

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

**February 20, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on February 20, 2020, at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order and announced that the meeting is being recorded. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Historic Review Planner Sarah Robbins explained the additional rules of procedures.

**Members Present:** Steve Lewin, Melissa Mortimer, Lee Helena, Matt McDonald, and Skip Pond

**Members Absent:** Hannah Forman

**Staff Members Present:** Historic Review Planner Sarah Robbins, Secretary Levi Witt and City Attorney Rob Robinson

**Steve Lewin explained the rules of procedures.**

**Roll Call:** Levi Witt called the roll.

**Swearing In:** Levi Witt swore in everyone who wanted to speak to the Commission.

**Applicants Present:** Cody DeVos, Cat Devos, Mark Green, Brad Allison, Wendy Allison, Devin Schnelle, Paul Sims, and Chris Anderson

**Approval of Minutes:** **Melissa Mortimer made a motion to approve December 19, 2019 meeting minutes. Skip Pond seconded the motion. All in favor, the motion was unanimously approved.**

**Sarah Robbins explained the additional rules of procedure.**

**OLD BUSINESS: None.**

**NEW BUSINESS:**

**Case #20-HZ-00007 – 4406 Guild Trail – New retaining wall & fence**

**Project Description:**

The applicant, Roy Tankersley, has applied for the following modifications:

1. New construction of a retaining wall requiring a building permit.
2. New aluminum fence on top of the retaining wall.

Sarah Robbins presented the project.

**Comments from the Applicant:** Mark Green spoke about the project. Mr. Green explained his reasons for the request.

**Comments from City Staff or Others:** There were no comments from city staff or the community.

**Discussion:** A discussion was had between the Committee members. Steve Lewin made a motion to approve Case #20-HZ-00007 – 4406 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. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

**There were conditions noted for the approval:**

1. Brick veneer as an acceptable surface.

**Case #20-HZ-00011 – 1512 W. 57th Street – New construction of a primary structure**

**Project Description:**

The applicant, Warren Cole (Cole Construction), has applied for the following modifications:

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

**Comments from the Applicant:** Warren Cole spoke about the project. Mr. Cole explained his reasons for the request. He also described the project and elaborated on the details of the project.

**Comments from City Staff or Others:** Community member Debbie Sue Przybysz of 1314 W. 46th Street spoke about the project. Ms. Przybysz was concerned about the project affecting the neighborhood. Ms. Przybysz was also concerned about the house looking out of place in the neighborhood.

**Discussion:** A discussion was had between the Committee members. Steve Lewin made a motion to approve Case #20-HZ-00011 – 1512 W. 57th 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. Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.**

**There were conditions noted for the approval:**

- 1. The large front windows do not conform to the guidelines but are significant to the architectural design of the house. Approval is noted as an exception to the guidelines.**

**Case #20-HZ-00013 – 4912 Florida Avenue – New construction of a primary structure**

**Project Description:**

The applicant, Chris Anderson, has applied for the following modifications:

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

**Comments from the Applicant:** Chris Anderson, of 1644 Rossville Avenue, spoke about the project. He explained the details of the project and addressed concerns from the community and from the staff.

**Comments from City Staff or Others:** Community member Tim McDonald of 5021 Sunnyside Avenue submitted a letter of opposition to the project:

“Sarah,

I am sure you have already put your presentations together for tomorrow’s meeting. However, I have a concern about case 20-HZ-00013, 4912 Florida Avenue. When I checked the HZ website for an agenda last Friday, nothing had been posted so I was not aware of the cases in time to comment. My concern is the same of the staff--the proposed design is too tall with two stories and a 14-foot attic space to fit the neighborhood and I also feel the proposed design is too large for such a small lot. The structure will not fit into the existing neighborhood.

Thank you,

Tim McDonald”

Community member Annette Perchins of 4910 Florida Avenue also expressed concern about the project and the implications of the project in regards to its effect on surrounding trees in the neighborhood. Wendy Allison of 4612 S. Lakeridge Drive joined Ms. Perchins in expressing concern about the project’s effect on the neighborhood and the neighborhood’s trees. Debbie Sue Przybysz expressed concern about the height of

the project and how the proposed structure would look in the neighborhood next to other homes in the neighborhood. Chris Anderson, the applicant, responded to the community and addressed their concerns.

**Discussion:** A discussion was had between the Committee members. Steve Lewin made a motion to defer Case #20-HZ-00013 – 4912 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Guidelines, subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The deferral was requested by the applicant. There were no conditions noted for the deferral.

**Case #20-HZ-00016 – 1620 W. 53rd Street – New construction of a primary structure**

**Project Description:**

The applicant, Devin Schnelle ( RP Homes ), has applied for the following modifications:

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

**Comments from the Applicant:** There were no comments from the applicant.

**Comments from City Staff or Others:** Community member Cody DeVos of 1618 W. 53rd street expressed opposition to the project. Mr. DeVos expressed his concerns about the proposed design. The applicant responded to the community and addressed their concerns.

**Discussion:** A discussion was had between the Committee members. Melissa Mortimer made a motion to defer Case #20-HZ-00016 – 1620 W. 53rd 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. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the deferral:

1. More information is needed on the design relative to setbacks and retaining walls reflective of the grade.

**Case #20-HZ-00017 – 5305 Virginia Avenue – Rear of structure garage addition**

**Project Description:**

The applicant, Paul Sims, has applied for the following modifications:

1. Rear of structure garage addition (attached to the house) with a 4' wide single door next to the double garage bay doors.
2. New parking area (pea gravel).
3. New partial or full light doors to front and sides of structure (wood, fiberglass or steel).
4. New gutters (same as existing - k-style metal).
5. New porch and deck metal standing seam roof.
6. New decking: front porch wood and rear deck composite trex type material.

Sarah Robbins presented the project.

**Comments from the Applicant:** Paul Sims of 5305 Virginia Avenue spoke about the project. Mr. Sims answered questions from the Commission about the project.

**Comments from City Staff or Others:** There were no comments from city staff or the community.

**Discussion:** A discussion was had between the Committee members. Matt McDonald made a motion to approve Case #20-HZ-00017 – 5305 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. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. Front door to be wooden construction with half light or  $\frac{3}{4}$  light glass,
2. Garage doors must match in material and style,
3. Rear gable infill to be painted cementitious material in shape pattern,
4. Rear house bracket to mimic the frame of front bracket,
5. Trim double window at rear to be consistent with window below, and
6. Shape portion to be interrupted with trim board horizontally at the level of the top of the adjacent triangles.

**NEXT MEETING DATE:** March 19, 2019 (application deadline was February 21, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Lee Helena seconded the motion.**

The meeting was adjourned at 11:58 a.m.

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Steve Lewin, Chair

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Date

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Levi Witt, Secretary

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Date

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

**May 21, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on May 21, 2020, at 9:30 a.m. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Chair Steve Lewin, Vice Chair Melissa Mortimer, Matt McDonald, Hannah Forman, Skip Pond, Rachel Shannon and Lee Helena.

**Members Absent:**

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Chris Anderson, R & P Homes, Anthony Shaw, Christopher Gehard, Clayton & Lisa Whittaker, Billy Stockwell, Sam Moore, Gary Fiser, Safaa Abou Alfa, Stuart Wood, Reflective Homes, Tommye Johnson, Daniel Lee, Case White, Bryan Youngblood, Garth Brown, Kevin Boehm, Kate Boehm, Jamie Pfeffer, Jonathan Torode, Mike Flanagan, John McWaters

**Chairman Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Melissa Mortimer made a motion to approve February 2020 meeting minutes. Steve Lewin seconded the motion. All in favor, the motion was unanimously approved.

**OLD BUSINESS:**

**Case #20-HZ-00013 – 4912 Florida Avenue – New construction of a primary structure with attached garage, driveway, walkway and parking area**

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of a primary structure with attached garage.
- Concrete driveway, walkway and parking area.

**Comments from the community:** Applicant Chris Anderson spoke about the project and answered various questions from the Commission. Wendy Allison, owner of the home, also spoke about the project. There were two letters of opposition to the project,

from Tim McDonald and Susan Spence, and Sarah Robbins read them to the Commission. Community member Debbie Sue Przybysz spoke in opposition to the project. Denise Shaw, another member of the community, spoke in opposition to the project as well. Chris Anderson responded to comments from the community. Wendy Allison also responded to comments from the community.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to deny Case 20-HZ-00013: 4912 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. Matt McDonald opposed and 6 in favor, the motion carried to deny.

There were no conditions noted in the motion.

**Case #20-HZ-00016 – 1620 W. 53rd Street – New construction of a primary structure with an attached garage, driveway, walkway and parking area**

**Project Description:**

The applicant, R & P Homes, has applied for the following work:

- New construction of a primary structure
- Attached garage
- Driveway
- Walkway
- Parking area

**Comments from the community:** Applicant Devin Schnelle spoke about the project and answered various questions from the Commission about the project. Sarah Robbins read an email from Tim McDonald in opposition to the project. Community member Cat DeVos expressed her concerns about the project. Community member Debbie Sue Przybyz expressed her concerns about the project. Community member Diane Marble also expressed her concerns about the project.

**Discussion:** A discussion was had between the Commission members. Hannah Forman made a motion to approve Case 20-HZ-00016: 1620 W. 53rd Street, 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 any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**NEW BUSINESS:**



**Case #20-HZ-00023 – 841 Fortwood Street – New construction of a detached outbuilding**

**Project Description:**

The applicant, Anthony Shaw, has applied for the following work:

- New construction of a two story accessory structure on a previous accessory structure location.

**Comments from the community:** Applicant Anthony Shaw spoke about the project. Mr. Shaw explained the project in further detail and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Skip Pond made a motion to approve Case 20-HZ-00023: 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. Front facade to be brick below the beltline. Siding to be above the beltline as specified in the application.

**Case #20-HZ-00026 – 1222 W. 55th Street – Replacement of a non-historic carport with a new detached garage.**

**Project Description:**

The applicant, Christopher Gehard, has applied for the following work:

- New construction (new secondary building)
- Parking areas

**Comments from the community:** Applicant Christopher Gehard spoke about the project. Mr. Gehard explained the project in further detail and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Hannah Forman made a motion to approve Case 20-HZ-00026: 1222 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. At least 3.5” trim around all doors and windows (including garage door) on all sides, not included in the drawing.
2. Specifications on garage door to be approved by staff when the door is chosen.
3. Window on the front of structure must meet the proportions set by the guidelines.
4. To be consistent in style with the existing house, siding could continue all the way to the roof on the front and rear of the structure. Board and batten, as proposed originally, is also acceptable.

**Case #20-HZ-00040 – 846 Oak Street – New construction of a two-story accessory structure with parking pad, driveway, walkway, retaining wall and fence.**

**Project Description:**

The applicants, Clayton & Lisa Whittaker, have applied for the following work:

- New construction of an accessory structure (two-story garage)
- Parking pad
- Driveway
- Retaining wall and fence
- Walkway

**Comments from the community:** Applicants Clayton & Lisa Whittaker spoke about the project. The two spoke about the project in further detail and answered various questions from the Commission about the project. Sarah Robbins read a letter of support for the project from the Fort Wood Neighborhood Association.

**Discussion:** A discussion was had between the Commission members. Skip Pond made a motion to approve Case 20-HZ-00040: 846 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #20-HZ-00042 – 4500 Tennessee Avenue – New construction of a building addition.**

**Project Description:**

The applicants, Billy Stockwell / J. Brewer and Associates, have applied for the following work:

- New construction (two-story garage)
- Parking pad
- Driveway
- Retaining wall & fence
- Walkway

**Comments from the community:** Applicant Billy Stockwell and property owner Sam Moore spoke about the project. Mr. Stockwell and Mr. Moore explained the project in further detail and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Case #20-HZ-00042: 4500 Tennessee Avenue was deferred at the applicant's request.

**Case #20-HZ-00044 – 1309 W. 45th Street – New construction of a primary structure with driveway, walkway and parking pad.**

**Project Description:**

The applicants, Gary and Debbie Fiser, have applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway

**Comments from the community:** Applicants Gary and Debbie Fiser spoke about the project. Mr. and Mrs. Fiser explained the project in further detail and answered questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to approve Case 20-HZ-00044: 1309 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, approval subject to any

and all conditions. Hannah Forman seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. Maximum foundation height not to exceed 4' at any point.

**Case #20-HZ-00045 – 106 Everett Street – New construction of a building addition.**

**Project Description:**

The applicant, Stuart Wood, has applied for the following work:

- New construction of a building addition
- Siding material change
- Window material and placement changes
- Foundation repairs
- Repairs and new materials on front porch

**Comments from the community:** Applicant Stuart Wood explained the project in further detail and answered questions from the Commission about the project. Denise Shaw, an architect on the project, also spoke about the project.

**Discussion:** A discussion was had between the Commission members. Matt McDonald made a motion to approve Case 20-HZ-00045: 106 Everett Street, 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 any and all conditions. Steve Lewin seconded the motion. Melissa Mortimer opposed and 6 in favor, votes recorded by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. Front gable that is original to have siding that is consistent with the bottom half of the house.

**Case #20-HZ-00046 – 4607 Alabama Avenue – New construction of a primary structure with attached garage, driveway, walkway and parking area.**

**Project Description:**

The applicant, Devin Schnelle, has applied for the following work:

- New construction of a primary structure
- Attached garage
- Concrete driveway
- Walkway
- Parking area

**Comments from the community:** Applicant Devin Schnelle spoke about the project and answered questions from the Commission about the project. Paul Wilkinson also

spoke about the project and explained the project in further detail. Sarah Robbins read letters in opposition to the project from community residents Tim McDonald, Alice Sikkema, Alison Van Winkle, Angela Fox and Fallon Skinner. Ms. Schnelle and Mr. Wilkinson responded to concerns from the community.

**Discussion:** A discussion was had between the Commission members. Melissa Mortimer made a motion to approve Case 20-HZ-00046: 4607 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. Consistent siding used on primary, full elevations. Dormers may use a different material.
2. Solid wood front door.

**Case #20-HZ-00057 – 4907 Beulah Avenue – New construction of a secondary building with parking area and fence.**

**Project Description:**

The applicant, Tommye Johnson, has applied for the following work:

- New construction (new secondary building)
- Parking areas
- Fence

**Comments from the community:** Applicant Tommye Johnson spoke about the project and explained the project in further detail for the Commission.

**Discussion:** A discussion was had between the Commission members. Hannah Forman made a motion to approve Case 20-HZ-00057: 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #20-HZ-00058 – 4709 Alabama Avenue – New construction of a primary structure with walkway.**

**Project Description:**

The applicant, Daniel Lee, has applied for the following work:

- New construction of a primary structure
- Walkway

**Comments from the community:** Applicant Daniel Lee spoke about the project and answered questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Case #20-HZ-00058: 4709 Alabama Avenue was deferred at the applicant's request.

**Case #20-HZ-00059 – 5507 Alabama Avenue – New construction of a primary structure.**

**Project Description:**

The applicant, Bryan Youngblood / Green Turtle L.L.C., has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad

**Comments from the community:** Sarah read a letter in opposition to the project from community member Nicole Arellano.

**Discussion:** A discussion was had between the Commission members. Melissa Mortimer made a motion to defer Case 20-HZ-00059: 5507 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #20-HZ-00061 – 4277 Westridge Road – New construction of a primary structure.**

**Project Description:**

The applicant, Garth Brown / Pfeffer Torode Architecture, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Concrete patio

**Comments from the community:** Applicant Garth Brown spoke about the project and answered questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from community members Tim McDonald and Blake Cash. Denise Shaw spoke in opposition to the project and expressed her concerns about the project. Garth Brown responded and addressed the concerns from the community. Michael Flanagan, who is also associated with the project, joined Garth Brown in explaining details about the project.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to approve Case 20-HZ-00061: 4277 Westridge Road, 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 any and all conditions. Matt McDonald seconded the motion. All in favor, votes recorded by roll call, the motion carried to approve.

There were no conditions noted in the motion.

#### **OTHER BUSINESS:**

**NEXT MEETING DATE:** June 18, 2020 (application deadline is May 22, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Melissa Mortimer second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 3:30 p.m.

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Steve Lewin, Chair

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Date

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Levi Witt, Secretary

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Date



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

**June 18, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 18, 2020, at 9:30 a.m. virtually, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Matt McDonald, Hannah Forman, Skip Pond, John Brennan, Thomas Palmer

**Members Absent:** None.

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Sam Moore, Billy Stockwell, Daniel Lee, Bryan Youngblood, Chris Anderson

**Chairman Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve May 2020 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

**Case #HZ-20-61 (20-HZ-00042) – 4500 Tennessee Avenue – New construction of a building addition.**

**Project Description:**

The applicant, Sam Moore, has applied for the following work:

- Building addition

**Comments from the community:** Applicant Sam Moore explained the project in further detail and answered questions from the Commission about the project. Mr. Moore also explained various changes made to the project. Contractor Billy Stockwell also spoke about the project. Sarah Robbins read emails in opposition to the project from community members Matt Whitaker and Tim McDonald. Mr. Moore and Mr. Stockwell responded to concerns from the community.

**Discussion:** A discussion was had between the Commission members. Hannah Forman made a motion to approve Case HZ-20-61 (20-HZ-00042): 4500 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. The three proposed windows on the front of the addition should meet a minimum of 3:1 ratio, or match the window ratio on the existing house.
2. The three windows on the back of the shed dormer should be taller to meet 3:1 ratio as well.

**Case #HZ-20-86 (20-HZ-00058) – 4709 Alabama Avenue – New construction of primary structure**

**Project Description:**

The applicant, Daniel Lee, has applied for the following work:

- New construction of a primary structure
- Walkway

**There were comments from the community:** Applicant Daniel Lee spoke about the project. Mr. Lee described the project and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-20-86 (20-HZ-00058): 4709 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, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted in the motion.

**Case #HZ-20-91 (20-HZ-00059) – 5507 Alabama Avenue – New construction of primary structure**

**Project Description:**

The applicant, Bryan Youngblood, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad

**There were comments from the community: Applicant Bryan Youngblood talked about the project and answered questions from the Commission about the project. Sarah Robbins read emails in opposition to the project from Nicole Arellano and Lynn Bartoletti.**

**Discussion: A discussion was had between the Commission members.**

**Melissa Mortimer made a motion to approve Case HZ-20-91 (20-HZ-00059): 5507 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, the motion was unanimously approved.**

**The following conditions were noted in the motion:**

1. Window proportions on front facade to be 3 to 1.
2. Ribbon concrete driveway.
3. Aluminum clad windows.
4. Front columns: 6 inches.
5. Siding reveal: 6 inches.
6. Aluminum gutters.
7. Small window in front gable.
8. Foundation height 1.5' to 2', per guidelines.
9. Raise head heights of windows to match door height.
10. Front porch beam to be 8 to 10 inches and return to house on outermost post.

**NEW BUSINESS:**

**Case #HZ-20-105 – 5465 Alabama Avenue – New construction of a primary structure**

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

**There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.**

**Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to defer Case HZ-20-105: 5465 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.**

**The following conditions were noted in the motion:**

1. More detail & information is needed on the drawings.
2. Siding to match all around house. Horizontal is preferred to de-emphasize height.
3. 6-inch trim around all openings.
4. Porch railing is missing.
5. Porch beam is missing.
6. Porch stair to be brick and will have a landing and turn.
7. Overall site retaining walls need to be represented correctly. Minimize, if possible.
8. Pedestrian access to the historic walls need to be shown.

**Case #HZ-20-106 – 5483 Alabama Avenue – New construction of primary structure**

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

**There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt**

Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to defer Case HZ-20-106: 5483 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There following conditions were noted in the motion:

1. More information is requested regarding the relationship of the historical retaining wall and their stair access from the street and orientation of the stairs on the front porch.
2. More details are needed on the spacing between the front porch columns; possibly remove the second from the left column.
3. More accurate details are needed on the size of the rear retaining walls.
4. Accurate representation of the roof overhangs near the rear of the right and left elevations.

The Commission took a five-minute recess.

#### **Case #HZ-20-107 – 5495 Alabama Avenue – New construction of primary structure**

##### **Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

**Discussion:** A discussion was had between the Commission members. Matt McDonald made a motion to defer Case HZ-20-107: 5495 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, approval subject to any

and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

The following conditions were noted in the motion:

1. Front porch beam is a 10"-12" beam.
2. Siding should be consistent on the front and sides of the home.
3. Stairs to be brick.
4. Window trim to be consistent throughout.
5. Regarding the smaller gables on the front of the home, balance the window size with the size of the gables, whether that means adjusting the window size or the size of the gable.

**Case #HZ-20-108 – 5501 Alabama Avenue – New construction of primary structure**

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

**Discussion:** A discussion was had between the Commission members.

Skip Pond made a motion to defer Case HZ-20-108: 5501 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

The following conditions were noted in the motion:

1. Show beam on the front porch.
2. Show consistent trim around the house.
3. Clarify where stairs are turning off of the front porch.
4. Show corner trim on the house.
5. Clarify rafter tail and fascia board details.
6. Clarify stair material brick.

**OTHER BUSINESS:**

**NEXT MEETING DATE:** July 16, 2020 (application deadline is June 19, 2020 at 4 p.m.).

**Melissa Mortimer made a motion to adjourn. Steve Lewin second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 1:00 P.M.

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Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date

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

**July 16, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on July 16, 2020, at 9:30 a.m. virtually, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Hannah Forman, Skip Pond, John Brennan, Thomas Palmer

**Members Absent:**

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Gabe Thomas, Leanne Kinney, Lauren Dunn, Chyela Rowe, Nicole Petree

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve the June 2020 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Case #HZ-20-113 – 503 Battery Place – Demolition of an existing structure**

**Project Description:**

The applicant, Gabe Thomas, has applied for the following work:



- Demolition of the entire structure

**There were comments from the community: Applicant Gabe Thomas spoke about the project. Mr. Thomas described the project in detail and answered various questions from the Commission about the project.**

**Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-20-113: 503 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.**

**There were no conditions noted in the motion.**

**Case #HZ-20-115 – 4615 Florida Avenue – New construction of a building addition**

**Project Description:**

The applicant, Leanne Kinney, has applied for the following work:

- New construction of a building addition
- Living Space
- Garage
- Covered walkway

**There were comments from the community:**

**Applicant Leanne Kinney spoke about the project and answered questions from the Commission about the project. Sarah Robbins read a letter from Tim McDonald in opposition to the project.**

**Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-20-115: 4615 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.**

**The following conditions were noted in the motion:**

- 1. Walkway post must be minimum 6" x 6" pressure-treated wood.**
- 2. Dormer roof on garage is to be a minimum 2 / 12 slope with a metal roof as an option, except for corrugated metal roofing, and that slope is to stay between a 2 / 12 slope, a 3 / 12 slope, and an architectural shingled roof for a slope over a 3 / 12 pitch.**

**Case #HZ-20-116 – 1502 W. 45th Street – New construction of a building addition**

**Project Description:**

The applicant, Lauren Dunn, has applied for the following work:

- New construction of a rear and rear-side of structure building addition
- New rear of structure wood deck
- New roof

**There were comments from the community:**

**Property owner Chyela Rowe and applicant Lauren Dunn spoke about the project and answered questions from the Commission about the project. Sarah Robbins read a letter from Tim McDonald in opposition to the project. Ms. Rowe and Ms. Dunn responded to Mr. McDonald's concerns.**

**Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-20-116: 1502 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, approval subject to any and all conditions. Steve Lewin seconded the motion. Five in favor and one opposed, votes taken by roll call, the motion carried to approve.**

**The following conditions were noted in the motion:**

- 1. Windows specifications, pictures, etc. to be submitted to staff for review and approval.**

**Case #HZ-20-117 – 4511 Tennessee Avenue – Renovations of the existing structure and new construction of a building addition**

**Project Description:**

The applicant, Nicole Petree, has applied for the following work:

- Restoration alterations to the existing structure: new siding, roof, soffits & fascia, windows, trim, corbels, all elements on the front porch / columns / ceiling / floor / balusters, foundation exterior, gutters, repaint chimney and decorative wooden vent
- New construction of a rear of structure building addition
- New rear of structure deck
- Front yard picket fence
- Resurface gravel driveway and parking area

**There were comments from the community:**

**Applicant Nicole Petree spoke about the project and answered questions from the Commission about the project.**

**Discussion: A discussion was had between the Commission members.**

**Hannah Forman made a motion to approve Case HZ-20-117: 4511 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.**

**The following conditions were noted in the motion:**

- 1. Restore or rebuild brackets according to original dimensions.**
- 2. Lap siding should continue up entire front and rear elevations, with a change in siding to cedar shakes acceptable on the front porch dormer.**
- 3. If the intent for the chimney is to be operable, it will need to be rebuilt and restored at a minimum to the original height or to code requirements. If the intent for it is to not be operable, it will need to be rebuilt to original height and capped.**
- 4. Gravel driveway is approved according to guidelines.**

**OTHER BUSINESS:** None.

**NEXT MEETING DATE:** August 20, 2020 (application deadline is July 17, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Thomas Palmer second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 11:41 A.M.

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Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date

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

**August 20, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on August 20, 2020, at 9:30 a.m. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Hannah Forman, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer

**Members Absent:** None.

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Denise Shaw, Jared Heuter

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve July 2020 meeting minutes. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case #HZ-20-122 – 1402 W. 54th Street – New construction of a primary structure, new walkway, driveway and parking pad**

**Project Description:**

The applicant, Denise Shaw, has applied for the following work:

- Driveway
- Walkways
- Parking Area

**Comments from the community:**

Applicant Denise Shaw spoke about the project and explained the project in further detail. Sarah Robbins read an email in opposition to the project from Tim McDonald. Ms. Shaw responded to concerns from Mr. McDonald.

**Discussion:** A discussion was had between the Commission members. Melissa Mortimer made a motion to approve Case HZ-20-122: 1402 W. 54th Street, 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 any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #HZ-20-125 – 5417 Saint Elmo Avenue – New construction of a building addition, retaining wall, walkway, driveway**

**Project Description:**

The applicant, Jared Heuter, has applied for the following work:

- Restoration of historic structure (front porch columns/floor/steps, siding, roof, windows, front door)
- New construction of a rear of structure building addition
- New retaining wall
- New gutters
- Walkway
- Driveway

**Comments from the community:**

**Discussion:** A discussion was had between the Commission members.

Skip Pond made a motion to approve Case HZ-20-125: 5417 Saint 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 any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted in the motion.

**OTHER BUSINESS:**

**NEXT MEETING DATE:** September 17, 2020 (application deadline is August 21, 2020 at 4 p.m.).

**Melissa Mortimer made a motion to adjourn. Thomas Palmer second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 10:42 a.m.

\_\_\_\_\_  
Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date



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

**September 17, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on September 17, 2020, at 9:40 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer, Veronica Park

**Members Absent:** Hannah Forman

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Chris Anderson, Devin Schnelle, Jason Craven, Campbell Lewis

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve July 2020 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case #HZ-20-140 – 4912 Florida Avenue – New construction of a primary structure**

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- Driveway
- Walkway
- Parking Area

### **Comments from the community:**

Applicant Chris Anderson spoke about the project and explained the project in further detail. Property owner Wendy Allison also spoke to the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Melissa Mortimer made a motion to approve Case HZ-20-140: 4912 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Front dormer windows to meet 2 to 1 ratio.
2. Front window adjacent to door to be 2 x 3 vs. 3 x 3. Front elevation first floor windows to be 2 to 1 ratio.
3. Brick on garage foundation to match house.
4. Front columns to be 8 x 8 fiberglass wrapped 8 x 8 per material list.

**Case #HZ-20-142 – 4601 Alabama Avenue – New construction of a building addition, new shutters**

### **Project Description:**

The applicant, Devin Schnelle, has applied for the following work:

- Building addition on side of patio
- New shutters

**Comments from the community:** Devin Schnelle spoke to the Commission about the project and explained the project in further detail.

**Discussion:** A discussion was had between the Commission members.

**Matt McDonald** made a motion to approve Case HZ-20-142: 4601 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, approval subject to any and all conditions. **Thomas Palmer** seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

1. Extend chimney past roof line per building code.

**Case #HZ-20-143 – 5010 Tennessee Avenue – New construction of a primary structure**

**Project Description:**

The applicant, Jason Craven, has applied for the following work:

- New construction of a primary structure with a detached carport
- New walkway
- Driveway
- Parking pad

**Comments from the community:** Applicant Jason Craven spoke to the Commission about the project and explained the project in further detail. Sarah Robbins read emails in opposition to the project from community members Tim McDonald, Alison Van Winkle, Amy Quillen, and Arline Cadwell. Mr. Craven responded to concerns from the community.

Steve Lewin recused himself from this case.

**Discussion:** A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-20-143: 5010 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

1. Windows on front facade to be symmetrical.
2. Second floor windows and first floor windows to be same width and to align vertically.
3. Front porch foundation to be enclosed with solid foundation walls to match house.
4. Porch stairs to have enclosed risers.

**Case #HZ-20-144 – 4300 Tennessee Avenue – New construction of a building addition, restoration of the existing structure**

**Project Description:**

The applicant, Devin Schnelle, has applied for the following work:

- Demolition of existing garage structure due to structural integrity
- Demolition of existing (non-original) addition due to structural integrity
- New construction of a building addition
- Restoration of the original structure

**Comments from the community:** Devin Schnelle spoke to the Commission about the project and explained the project in further detail. Campbell Lewis also spoke about the project. Sarah Robbins read letters in support of the project from community members Tim McDonald and Alison Van Winkle. Community member Reed Caldwell also spoke in support of the project.

**Discussion:** A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-20-144: 4300 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted in the motion.

**OTHER BUSINESS:**

**NEXT MEETING DATE:** October 15, 2020 (application deadline is September 18, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Thomas Palmer second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 12:20 P.M.

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Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date

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

**October 15, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on October 15, 2020, at 9:31 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Hannah Forman, Skip Pond, John Brennan, Veronica Park

**Members Absent:** Matt McDonald, Thomas Palmer

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Nathan Walldorf, Eda Walldorf, Bryan Youngblood, Joshua Rudisin, Michael McGowan, Reflective LLC

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve the September 2020 meeting minutes. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case #HZ-20-153 – 233 Eveningside Drive – Rear and side of structure addition**

**Project Description:**

The applicants, Nathan & Eda Walldorf, have applied for the following work:

- New detached garage structure behind historic structure
- Detached storage structure
- New windows
- New fence
- Tree work
- New rear wood deck
- Lime paint brick

**Comments from the community:**

Applicants Nathan and Eda Walldorf spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-20-153: 233 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. The rear addition roof to be a 3/12 pitch at east and west ends of the addition. Exterior siding of the addition to be cement board and batten.
2. The east corner of the rear addition will be stepped back 4 inches from the existing structure.
3. Any new foundation to be finished in stucco to match the existing structure.
4. New windows on all elevations are to be wood windows.
5. Brick siding to be repointed, not lime washed.
6. At the screen porch enclosure, the front elevation window to be a double window in 3:1 ratio. Exterior siding to be cement board and batten.
7. Garage upper portion to be as designed with infill material to be cement board. The lower portion to be cement board and batten.
8. The application for the fence design and location to be submitted to, reviewed by and approved by staff.
9. Applicant to submit to staff updated drawings reflecting the changes in materials and applications.
10. The application for the storage shed is denied.

John Brennan exited the meeting.

**Case #HZ-20-154 – 5503 Alabama Avenue – New construction of a primary residential structure**

**Project Description:**

The applicant, Bryan Youngblood, has applied for the following work:

- Walkway
- Driveway
- Parking pad

**Comments from the community:**

Applicant Bryan Youngblood spoke about the project and answered various questions from the Commission about the project.

**Discussion: A discussion was had between the Commission members.**

**Melissa Mortimer made a motion to approve Case HZ-20-154: 5503 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, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.**

**There were conditions noted in the motion:**

- 1. Dormer window to be smaller, not to exceed 4/7th of the width of the dormer and ratio to be a minimum of 2 to 1.**
- 2. Alignment of door header and window head height on front elevation to match.**

**Case #HZ-20-155 – 5505 Alabama Avenue – New construction of a primary residential structure**

**Project Description:**

The applicant, Bryan , has applied for the following work:



- New walkway
- Driveway
- Parking pad

**Comments from the community:**

Applicant Bryan Youngblood spoke about the project and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-20-155: 5505 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, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

1. Dormer on east elevation to be gable, not shed, preserving width and top plate height of current design.
2. Dining room windows to be same height and size as kitchen windows on east elevation.

The remainder of the cases were deferred and will go before the Commission on November 19, 2020.

**OTHER BUSINESS:**

**NEXT MEETING DATE:** November 19, 2020 (application deadline is October 16, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Melissa Mortimer second the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 12:12 P.M.

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Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date

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

**November 19, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on November 19, 2020, at 9:32 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Melissa Mortimer, Hannah Forman, Skip Pond, John Brennan, Veronica Park

**Members Absent:** Matt McDonald, Thomas Palmer

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

**Applicants Present:** Nathan Walldorf, Eda Walldorf, Bryan Youngblood, Joshua Rudisin, Michael McGowan, Reflective LLC

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve the September 2020 meeting minutes. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

**Case #HZ-20-156 – 4015 Saint Elmo Avenue – Repair and replace existing wood siding and roof, change in original window configurations on the side, and removal of chimney**

**Project Description:**

The applicant, Joshua Rudisin, has applied for the following work:

- Repair and replace existing wood siding
- Original window removal and reuse in other openings on side of structure. Window openings changing in size and placement, original windows reused in new openings (north side of structure) - all wood windows proposed
- Original chimney to be removed
- Roof repaired or replaced

**Comments from the community:**

Applicant Joshua Rudisin spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-20-156: 4015 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Chimney removal is denied. Window relocations are approved as submitted.

**Case #HZ-20-158 – 503 Battery Place – New construction of a residential structure**

**Project Description:**

The applicant, Michael McGowan, has applied for the following work:

- New construction of a residential structure
- Two attached garages
- Site walls
- Fencing
- Driveways
- River facing deck with swimming pool
- Parking areas

**Comments from the community:**

Applicant Michael McGowan spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-20-158: 503 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, approval subject to

any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

**Case #HZ-20-159 – 5421 Tennessee Avenue – New construction of a primary residential structure**

**Project Description:**

The applicant, Devin Schnelle, has applied for the following work:

- New construction of a primary residential structure
- Walkway
- Driveway
- Parking pad

**Comments from the community:**

Applicant Devin Schnelle spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-20-159: 5421 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**NEW BUSINESS:**

**Case #HZ-20-162 – 5407 Beulah Avenue – Storage shed**

**Project Description:**

The applicant, Rafael Garate, has applied for the following work:

- Storage shed

**Comments from the community:**

Applicant Rafael Garate spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-20-162: 5407 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any

and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Structure to be rotated to be parallel to either rear or side property line.

**Case #HZ-20-167 – 4412 Saint Elmo Avenue – Rear addition with garage**

**Project Description:**

The applicant, Charity Martin, has applied for the following work:

- Two-story rear addition with garage.

**Comments from the community:**

Applicant Charity Martin spoke about the project and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members.

John Brennan made a motion to approve Case HZ-20-167: 4412 Saint 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 any and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

1. All windows in the addition to be double-hung windows to match the existing home windows.
2. Gable window in the addition to be scaled to be proportionate in width and height to other windows.
3. Although it is not typical to accept garages as attached additions, this garage addition is fitting, in part, because of the topography of the lot.

**Case #HZ-20-169 – 5606 Alabama Avenue – Fence in front yard**

**Project Description:**

The applicant, Justin Nofal, has applied for the following work:

- Fence in front yard

**Comments from the community:**

Applicant Justin Nofal spoke about the project and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-20-169: 5606 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, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

Fence to be limited to 3' in height and to note that the horizontal nature of the fence, while not strictly accordant with the guidelines, is acceptable due to the house not being a historical structure.

#### **Case #HZ-20-171 – 5511 Saint Elmo Avenue – New construction**

##### **Project Description:**

The applicant, Andrew Gage, has applied for the following work:

- Construction of a new garage

##### **Comments from the community:**

Applicant Andrew Gage spoke about the project and answered various questions from the Commission about the project.

**Discussion:** A discussion was had between the Commission members. Veronica Park made a motion to approve Case HZ-20-171: 5511 Saint 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 any and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted in the motion:

1. Window will be an aluminum clad wood window (Sierra Pacific H3) to match the existing house.

##### **OTHER BUSINESS:**

The Commission voted on the selection of a new vice-Chair. Steve Lewin nominated Skip Pond. Matt McDonald made a motion to nominate Skip Pond. Steve Lewin

seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved and Skip Pond was elected vice-Chair, effective November 19th, 2020.

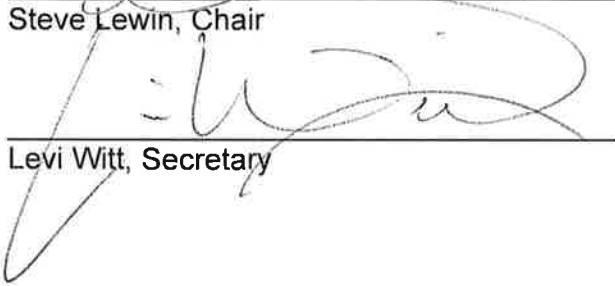
**NEXT MEETING DATE:** December 17, 2020 (application deadline is November 20, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 11:23 A.M.

  
\_\_\_\_\_  
Steve Lewin, Chair

11-19-2020  
Date

  
\_\_\_\_\_  
Levi Witt, Secretary

11-19-2020  
Date

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

**December 17, 2020**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on December 19, 2020, at 9:28 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Steve Lewin, Hannah Forman, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer

**Members Absent:** Veronica Park

**Staff Members Present:** Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Harolda Bryson.

**Applicants Present:** Glenn Murphy, Jack Shepard, Andrew Kean, Keith McCallie, Stephanie Golden Pinney

**Steve Lewin explained the rules of procedures.**

**Approval of Minutes:** Steve Lewin made a motion to approve the November 2020 meeting minutes. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Case #HZ-20-166 – 14 Fair oak Place – Enclose porch, new windows, siding**

**Project Description:**

The applicant, Glenn Murphy, has applied for the following work:



- Enclose porch
- Install new vinyl windows
- Siding

#### **Comments from the community:**

Applicant Glenn Murphy spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-20-166: 14 Fair oak Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

#### **There were conditions noted in the motion:**

1. The Commission does not approve of vinyl windows, however, considering the pre-existing condition of the house that already has vinyl windows and that it is outside of the National Historic Register and is not considered a contributing structure, an exception is being made. This will not be considered a precedent.

#### **Case #HZ-20-174 – 211 Eveningside Drive – Rear stairway demolished and moved, window and door removal, new door**

#### **Project Description:**

The applicant, Jack Shepard, has applied for the following work:

- Rear stairway demolished and moved
- Window and door removal
- New door

#### **Comments from the community:**

Applicant Jack Shepard spoke about the project and explained the project in further detail to the Commission. Melissa read emails in support of the project from community members Eric Smith, John & Cheryl Baugh, Jen & Josh Gross, Tom & Kristine Wilder, Gary Steele, David Moyhan, and Ruth Ann & David Graham.

**Discussion:** A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-20-174: 211 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any

and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #HZ-20-184 – 4120 Saint Elmo Avenue – Second Floor addition, storm damage repairs from fallen tree**

**Project Description:**

The applicant, Andrew Kean, has applied for the following work:

- Second floor addition
- Storm damage repairs from fallen tree

**Comments from the community:**

Applicant Andrew Kean spoke about the project and explained the project in further detail to the Commission. Keith McCallie also spoke to the Commission.

**Discussion:** A discussion was had between the Commission members. Hannah Forman made a motion to approve Case HZ-20-184: 4120 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

**Case #HZ-20-185 – 935 McCallie Avenue – New porch, new window, privacy fence**

**Project Description:**

The applicant, Stephanie Golden Pinney, has applied for the following work:

- Removal of back porch
- Construction of new porch
- Add new window
- Resize three original windows on E-elevation
- Privacy fence

**Thomas Palmer recused himself from this case.**

**Comments from the community:**

Applicant Stephanie Golden Pinney spoke about the project and explained the project in further detail to the Commission.

**Discussion:** A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-20-185: 935 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, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Windows being resized on east elevation to be wood (not clad) and simulated divided light. Masonry mortar to be mixed to match existing color. Stairwell coming off of back balcony to not be attached to the home. Brick from the back windows to be used to patch window adjustments on side of home.

**OTHER BUSINESS:**

There was no other business.

**NEXT MEETING DATE:** January 21, 2021 (application deadline is December 18, 2020 at 4 p.m.).

**Steve Lewin made a motion to adjourn. Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.**

The meeting was adjourned at 11:10 A.M.



\_\_\_\_\_  
Steve Lewin, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Levi Witt, Secretary

\_\_\_\_\_  
Date