



CHATTANOOGA HISTORIC ZONING COMMISSION



MEETING MINUTES

April 18, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on April 18th, 2024, at 9:30 a.m. in conference room 1A of the Development Resource Center Building. Chair Skip Pond called the meeting to order at 9:31 a.m.. Administrative Support Specialist Shelby Ogle called the roll. Kim McNamara swore in all those who would be addressing the Committee.

Roll Call: Shelby Ogle called the roll.

Members Present: Skip Pond, Matt McDonald, Nathan Bird, Todd Morgan, Clif McCormick, Piper Stromatt, Dana Moody

Members Absent: John Brennan

Staff Members Present: Historic Preservation Planner Cassie Cline, Admin Support Shelby Ogle, and Staff Attorneys Andrew Trundle and Chris McKnight

Swearing In: Kim McNamara swore in people addressing the Committee.

Applicant(s) Present: Richard Hicks, Michael Gehard, David Kaufmann

Rules and Regulations: Chair Skip Pond explained the rules and procedures, order of business, and announced the meeting is being recorded.

Approve Minutes: Nathan Bird made a motion to approve the March Minutes. Todd Morgan seconded the motion. All in favor, the March Minutes were approved.

OLD BUSINESS

Clif McCormick arrived at the meeting around 9:37 a.m.

- HZ-23-170 - 4306 St. Elmo Ave. - Addition

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the commission.

Relevant Guidelines Covered: 6.1 Additions, Pg. 33

Applicant Presentation: Applicant David Kaufmann (owner) of 4306 St. Elmo Ave., presented to the Commission that they had to change the original plans for the addition that were discussed at the previous appearance due to financial strain. Applicant stated that they reduced the square footage of the addition to fit into the budget; also stated that they will be replacing the windows with 1 over 1 instead of the 6 panel grid as depicted in the site plan.

Community Response: No community response.

Applicant Response to Community: No response needed.

Commission Discussion, Motion, and Vote: The commission asked the applicant a few questions regarding the plans.

Clif McCormick made a motion to **APPROVE case #: HZ-23-170 - 4306 St. Elmo Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following conditions:

- This is not intended to set precedent. An exception was made due to the fact that the house is not Historic and the addition brings the house closer to the desired appearance of the Historic area.
- All windows shall be 1 over 1.

Piper Stromatt seconded the motion.

All in favor. The motion carries.

- **HZ-24-10 - 5506 St. Elmo Ave. - Exterior Rehabilitation: Violation**

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the commission.

Relevant Guidelines Covered: 6.8 Doors, Pg. 40; 6.25 Porches, Porch Columns/Railings, Pg. 59; 6.33 Siding, Pg. 70

Applicant Presentation: Applicant Richard Hicks (owner) of 5506 St. Elmo Ave., stated to the Commission that they did not realize that the area was previously Victorian, based on the rest of the houses in the area. Applicant stated that they chose beams that have steel supports in the middle to help support the roof. He also stated that they picked out 4 different style brackets that they are okay with using and the Commission can choose which they believe suits the house and era best. Applicant says that in regards to siding, they would like to do a board and batten look on the front of the house instead of the vertical siding. The applicant also provided the Commission with 3 doors to choose from for replacing the front door.

Community Response: No community response.

Applicant Response to Community: No response needed.

Commission Discussion, Motion, and Vote: The Commission asked the applicant some questions in regards to the bracket and column choices. Todd Morgan stated that there is the option to possibly have brackets made that match the previous ones very closely. The Commission then moved on to discuss the door options. Clif McCormick stated that the door had obviously been changed out at some point. The Commission agrees that the Craftsman style door that was an option provided by the applicant would not be period appropriate. In regards to the siding, the Commission stated that T1-11 siding is not an acceptable replacement option and that board and batten siding would be fine as long as it is not the T1-11.

Piper Stromatt made a motion to **APPROVE case #: HZ-24-10 - 5506 St. Elmo Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following conditions:

- Brackets to be either custom made to match original design or be the 1st or 4th option offered to the Commission.
- Front door is to not be craftsman style - can be one of the two ¾ glass style doors offered to the Commission.
- Board and batten approved for front facade with only the front gables to remain lap siding.

Matt McDonald seconded the motion.

All in favor. The motion carries.

Piper Stromatt made a motion to **AMEND THE CONDITIONS FOR APPROVAL case #: HZ-24-10 - 5506 St. Elmo Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following amended conditions:

- T1-11 siding is not allowed.

Matt McDonald seconded the motion.

All in favor. The amendment motion carries.

NEW BUSINESS

- **HZ-24-19 - 5401 Tennessee Ave. - New Outbuilding: COA (HZ-21-175) Already Approved, but design, materials, and size have changed.**

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the commission.

Relevant Guidelines Covered: 6.22 New Construction, Pg. 52

Applicant Presentation: Applicant Michael Gehard, speaking for his mother, of 5401 Tennessee Ave presents to the Commission that the original design that was approved by the Commission was not within the budget to build and so they decided to go with a prebuilt one instead.

Community Response: No community response.

Applicant Response to Community: No response needed.

Commission Discussion, Motion, and Vote: The Commission had a discussion and asked the applicant several questions in regards to the new shed idea, such as which side of the shed will be visible to the roadways and what is going to be used as the foundation. The Applicant stated that the side with doors will be visible to the roadways and that the shed will be going on blocks and gravel (not a permanent structure).

Todd Morgan made a motion to **APPROVE case #: HZ-24-19 - 5401 Tennessee Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with no conditions.

Nathan Bird seconded the motion.

All in favor. The motion carries.

Final Information/Staff Updates

Next Meeting Date: May 16, 2024 (Application deadline is April 19th, 2024 at 4pm).

Other Information: Staff will resend the survey for the Commission to take. Staff is still working with the City Attorney's Office to find a consultant for the code update.

Nathan Bird made a motion to adjourn. Clif McCormick seconded the motion.

All in favor, the meeting was adjourned at 10:37 AM.



Skip Pond, Chair

5/16/2024

Date



Shelby Ogle, Admin

5/16/24

Date