



CHATTANOOGA HISTORIC ZONING COMMISSION

MEETING MINUTES

September 19th, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on September 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
- Dana Moody
- 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.

Applicant(s) Present: Jay Newman, Tanner Dillard, Menden Poole,

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 August 15th, 2024 Meeting Minutes to be voted on. No amendments need to be made. *Nathan Bird* motioned to **APPROVE** the August minutes. *John Brennan* seconded the motion. **All in favor. The motion carries 9-0.**

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

- **HZ-24-78:** 4181 Tennessee Ave.: Window Replacement
 - **HZ-24-82:** 202 Morningside Dr.: Foundation Stabilization
 - **HZ-24-87:** 1608 W. 49th St.: Shed Demolition + Reconstruction
 - **HZ-24-88:** 5401 Sunnyside Ave.: Storm Repair, In-Kind
 - **HZ-24-89:** 4210 St. Elmo Ave.: Non-Historic Shed Demolition
-

OLD BUSINESS

- HZ-24-27: 1709 W 43rd St: Exterior Rehab (Stop Work Order)

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

Relevant Guidelines Covered:

- 6.8 Doors, Page 40
- 6.9 Driveways & Paving, Page 41
- 6.13 Foundations, Page 45
- 6.22.C New Construction Page 52
- 6.25 Porches, Porch Columns Railings, Page 59
- 6.33 Siding, Page 70
- 6.41 Windows, Page 74

Applicant Presentation: Applicant Representative Jay Newman of 1709 W 43rd St asked the Board if they could start working again.

Community Response: No Community Comments.

Discussion: The Commission began their discussion by asking how the stop work order came about and it was stated that they came before them last month, but there was not enough information to be able to properly vote on the case. The Commission expressed frustration that the actual owner/applicant for the property has not been present either time to be able to fully answer questions the Commission has. They discussed that it appears that the Applicant just wants to repair the house where needed in kind and keep the historic nature of the house. The Commission then questioned the windows again and Historic Preservation Planner Cassie Cline presented that she did a site visit and took photos of the windows and all the windows are in great shape except one is missing and will be replaced in kind. The Commission then discussed the accessory dwelling unit and any changes that were presented in the documents - they are planning to make the unit match the historic features of the home. They then discussed the front railing, siding, roof and trim; at which they agreed that the proposed site plan was mostly acceptable. They believe that more craftsman features need to be present. They also stated that the proposed front door is acceptable.

Commission Motion and Vote:

- John Brennan made a motion to **APPROVE** case #: HZ-24-27: 1709 W 43rd St. with the following conditions:
 - Front porch railing to be wood, 2x6 top rail, 2x4 bottom rail, 2" balusters.

Nathan Bird seconded the motion.

All in favor. The motion carries 9-0.

NEW BUSINESS

- HZ-24-33: 4803 St. Elmo Ave: Chimney + Exterior Rehab + Parking

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

Relevant Guidelines Covered:

- 6.5 Chimneys, Page 38
- 6.6 Decks, Page 38
- 6.8 Doors, Page 40
- 6.9 Driveways & Paving, Page 41
- 6.13 Foundations,
- 6.41 Windows, Page 74

Applicant Presentation: Applicant Tanner Dillard of 4803 St. Elmo Ave presented to the Commission that he did not have a ton to add and is willing to do 2x2 balusters on the back, but does not want to have to rebuild the chimney that was removed prior to him owning the home.

Community Response: No Community Comments.

Discussion: The Commission discussed the chimney that was removed - the Applicant was not the one to remove the chimney. The Commission felt that it would not be fair or right to the current Applicant to have to add the chimney back when they did not remove it. The Commission then talked about the front door that was presented and stated that something that is more in style with the time period of the house is needed. They then discussed the back of the house and the addition that was added by a previous owner - the Applicant stated they planned to make it match the rest of the house. The Commission then had a conversation about the balusters and foundation to which the Commission stated that the Applicant has the option to paint the foundation and that there are not really any guidelines for the back of the house. The Applicant stated that he just wants to expand the parking pad from the alley to allow for parking for the home and the Commission had a brief discussion about it.

Commission Motion and Vote:

- *Todd Morgan* made a motion to **APPROVE** case #: HZ-24-33: 4803 St. Elmo Ave. with the following conditions:
 - A door design appropriate to the period of the house to be approved by Staff.
 - New window to match the existing 2 over 2 design.
 - The removal of the existing bay window on the left side to be replaced by siding.
 - The option to use or not to use the transom window.

Nathan Bird seconded the motion.

All in favor. The motion carries 9-0.

- **HZ-24-83: 5408 St. Elmo Ave.: Window Replacement**

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

Relevant Guidelines Covered:

6.8 Doors, Page 40

6.41 Windows, Page 74

Applicant Presentation: Applicant Menden Poole of 5408 St. Elmo Ave. presented to the Commission that she bought the house in April and loves it and the neighborhood; she wants to bring back the charm of the house and is worried about the windows. She stated that they do not lock and are hard to open. She is concerned about safety and she stated that they rattle inside of the frame. She presented that she reached out to a historic restoration company about repairing the windows and she is concerned about the cost of having them repaired over just replacing the windows. She also stated that the windows allow a lot of noise through them and it negatively impacts her ability to work from home.

Community Response: No Community Comments.

Discussion: The Commission stated that they liked the new front door and thought it was period appropriate for the house. The Commission then discussed with the Applicant that according to the guidelines, the windows have to be beyond repair to be able to be replaced and that they should be repaired when they start to deteriorate.

Commission Motion and Vote:

- *Clif McCormick* made a motion to **APPROVE** case #: HZ-24-83: 5408 St. Elmo Ave., with the following conditions:
 - The door replacement is approved.
 - The window replacement is denied.

John Brennan seconded the motion.

All in favor. The motion carries 9-0.

- **HZ-24-85: 4401 Tennessee Ave.: Garage**

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

Relevant Guidelines Covered:

6.22.C New Construction, Page 52

Applicant Presentation: Applicant Matt Lewis of 4401 Tennessee Ave presented the Commission that he wants to build a garage on the property to allow for more storage space and that the existing garage is very small. He stated that he wants to build the garage to match the property and does not think it will be too big. He thinks it will fit on the property well.

Community Response: No Community Comments

Discussion: The Commission began the discussion with asking the Applicant about the material of the garage door and if it will match the existing garage. The Applicant stated that it was going to match. The Commission discussed the breezeway that was planned to join the existing garage with the new one and the Applicant informed the Commission that it is just the roofline that will connect the two buildings.

Commission Motion and Vote:

- *John Brennan* made a motion to **APPROVE** case #: HZ-24-85: 4401 Tennessee Ave., with the following condition:
 - The new garage door material will be aluminum to match the existing garage door.

Nathan Bird seconded the motion.

All in favor. The motion carries 9-0.

Other Business

Next Meeting Date: October 17th, 2024 (Application deadline is September 20th, 2024 at 4pm).

Historic Guidelines Update: The neighborhood community meetings will be held the following week (week of September 23rd).

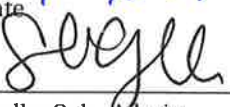
Staff asked the Commission to email any specific questions that they would like to be proposed to the community during the meetings. Staff also stated that the first draft of the index was emailed to the Commission to review and offer insight.

**Clif McCormick motioned to adjourn the meeting.
John Brennan seconded the motion.
All in favor.
Meeting was adjourned at 10:38 a.m..**



Skip Pond, Chairman

10/17/2024
Date



Shelby Ogle, Admin

10.17.24
Date