use the siding? Greg – The siding will all match – the drawing is just showing where the new siding will be. There will not be a seam between the new siding and the old.

Community Comments: None

Nancy – Windows? Greg – The existing window on the first floor will go away and be made a double 1:1 and the other windows will be 1:1. They will be wood windows.

Kevin made a motion to approve Case #15-HZ-00098, 4616 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: as submitted

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00103 – 833 Oak Street

PROJECT DESCRIPTION:

The applicant, Ian Grant, has applied for a Certificate of Appropriateness for the following work:

- Addition of front porch

Angela Wallace presented a PowerPoint presentation.

Discussion: Ian Grant addressed the Commission. The house was built in 1905. It is believed that there was a porch originally on the house. Most of the houses in the area have front porches. The trees will not need to be removed per the contractor. Mr. Swafford, the contractor, is here if you have questions. Stuart – You are going to match the concrete pad height with the height of the porch. Ian – Yes. William – The stoop will remain? Ian – Yes. Both houses on each side of me have porches that go across the entire front of the house. JoBeth – I believe the porch that was on your house was probably exactly like the mirror house across from you and that porch goes across the front but most of it is uncovered. Ian – It seems unlikely there was a balcony on my house because there is no access. Stuart – How are you going to handle the porch roof going across the center part of your house? The roof will have to be higher than normal. Swafford – Yes it will have to be higher. William – There is no indication on the façade of the house of a prior porch either at the floor level or ceiling level? Ian – None that we can find. JoBeth – Unless we had evidence of a previous porch I don't believe there was a porch there. William – What is the façade? Ian – Painted brick. William – The Guidelines state most Fort Wood homes have porches and how important to retain them. Avoid removing or radically changing the façade. The altering or

addition of porches is not recommended unless there is pictorial or physical evidence of a former porch. There is no evidence here. I don't think this house has evidence that would have us say it is a good idea. Ian – The house next door to me is also identical to me. It has the same floor plan and a porch across the entire front. There are 5 houses with same floor plan with slightly different facades. William – I feel the Guidelines are straightforward on this. Nancy – Did you have any indication that you had columns? Swafford – Below the planters on the pad shows that there were columns there before. Stuart – A porch is usually at the front door. The house across the street has an arched doorway and then a fixed doorway that is where the porch is. Putting a porch over the arch will obscure the archway to the front door. It is a main feature of the house. Nancy – Ian's arch is much wider than the archway on the other house. Ian – We believe there was a partial porch. My neighbor said there were stripes on the wall where something was attached.

Community Comments: Keith Riley – My understanding is that the Guidelines say it is recommended – not prohibited. I am in favor of adding the porch. I think the goal is not to make it exactly what it was but what would be useful now.

Stuart – There is evidence across the street that shows what was probably there. Keith – I don't think anyone would say it would not be historically correct. Linda – The other houses usually have only a partial porch. They do not have a covered porch across a bump out like this house does. Kevin – I don't think you build something with this type of architecture and then cover it up. I also agree that we do not have to have it exactly as it would have been but we do need to keep with the architecture of this house. Nancy – Maybe you could check with the Fort Wood Homeowners Association, they may have some older photos of this house. Stuart – There needs some strong evidence that there would be something similar to what you have proposed. If you presented an alternate plan, we would certainly entertain that proposal. Ian – Thank you for your consideration but I am not interested in building a half porch. I was planning on a porch going across the entire front of the house and if I can't do that I am not interested in resubmission.

William made a motion to deny Case #15-HZ-00103, 833 Oak 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: None

Kevin seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00104 – 4304 Michigan Avenue

PROJECT DESCRIPTION:

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

- Build deck with steps

Angela Wallace presented a PowerPoint presentation.

Discussion: Keith Riley addressed the Commission. My plan is to put an extension from the deck with one step down to a landing and then put the steps going down parallel to the back of the house. All materials will match the deck. Stuart – I agree with the drop down at the end of the deck.

Community Comments: None

William made a motion to approve Case #15-HZ-00104, 4304 Michigan 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: that railing matches railing on existing deck.

Nancy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00105 – 508 Fortwood Place

PROJECT DESCRIPTION:

The applicant, Leah Golden, has applied for a Certificate of Appropriateness for the following work:

- Replace windows in 2nd story of sunroom

Leah Golden did not pick up the sign to be posted therefore, this case is deferred.

CASE #15-HZ-00107 – 5417 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jon Cordes, has applied for a Certificate of Appropriateness for the following work:

- Exterior renovations

Angela Wallace presented a PowerPoint presentation.

Discussion: Jon Cordes addressed the Commission. We own the house at 5414 St. Elmo Avenue. The house has been gutted. The person that had it before me tried to change the front door and I want to put it where it was originally. We want to enclose the back porch so we can add a 2nd bath. Stuart – You would have to plan on what to do with the roof over the porch. JoBeth – We can only approve that you have submitted today and if you want to change it later, you would have to resubmit it. Stuart – I think the only way to go is with the roof line as it exists. If you find you want to do that, you would have to come back. JoBeth – It looks like you are keeping the house as it was initially. Jon – Yes. JoBeth – What are you doing with the windows, are you keeping them the same 2:2. Jon – Yes that is my plan. The window on the north side is not there now. We are intending on keeping the house and windows the same. I would want to put in a wood front door with 3 small lights across the top. Stuart – I think we can have the type of door staff approved. Something simple front door with up to a half light would be acceptable. William – What are you going to put in the gable where the plywood is? Jon – Hope to replace a historic vent. Stuart – You will need to submit the vent design for staff approval. JoBeth – The enclosure of the back porch details? Jon – Will put a corner board and match the existing siding. The rear of the house will be

removing the window and move it to the enclosure of the porch and put a door where the window is now. Jon – Maybe I will use that window on the front. William – I think there are a lot of questions about this; I would like to see it resubmitted.

Community Comments: None

JoBeth made a motion to approve Case #15-HZ-00107, 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 any and all conditions. Conditions: submit detailed drawings for porch details, windows, scale and position; front and rear doors to be staff approved; double vent to be submitted to staff for approval; siding and trim to match original house with 3 corner boards at intersections with original house and enclosed porch.

Nancy seconded the motion. The motion was unanimously approved.

Kevin Osteen recused himself from this case.

CASE #15-HZ-00106 – 9 Fair oak Place

PROJECT DESCRIPTION:

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

- Exterior renovations

Angela Wallace presented a PowerPoint presentation.

Discussion: Kevin Osteen addressed the Commission. This is a rear addition of 25 feet out. The stairs are actually going to come down on the side of the house instead of as shown on proposed drawing. They will not cross the existing window as they do now. The existing siding is vinyl. This addition will be hardi lap and later the homeowner wants to replace the vinyl. The hardi lap will match the size of the existing vinyl. I thought about a board and batting for the addition and it would not look bad against the original siding when she removes the vinyl but I don't have approval from the homeowner for that. Right now I am proposing the lap hardi. William – Have you considered stepping in the addition? Kevin – I have not. With the roof line cutting it back, it would look odd. I think the owner would not be agreeable to a change in the overhang. William – The windows match existing and a metal door is used on the basement.

Community Comments: None

JoBeth made a motion to approve Case #15-HZ-00106, 9 Fair oak Place 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: siding be consistent with the original siding on the house and be woven in; and the basement level addition can be board and batting to break it up; the porch stairs will be as original stairs.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00096 – 1 Fairoak Place

PROJECT DESCRIPTION:

The applicant, Kimberly Hutchinson, has applied for a Certificate of Appropriateness for the following work:

- New construction of guesthouse on rear of property

Angela Wallace presented a PowerPoint presentation.

Discussion: Kimberly Hutchinson is still not present.

Stuart - This is not to physically touch the existing house. It looks like a 2 story building connected by a bridge only to the existing house. It will be visible from the side street. William – We do not have precedence for this. Linda – It has to be physically attached. Phil Noblett – You cannot have two structures on a single lot.

Community Comments: None

Kevin made a motion to defer Case #15-HZ-00096, 1 Fairoak Place, 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: applicant is encouraged to attend a pre-submittal meeting with the City before resubmitting

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Meeting schedules were distributed to all Commission members.

The guy with the rock driveway and parking needs to come back in and submit the rock in the house.

Stuart – The wall on Orange Grove property is being built today and the Chief Building Inspector did go out and inspect it and his findings are attached hereto and made a part hereof. Nancy – I think they have done the best job they could do with the brick. In the future we need to look at these cases - do they need to tear down the entire wall and replace, tie into or not.

Phil – Distributed a set of standard by-laws adopted by the City. There will be a training section soon. Rules of quorum – if you start with a quorum you can continue as with a quorum. Need to ratify the action of the 4 members. Phil needs to see if we can operate under the existing by-laws or if we have to adopt the standards.

STAFF APPROVALS

William made a motion to approved, Kevin seconded. The motion was unanimously approved.

NEXT MEETING DATES: December 3, 2015

Kevin made a motion to adjourn.

William seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:45 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

December 3, 2015

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held December 3, 2015 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Linda Guest-York called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Michael Prater, JoBeth Kavanaugh, Kevin Osteen, Nancy Poston, William Shealy and Ryan Fiser.

Members Absent: Stuart Wood

Staff Members Present: Gary Hilbert, Renee Brown, Linda Guest-York

Applicants Present: Kimberly Hutchinson, Leah & Russell Golden, Jon Cordes, Chris Roth, Bianca Engle, Builder Ready of Chattanooga, Steve Lewin and Debbie Sue Przybysz

Minutes from the last meeting are not ready to be reviewed.

Gary Hilbert, Director of Land Development – **ANNOUNCEMENT** – Mr. Hilbert stated that the City is trying to be more customer friendly and the Boards have been asked to consider meeting during the day. He asked for this to be discussed among the Board members and he'll be back in January.

OLD BUSINESS

CASE #15-HZ-00096 – 1 Fair oak Place

PROJECT DESCRIPTION:

The applicant, Kimberly Hutchinson, has applied for a Certificate of Appropriateness for the following work:

- New construction of guesthouse on rear of property

Linda Guest-York presented a PowerPoint presentation.

Discussion: Kimberly Hutchinson addressed the Commission. She said they are not requesting an attached guest house but just a bedroom and bath attached to the house via a walkway. There is a bump out at the back of the house and they want to build the walkway from that bump out to the addition which would be built on piers.

Mr. Shealy commented on the height of the structure addition. Ms. Hutchinson stated that the addition would not show from the front and the roof would be hipped out lower than the existing roof. Mr. Prater had questions about the walkway roof. He also asked why she wanted to separate

the addition by a walkway. Ms. Hutchinson said that it would be hard to incorporate into the symmetry with an el. She stated that the deck would not have access to the ground via stairs.

Mr. Shealy asked about the 32 foot extension of the addition and walkway and the dimensions of the entire structure. Ms. Hutchinson said it's on a staggered area of the yard. She added that she will not enclose the piered area under the addition. Mr. Prater said it would be nice to see an elevation drawing. Ms. Hutchinson said she is meeting with someone about that tomorrow.

Community Comments: None.

Mr. Shealy asked for elevations, a site plan and floor plan to understand the overall mass. Mr. Osteen said it would be nice to see the side and rear elevations. All the Board members agreed that elevations would enable them to get a better idea of what is proposed. Ms. Poston asked about the form of building livable room on piers. She added this is about the openness underneath. Mr. Prater added that it could be landscaped underneath and helps to break up the mass. Mr. Shealy said that lattice underneath could help everything tie in.

Mr. Shealy made a motion to defer Case #15-HZ-00096, 1 Fair Oak Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, with no conditions.

Ms. Kavanaugh seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00105 – 508 Fortwood Place

PROJECT DESCRIPTION:

The applicant, Leah Golden, has applied for a Certificate of Appropriateness for the following work:

- Replace windows in 2nd story of sunroom

Linda Guest-York presented a PowerPoint presentation.

Discussion: Russell Golden addressed the Commission. Mr. Golden said this was a bed and breakfast in the house's past. They are trying to restore. This sunroom was not original to the house and there is considerable water damage to the wood. Ms. Kavanaugh said this was what used to be called a sleeping porch. She asked if the windows open. Mr. Golden didn't know. He pointed out that an adjacent room was a bathroom and they have removed it and wish to put the bathroom in the sunroom area. He added that the sunroom windows appear to be about four stories up because of the steep hill.

Community Comments: None.

Ms. Kavanaugh asked about the sides. Mr. Golden said that the ends would remain with windows – new windows – in the same configuration. Ms. Kavanaugh said that Fort Wood doesn't allow changing windows – just repairing them. Ms. Poston said that if they are original windows – however, these appear to be added. Mr. Golden said that the water issue is because of rain coming

down from the upper roof. Ms. Kavanaugh said that horizontal windows are a problem for her. And that she is concerned about knowing about the sides. She asked if these are casement windows. Mr. Osteen said that that's okay because of the mismatched windows on the first floor.

Ms. Poston suggested leaving the upper two rows of windows and finishing the rest. Mr. Golden agreed. Mr. Prater asked for drawings to scale what they are planning. Ms. Poston asked for drawings including the gutters.

Ms. Poston made a motion to defer Case #15-HZ-00105, 508 Fortwood Place, 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: new to-scale elevations of the windows, siding details, gutter details, and woodwork details, plus materials of that design.

Ms. Kavanaugh seconded the motion. The motion was unanimously approved.

The applicant, Bianca Engle, asked to move her case up as she had to go to work. The other applicants agreed.

CASE #15-HZ-00124 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Bianca Engle, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Linda Guest-York presented a PowerPoint presentation. Mr. Osteen recused himself from the case.

Discussion: Bianca Engle addressed the Commission. Ms. Engle said that Ms. Wallace staff approved some of the work. Board and batten used to be on there along with cedar shake which have all had water damage and rotting. She asked to have hardy board with the 4" reveal clap board design. Mr. Prater asked about the flares. Ms. Engle said that they would put shingles on that.

Ms. Kavanaugh said that asphalt shingle on the flare would not look nice. She added that the shake would look better on the top and board-and-batten on the lower. Mr. Shealy said that cedar shake is hard to maintain. He added that since they know what was original, they should try to maintain that as it is part of the style and character of the house. Mr. Prater said that lap siding would be the only thing that would work on top.

Community Comments: Kevin Osteen was present. He suggested a belly-band around the flare to allow a transition. The hardy shake up top would look great. He doesn't think that hardy product can be used here. He added that the new cedar stuff is almost maintenance free. Ms. Engle said that they also wanted a low maintenance product. Ms. Kavanaugh told the applicant to maintain the charm and character of the house.

Ms. Kavanaugh made a motion to defer Case #15-HZ-00124, 4505 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. Approval subject to the following conditions: submittal of new materials especially in the use of asphalt on the flare area (?).

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

OLD BUSINESS RESUMED

CASE #15-HZ-00107 – 5417 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jon Cordes, has applied for a Certificate of Appropriateness for the following work:

- Addition of 2nd Story

Linda Guest-York presented a PowerPoint presentation.

Discussion: Jon Cordes addressed the Commission. Ms. Kavanaugh asked if the porch is being infilled. Mr. Cordes affirmed this will be enclosed. Mr. Shealy said that the Board had questions about the rear porch line. Mr. Cordes said that he would put corner boards on the enclosed area and the small window on the rear of the house would be put into the enclosed area. Ms. Kavanaugh asked for confirmation of window types. Mr. Cordes said there are several types of windows. Mr. Shealy said that a couple of things have changed on the application. Mr. Prater asked about the problem area of the shed roof. Mr. Cordes said he'll have to get a professional roofer to give advice.

Community Comments: None

Mr. Prater made a motion to approve Case #15-HZ-00107, 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 any and all conditions. Conditions: any windows will match the existing.

Ms. Kavanaugh seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00123 – 1404 W. 51st Street

PROJECT DESCRIPTION:

The applicant, Chris Roth of Decks on a Budget, has applied for a Certificate of Appropriateness for the following work:

- Addition of front porch

Linda Guest-York presented a PowerPoint presentation.

Discussion: Chris Roth addressed the Commission. He stated that the house lacks character. He will use 8 x 8 posts and character trim work. Along the bottom, they will have a faux brick to wrap around the front of the house and the porch to tie it in. There will be wide six foot steps coming down on the front. The steps will be matched up to the existing sidewalk. This will be an open porch/deck. Mr. Osteen asked about the offset on the front. Mr. Roth said it was to disguise the existing front steps.

Mr. Osteen said that the house is small in scale and the 8x8 may be too much. He would also like to see the faux brick. Ms. Kavanaugh said this is big for the scale of this house. Mr. Shealy said that in the guidelines there is no difference between porches and decks and there is nothing on adding a front porch. Decks, however, should only be built on the rear of the building and not readily visible from the street. Mr. Osteen said that there is precedent – he built one and the Board approved it. He added that the scale is just too big. Mr. Prater said he doesn't agree with the brick unless it was a band at the bottom of the porch. He added that it is just too big, especially too deep at 12 feet. The suggestion was made to take the deck around the corner instead of the jog.

Community Comments: None.

Ms. Kavanaugh made a motion to defer Case #15-HZ-00123, 1404 W. 51st 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: scaled drawings and elevations and design details as well as materials of existing house and proposed porch.

Mr. Shealy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00125 – 5404 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Builder Ready of Chattanooga, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda Guest-York presented a PowerPoint presentation.

Discussion: Ken Morris of Builder Ready of Chattanooga addressed the Commission. Mr. Morris explained that the lot shown has been subdivided into two lots. He said that he retracts the request for vinyl. He will use aluminum clad windows. Questions were raised about the stone façade. Mr. Morris said it would be mortared-in-place manufactured mountain stone.

Mr. Shealy said that large blank areas of space on the sides of the house are a concern. Mr. Morris responded that he could double the single large window in the living room. Mr. Fiser asked about the roof. Mr. Morris said that it's three dimensional asphalt. Ms. Kavanaugh said we need to see the stone.

Community Comments: Christina Siciliano of 5406 Alabama Avenue. She is opposed to this as the rest of the neighborhood is one level and she is concerned about this being divided into three lots where small houses will be built. Mr. Shealy agreed about the two-level houses in a one story area and scale relative to the rest of the area. Mr. Osteen read from the guidelines regarding the predominant scale and the aesthetic of the neighborhood.

Mr. Fiser made a motion to approve Case #15-HZ-00125, 5404 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: All aluminum clad windows, porch roof to be standing seam, window on the side, and stone product to be brought before the board.

Mr. Shealy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00126 – 4207 St. Elmo Avenue

PROJECT DESCRIPTION:

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

- Add dormer to back 2nd floor
- Patch exterior hole

Linda Guest-York presented a PowerPoint presentation.

Discussion: Steve Lewin addressed the Commission. They propose to remove the two garden windows on the West elevation, move the door and possibly a window. There would also be a gable addition with wood casement windows. The pergola structure would remain as it. The siding, roof and trim would match what is existing.

Community Comments: None

Mr. Shealy made a motion to approve Case #15-HZ-00126, 4207 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 no conditions

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

CASE #15-HZ-00121 – 1410 W. 52nd Street

PROJECT DESCRIPTION:

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

- General discussion

Linda Guest-York presented a PowerPoint presentation.

Discussion: The applicant was not present.

Community Comments: None

OTHER BUSINESS

Ms. Poston said that #1, a guy has a rock garden in Fort Wood and it needs to be revisited; #2, flag stone pavers are required in the parking area at the fraternity and poured gray concrete was installed; #3, in Fort Wood, the Psi Chi building, the neighborhood was trying to get rid of them because of parking.

STAFF APPROVALS

Need to question Angie about 4414 and 4621. Mr. Shealy made a motion to approve all staff approvals except for 15-HS-00116 and 15-HZ-00120. Mr. Prater seconded and the motion carried unanimously.

NEXT MEETING DATES: January 21, 2016

Mr. Prater made a motion to adjourn.

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

The meeting was adjourned at 8:36 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary