



CHATTANOOGA HISTORIC ZONING COMMISSION

MEETING MINUTES

July 18th, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 20th, 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 9:30 a.m..

Roll Call: Admin Support Shelby Ogle called the roll.

Members Present: Skip Pond, Piper Stromatt, Nathan Bird, Dana Moody, Todd Morgan, Brandon Panganiban

Members Absent: Matt McDonald, John Brennan, Clif McCormick

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

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

Applicant(s) Present: Keith Reilly, Matt Whitaker, Kathryn Finerty, Ben Baldwin, Matthew Lewis, C. Denise Shaw

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 June 20th, 2024 Meeting Minutes to be voted on. No amendments need to be made. *Dana Mood* motioned to **APPROVE** the June minutes. *Piper Stromatt* 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-24-58:** 4424 Edelweiss St. - Replace/Repair Siding in-kind, Repair existing deck and ramp
- **HZ-24-62:** 4711 Alabama Ave. - Fence
- **HZ-24-63:** 4613 Alabama Ave. - Retaining wall, Paved path, Stairs
- **HZ-24-65:** 5500 Tennessee Ave. - Fence
- **HZ-24-68:** 4905 Florida Ave. - Fence

OLD BUSINESS

- **HZ-23-165 - 4505 Alabama Ave. - Revision to COA: Pool House**

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

Relevant Guidelines Covered: 6.22 New Construction, Pg. 52

Applicant Presentation: Applicant Keith Riley of 511 Tucker St. presented to the Commission that they are back to present some changes to the original design to allow for more outside space under the roof of the pool house. They also changed the roof design some to better match the time period as well as the house.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission did not ask the Applicant much in regards to the changes. They agreed that the changes better fit the house and the time period.

Commission Motion and Vote:

- Piper Stromatt made a motion to **APPROVE** case #: HZ-23-165 - 4505 Alabama 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.

Dana Moody seconded the motion.

All in favor. The motion carries 6-0.

- **HZ-23-166 - 4614 Glynden Dr. - Revision to COA: Accessory Dwelling Unit**

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

Relevant Guidelines Covered: 6.22 New Construction, Pg. 52

Applicant Presentation: Applicant Matthew Whitaker of 4616 Florida Ave. representing the owners of the property as the contractor presented to the Commission that given the topography of the site and trying to avoid cutting down more trees, they are wanting to drop the design down 4 feet. He stated that the accessory dwelling unit being proposed will not be very visible from the street and they are going to use landscaping to help hide it from view.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission stated that they believe the new design is much a better match to the house and the surrounding area. The Commission asked if the siding of the accessory dwelling unit will match the house or not and it was confirmed with the Applicant. They then questioned if the roof would be metal or shingles and it was confirmed with the Applicant that the roof will be metal.

Commission Motion and Vote:

- Dana Moody made a motion to **APPROVE** case #: HZ-23-166 - 4614 Glynden Dr., 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 condition:
 - Accessory dwelling unit roof to match the main dwelling unit.

Nathan Bird seconded the motion.

All in favor. The motion carries 6-0.

- **HZ-23-187 - 5506 Beulah Ave. - Revision to COA: Addition**

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

Relevant Guidelines Covered: 6.1 Additions, Pg. 33

Applicant Presentation: Applicant Kathryn Finerty of 5506 Beulah Ave. presented to the Commission that the double doors that are shown on the second story of the site plan that was presented should not be there and that there is no proposed deck in the plan.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission asked the Applicant multiple questions about the new proposed site plan vs the old site plan. The Applicant confirmed again that the double doors on the second story of the site plan should not be there and it was on oversight. The Commission felt that they did not have a clear view of what is being proposed and requested that Applicant have clearer plans drawn up.

Commission Motion and Vote:

- Piper Stromatt made a motion to **DEFER** case #: HZ-23-187 - 5506 Beulah Ave..

Nathan Bird seconded the motion.

NEW BUSINESS

- HZ-24-64 - 5015 St. Elmo Ave. - Addition

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

Relevant Guidelines Covered: 6.1 Additions, Pg. 33

Applicant Presentation: Applicant Ben Baldwin of 5015 St. Elmo Ave. presented to the Commission that their family has been at this property for over 10 years and their family is growing and they need the house to grow with them as well. They wanted to keep the original footprint and integrity of the house in mind with the proposed site plan and abide by the guidelines as closely as possible. He stated that there is precedent in the neighborhood because other homes have closed in their porches as they wish to do. They also think that closing it in and creating an addition could help the house structurally.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission spent a good amount of time discussing with the Applicant about the design and asking the Applicant questions about the proposed design for adding a porch to where the entry door would be going. They believe that there is a lack of detail in the proposed porch and are concerned about the house losing that historic characteristic. The Commission was concerned that the existing doors and windows would not be used and the Applicant stated that the intention was to reuse anything that could be reused.

Commission Motion and Vote:

- *Nathan Bird* made a motion to **APPROVE** case #: HZ-24-64 - 5015 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:
 - Side porch design to be resubmitted.
 - All existing windows and doors to be reused or preserved on site.
 - Existing window and door openings shall be preserved.

Piper Stromatt seconded the motion.

All in favor. The motion carries 6-0.

- HZ-24-66 - 4303 Tennessee Ave. - Parking

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

Relevant Guidelines Covered: 6.9 Driveways & Parking, Pg. 41

Applicant Presentation: Applicant Matthew Lewis of 4422 St. Elmo Ave. presented to the Commission that there was already a parking pad where the proposed parking pad is going to be, but he does not want to make it as big as the one that was previously there. He stated that he was going to make it concrete because it is lower in elevation from the other houses and the water flows down over it and if it was gravel it would wash it away.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission asked the Applicant to confirm the size of the pad and the Applicant stated that it is a 20 ft by 20 ft pad. The Applicant stated that he wants to preserve as much of the yard as possible. The Commission then asked the Applicant a few more questions about the proposed plan.

Commission Motion and Vote:

- *Todd Morgan* made a motion to **APPROVE** case #: HZ-24-66 - 4303 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 6-0.**

- **HZ-24-67 - 5212 Sunnyside Ave. - Addition**

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

Relevant Guidelines Covered: 6.1 Additions, Pg. 33

Applicant Presentation: Applicant C. Denise Shaw of 1402 W. 52nd St. who is the architect on the project presented to the Commission that they are wanting to add a bedroom, basement, and porch to the existing house. She stated that an addition was added to the house at some point, but could not find any record of it. They are planning to use the existing ridgeline of the roof to allow for the new addition. They are also wanting to add in a skylight to the new addition to allow for more natural light into the home. The Applicant also stated that at some point the windows had been replaced with vinyl windows and were no longer historic.

Community Response: No community comments or discussion.

Applicant Response to Community: No response needed.

Discussion: The Commission spent some time asking the Applicant multiple questions about the roof and the proposed additions on the porch. The Commission asked the Applicant and the homeowner several questions about features of the proposed design of the front porch and the plans for the roof.

Commission Motion and Vote:

- Piper Stromatt made a motion to **APPROVE** case #: HZ-24-67 - 5212 Sunnyside 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 condition:
 - Asphalt shingles are to remain the primary roofing material.

Nathan Bird seconded the motion.

5 in favor. 1 opposed. The motion carries 5-1.

Other Business

Next Meeting Date: August 15th, 2024 (Application deadline is July 19th, 2024 at 4pm).

Historic Guidelines Update: The Historic District Guidelines Survey is currently live and will end on August 5th. The Preservation Design Partnership is going to present at the August meeting.

Welcome new member Brandon Panganiban!

Dana Moody motioned to adjourn the meeting.

Nathan Bird seconded the motion.

All in favor.

Meeting was adjourned at 10:49 a.m..



Skip Pond, Chairman



Shelby Ogle, Admin

8.15.24

Date

