



# CHATTANOOGA HISTORIC ZONING COMMISSION

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## MEETING MINUTES

December 19th, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on December 19th, 2024, at 9:30 a.m. in conference room 1A of the Development Resource Center Building.

**Chairman Skip Pond called the meeting to order at 9:32 a.m..**

**Roll Call:** Admin Support Shelby Ogle called the roll.

**Member Attendance:**

- Clif McCormick
- Piper Stromatt
- Brandon Panganiban
- Todd Morgan
- VACANT
- John Brennan
- Nathan Bird
- Matt McDonald
- Skip Pond

**Staff Attendance:**

- Presenter: Cassie Cline
- Admin: Shelby Ogle
- Admin: Karen Murphy Cannon
- City Attorney: Andrew Trundle
- City Attorney: Chris McKnight

**Swearing In:** Admin Support Shelby Ogle swore in people addressing the Committee.

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

**Approve Minutes:** Chairman Skip Pond presented the November 21st, 2024 Meeting Minutes to be voted on. No amendments need to be made. *Piper Stromatt* motioned to **APPROVE** the November minutes. *Clif McCormick* seconded the motion.

**All in favor. The motion carries 6-0.**

**Staff Review Cases:** Historic Preservation Planner Cassie Cline presented the Staff Review cases to the Commission.

- **HZ-24-114:** 4218 Tennessee Ave.: Exterior Rehabilitation
- **HZ-24-115:** 5307 Beulah Ave.: Rear Porch
- **HZ-24-117:** 5002 Florida Ave.: Railing
- **HZ-24-119:** 927 Fort Wood St.: Porch Tile Repair
- **HZ-24-122:** 109 Morningside: Foundation Stabilization
- **HZ-24-123:** 5307 Beulah Ave.: Asphalt Shingle Roof
- **HZ-24-124:** 4407 St. Elmo Ave. : New Window Openings (New Construction)

## **OLD BUSINESS**

### **- HZ-24-101: 4518 St. Elmo Ave: Foundation**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

6.13 Foundations, Page 45

**Applicant Presentation:** Applicant Davis Ozier presented to the Commission that has a home down the road and want to improve this house's foundation due to the rotting wood and termite damage.

**Community Response:** No Community Comments.

**Discussion:** The Commission began their discussion by asking if the foundation goes under the wall and the Applicant stated that it does. The Commission agreed that there wasn't much to discuss or ask.

**Commission Motion and Vote:**

- *Brandon Panganiban* made a motion to **APPROVE** case #: HZ-24-101: 4518 St. Elmo Ave.  
*Nathan Bird* seconded the motion.

**All in favor.**

**The motion carries 6-0.**

**Matt McDonald entered the meeting at 9:49 a.m..**

### **- HZ-24-104: 838 Vine St.: Front Porch**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

4.2 Entrances and Porches, Page 37

**Applicant Presentation:** Applicant Keith McCallie presented to the Commission that she is the contractor and designer for the owners of the property and she is there to discuss the use of the thin brick in the knee wall of the porch. Clif McCormick made a motion to add the thin brick samples to the record, which was seconded by Nate Bird. The motion to add the thin brick samples to the record was accepted with no rejection. The Applicant stated that they plan to use full brick with the thin brick at the corner. The Applicant confirmed for the Commission that the new bricks will match the existing.

**Community Response:** No Community Comments.

**Discussion:** The Commission started their discussion by expressing concern over the use of thin brick causing irregular shaped brick appearances and not following the expected historic appearance. The Applicant stated that there will not be the small irregular shapes in the brick layout. The Commission stated that they would like to defer the case to allow the Applicant time to make changes to the mockup, so they can appropriately see how they would look before making a motion. The Commission then discussed some other options with the Applicant that ultimately would not work for the owners of the home.

**Commission Motion and Vote:**

- *Clif McCormick* made a motion to **DEFER** case #: HZ-24-104: 838 Vine St., to the January 2025 meeting.  
*Nathan Bird* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

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## **NEW BUSINESS**

### **- HZ-24-113: 5501 Beulah Ave. : Parking + Shed**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

6.9 Driveways + Paving, Page 41

6.22.C New Construction, Page 52

**Applicant Presentation:** Applicant Representative Ellen Iorio, sister to the owner of the home, presented to the Commission that her sister is elderly and handicapped and currently there is no driveway. She stated that they want to make a concrete driveway and pad to also place a small shed on for storage that she can easily access.

**Community Response:** No Community Comments.

**Discussion:** The Commission began by asking the Applicant Representative about the planned width of the driveway and she stated that it is planned to be 12 ft by 32 ft. They asked about the fence and Historic Preservation Planner Cassie Cline confirmed that it was staff approved. The Commission then asked about the shed color as well as confirmed that it will be in the back of the house and not visible from the front or the street.

**Commission Motion and Vote:**

- *Nathan Bird* made a motion to **APPROVE** case #: HZ-24-113: 5501 Beulah Ave.  
*Todd Morgan* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

- **HZ-24-116: 4425 Seneca Ave.: Garage Addition**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

6.9 Driveways + Paving, Page 41  
6.22.C New Construction, Page 52

**Applicant Presentation:** Applicants Greer Hampton presented before the Commission that she wants to add to the quality of the house as well as create more space for parking. Don Fuller, architect assisting with the project, spoke to the Commission about the plan to make a safe place for the Applicant to park as well as the plans for the existing nonhistoric deck and a window that is planned to be removed, but will remain on site.

**Community Response:** No Community Comments.

**Discussion:** The Commission began their discussion stating that the planned garage looks appropriate, but they are concerned about the amount of the historic stone retaining wall that they propose to remove for the driveway. The Commission gave the Applicant some options for a condition to the approval that would preserve more of the retaining wall. They then discussed some other homes in the area that had a detached garage.

**Commission Motion and Vote:**

- *Todd Morgan* made a motion to **APPROVE** case #: HZ-24-116: 4425 Seneca Ave. with the following condition:
  - Driveway entrance width should be no more than necessary in order to retain as much of the original stone wall as possible.

*Nathan Bird* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

- **HZ-24-118: 4309 Michigan Ave.: New Construction**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

6.22 New Construction, Page 52

**Applicant Presentation:** Applicant Ross Young presented to the Commission that they are wanting to do a new build on a lot that appears to have previously had a house on it that was believed to have burned down. He stated that the lot topography is the most challenging part of developing the lot. He said that they do not want to loom over the street and that the neighboring house sits up on the hill so he believes that the planned house would not seem out of place.

**Community Response:** Denise Shaw spoke before the Commission in opposition of the planned development. She expressed her concerns over certain aspects of the new zoning code. She stated that she believes the house is too large for not only the lot, but also the neighborhood.

**Applicant Response:** The Applicant responded by stating that the visual heaviness of the proposed home has been slimmed down quite a bit to account for the smaller homes and smaller lot size. He stated that if they pushed the house closer to the back of the property then a larger retaining wall would have to be built and believes that would not be appealing to a buyer of the home.

**Discussion:** The Commission began their discussion by asking the Applicant some questions about the neighborhood that the property is located and it was determined that there were only a few houses and a large piece of conservation land. They then discussed the size of the homes in the area as well as expressed some concerns about parking for a house the size of the one they are proposing. The Commission then spoke with the Applicant about how the planned home feels too large for the lot and the area and suggested deferring the case for further consideration.

**Commission Motion and Vote:**

- *Brandon Panganiban* made a motion to **DEFER** case #: HZ-24-118: 4309 Michigan Ave. to the January 2025 meeting.

Piper Stromatt seconded the motion.

All in favor.

The motion carries 7-0.

- **HZ-24-121: 1703 W. 54th St.: Porch, Fence, + Carport**

**Staff Presentation:** Historic Preservation Planner Cassie Cline presented the report to the Commission.

**Relevant Guidelines Covered:**

6.1 Additions, Page 33

6.22.C New Construction, Page 52

**Applicant Presentation:** Applicants Travis and Rachel Giles presented to the Commission that their family really enjoys being outside and that they wanted to create a better space for that. They had an inspection done when they purchased the home and it was revealed that there were some rotting spots on the porch that would eventually need to be addressed. They also stated that they have had some items stolen out of their backyard and would like to have a space to secure those items to prevent that in the future.

**Community Response:** No Community Comments.

**Discussion:** The Commission began discussion by asking the Applicants some questions about what the proposed shed is going to sit on. They also commended the Applicants for presenting a plan that really fits with the historic look and feel of the house and does not stand out or appear to be a new addition to the property.

**Commission Motion and Vote:**

- Piper Stromatt made a motion to **APPROVE** case #: IIZ-24-121: 1703 W. 54th St.

Matt McDonald seconded the motion.

All in favor.

The motion carries 7-0.

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## **Other Business**

**Next Meeting Date:** January 16th, 2025 (Application deadline is December 20th, 2024 at 4pm).

**National Register Nomination:** Pleasant Garden Cemetery needs approval from the Historic Commission. *Todd Morgan* motions to approve. *Clif McCormick* seconds the motion. All in favor. The motion carries.

**Historic Guidelines Update:** The Consultant is finalizing the drafts for public review which will then be sent to the public for 30-45 days. Staff expressed gratitude for the Commission's input and consideration with the updates.

**Staff Update:** Staff informed the Commission that there is a new community that is beginning to look into getting classified as a historic neighborhood and Staff will keep them updated on that process.

**Nathan Bird motioned to adjourn the meeting.**

**Piper Stromatt seconded the motion.**

**All in favor.**

**Meeting was adjourned at 11:19 a.m..**

  
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Skip Pond, Chairman

1/16/2025  
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Date

  
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Admin Assistant

1/16/25  
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Date