

Meeting Minutes

August 17, 2023

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on August 17th, 2023, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order, Andrew Pinion called the roll and swore in all those who would be addressing the Commission. Skip Pond explained the rules of procedures and announced that the meeting is being recorded.

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

Members Absent: Leanne Kinney, Dana Moody

Staff Members Present: Historic Preservation Planner Melissa Mortimer, Administrative Support Assistant II Andrew Pinion, Attorney Andrew Trundle

Applicants Present: Glenn Stegall, Alejandro Caraballo, Jeffrey Bak

Approval of Minutes: Yes

Old Business:

Case #HZ-23-64 4513 Virginia Ave. – Rehearing Window Case

Applicant had already replaced the windows on the property when telling the committee he had not and then lied about that. The applicant did not show up for the July meeting.

The applicant Glenn Stegall and his spouse Christian Stegall (4512 St. Elmo Ave) spoke in greater detail and answered questions from the committee regarding the unapproved modifications. Applicant stated that the window company (Window Works) gave him incorrect information about the windows before installation. The applicant said that they told him the materials were fine to use in St. Elmo.

Comments from Community:

Ajejandro Caraballo 5207 Alabama Ave made a comment from the gallery answering a question the committee had. Mr. Caraballo did not have any relation to this case.

Relevant Guidelines Covered:

Page 74 6.41 Windows

A discussion was had between the commission members and City Attorney Andrew Trundle.

Nathan Bird made a motion to defer Case HZ-23-64 4513 Virginia Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines.

Todd Morgan seconded the motion to reconsider. All in favor, the motion carries.

New Business:

- July Staff Reviews

Melissa Mortimer presented the staff reviews for July to the Commission:

1. **HZ-23-46: 1617 W 52nd St.** in-kind deck and retaining wall repairs
2. **HZ-23-81: 1605 W 54th St.** retaining wall reconstruction, rear deck extension, gravel parking pad.
3. **HZ-23-84: 831 Oak St.** rebuild failed brick retaining wall and install front fence.
4. **HZ-23-88: 4621 Guild Trl.** repairing of damaged roof.
5. **HZ-23-89: 4621 Guild Trl.** repairing of old crawl space and fill in with brick to match existing.
6. **HZ-23-96: 4621 Guild Trl.** deck post and step repair, gate installation at top of steps to match balustrade.
7. **HZ-23-90: 4619 Alabama Ave.** in-kind sidewalks, gutters. porch improvements. driveway, windows denied, fix changes made.
8. **HZ-23-91: 4617 Alabama Ave.** install 4ft scalloped privacy fence, reinstall previously removed back fence.
9. **HZ-23-92: 6 Fair oak Place** in-kind replacement of roof with like shingles and driftwood color.
10. **HZ-23-93: 4613 Alabama Ave.** installation of gutters and rear parking pad.

11. **HZ-23-94 5424 Alabama Ave.** rear deck extension and above ground pool installation.
12. **HZ-23-98: 5207 Alabama Ave.** attic window and outdoor kitchen made of reclaimed brick, parking pavers.
13. **HZ-23-100: 841 Oak St.** removal concrete pad, fence relocation, back step re-poured, lap pool installation.
14. **HZ-23-103: 5600 Alabama Ave.** rear wood deck installation, balusters to be enclosed and wood.
15. **HZ-23-105: 836 Fort Wood St.** reconstruct wall in-kind with proper mortar and stones, concrete sidewalk.

Case #HZ-23-97 – 5207 Alabama Ave. – Installation of steel pergola at rear of home

Project Description:

The Applicant Alejandro Caraballo has the following:

- Installation of steel pergola
- Parking in front of home

Staff Comments:

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

Relevant Guidelines Covered:

6.1 Additions, Page 33

6.24 Parking, Page 58

Comments from the community:

Applicant Alejandro Caraballo 5207 Alabama Ave. - spoke about the project and explained in further detail to the Commission regarding pergola and parking in front of the residence.

Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to approve Case #HZ-23-97 – 5207 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

- **Parking area to be constructed with reclaimed brick from the property.**
- **Subject to CDOT approval.**

Nathan Bird seconded the motion. All in favor, the motion was carried to approve.

Case #HZ-23-102 – 5407 Tennessee Ave. – Rehabilitation, Addition

Project Description:

The Applicant Jeffrey has applied for the following.

- Rehab and Addition.

Comments from the community:

Home owner Collier Buck 5407 Tennessee Ave. - spoke about the project and explained it in further detail to the Commission.

Architect Jacob Laskowki 5407 Tennessee Ave. - spoke about the project and explained it in further detail to the Commission.

Home owner James Buck 5407 Tennessee Ave. - spoke about the project and explained it in further detail to the Commission.

Betsy Brown 2711 Cahaba Rd., Birmingham, AL - spoke to the committee from the gallery.

Discussion: A discussion was had between the commission members and applicant. John Brennan made a motion to approve Case HZ-23-102 5407 Tennessee Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, subject to the following conditions.

1. **Four windows on the front elevation to be restored. If restoration is not possible, then new windows are subject to staff approval.**

Piper Stromatt seconded the motion. All in favor, the motion was carried to approve.

Officer Elections held:


John Brennan nominated Skip Pond for Committee Chair and Cliff McCormick Vice Chair. Both agreed to this. Matt McDonald seconded, all in favor, Mr. Pond is Chair of CHZC and Mr. McCormick is Vice Chair.

The meeting was adjourned at 11:07 a.m.



Skip Pond, Chairman

9/21/2023
Date



Andrew Pinion, Secretary

9/21/23
Date