

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

January 18, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held January 18, 2018 at 9:37 a.m. at the Development Resource Center, Conference Room 1A. JoBeth Kavanaugh called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. JoBeth Kavanaugh explained the rules of procedure and announced that the meeting was being recorded.

JoBeth introduced Sarah Robbins as new Development Planner – Historic Preservation.

Members Present: Doug Eckert, JoBeth Kavanaugh, Nancy Poston, Kevin Osteen, Melissa Mortimer, Rachel Shannon, and David Bryant

Members Absent: Steve Lewin, Patrick Ryan

Staff Members Present: Sarah Robbins, Angela Wallace, Emily Dixon

Applicants Presenting: Steve Lewin, Frank McDonald, Ken Morris, Gary Fiser

Doug made a motion to approve the Minutes from previous meeting. The motion was seconded by Nancy and unanimously approved.

Kevin Osteen joined the meeting.

OLD BUSINESS

CASE #17-HZ-00125 – 5010 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Steve Lewin, has applied for a Certificate of Appropriateness for the following work:

- New construction

Sarah presented a PowerPoint presentation. The roof lines have been changed on the front elevation.

Discussion: Justin White addressed the Commission. We wanted to get away from the usual craftsman build. We ensured we stayed with the bungalow style. We changed from a panel style siding to a 6” Hardi plank. The design we used was reflective of the 1930’s. Based on the Commission’s recommendation we have changed to a more subtle style. We removed the butterfly eave on the front. The form of the roof is a gable with a shed dormer. We have adjusted the windows to show a 2 story house. We have designed the foundation so it would follow the ground level of the lot. The house will have a slight view from the road. We will be leaving several of the trees on the front of the lot. The front elevation is very traditional. There are several homes in St. Elmo that have the gable style roof.

Community Comments: Joe McDonald – My property is down the alleyway from this. How many of the trees do you think you can save? Justin – There are 3 large trees. We will keep anything over 12”. Also towards the back there are some very large trees we will keep. Joe – The trees are important. I keep going back to the design. I have discussed it with the neighbors. I just don’t think this fits the neighborhood. The homes are very traditional. I think it will be intrusive. I do not think it will enhance our property values. There is a similar house on Florida and people talk about how it does not fit.

Carol Cuppage – I think it is a nice design but it does not fit in St. Elmo. I would call this two shed roofs together.

Doug – I feel it has been adaptive to the area. I support it. David – I cannot approve it. It is not compatible with the neighborhood. I do not feel the roof meets the definition of a gable roof. Nancy – I appreciate the design changes. I think it is the windows. The Guidelines say sash rectangular. I think a redesign of the windows would help.

Justin – If I can make those regular windows, I will. These delays have presented us with a major hardship. David – The shed roof on the front had one window. The more common would be 1, 2 or 3 windows. Sarah – I want to remind everyone that we are not here to redesign the project. Doug – In this case it is going to be difficult to state conditions. The applicant needs to understand what they need to change. Melissa read the Guidelines. JoBeth – I think the windows need to be improved. Kevin – A lot of this comes to whether you think it should conform. Doug – I think we could have been clearer on what we require. JoBeth – I think we were clear.

Melissa made a motion to approve Case #17-HZ-00125 – 5010 Tennessee Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: shed dormer window to be square or vertical and centered in shed.

JoBeth seconded the motion. The motion was approved with 5 in favor and 1 against.

CASE #17-HZ-00134: 950 Vine Street

PROJECT DESCRIPTION:

The applicant, Frank McDonald of River Street, has applied for a Certificate of Appropriateness for the following work:

- Replace windows and trim
- Addition to the building
- Add driveway and parking area
- Remove slab and excavate

Sarah presented a PowerPoint presentation. Read letter from Jenny Shugart which has been attached hereto and made a part hereof these minutes.

Discussion: Frank McDonald addressed the Commission. The changes made from last month to this month resulted in a shift from intergrading the building to shifting the building. The addition is

set back from both sides. The pitched roof is on the ell shape of the house. We have changed the interior so we could keep the original windows and openings. We have put some larger pane doors at the carriage door opening which would be more appropriate to the time period. Our addition will be done in a broad panel. It is a little wider than the 8" siding. We will paint the brick to match the main building on the property. There is currently a walkway to this property. We will break into the back wall to make a gate. There is a gate further up the wall and we are just going to move it closer to the structure. We feel we have adhered to the intent of the Guidelines.

Community Comments: Hal Baker – The neighborhood association was not able to receive these plans until last night. We prefer a chance to discuss the plans of anything in Fort Wood. The structure does not appear to be of the carriage house concept. We don't pretend to have the expertise the Board does. I did not know they were going to cut into the wall until today. I would not like to see the wall cut into. The existing gate is about 100' from the proposed spot. Other than that I have no objections. This is the gateway to Fort Wood. The parking lot across the street is what it is today but we do hope that in the future that lot would be developed. Due to this, I suggest the applicant look at alternatives.

Diana Davies – I am happy to see there will be improvements. I don't think the design is consistent with the historic features. I hate also to see the cut in the stone wall.

Bill Glascock – I have been looking at this building and it is a carriage house. As a developer it would be impossible to make money in the existing building. It has to be expanded. I think the issues of the Commission have been addressed by Frank. The only exception may be the wall.

Frank – The issue of the parking, Hal is right. Hopefully there will be some on street parking. We are improving the driveway from the main structure. The owners think that since there is already a gate in the wall, it would be great to move the gate. Doug – What is the justification for cutting into the wall to move the gate that few feet? Frank – They want a quicker way and for people to have a more private entrance. They are very sensitive about this issue. We are doing this in a way that the addition could be removed in the future and the original building would still be there. This building does not really look like a carriage house presently.

JoBeth – Are the windows true divided light? Ann Stone – It would not be true, it would have muttons. Nancy – It needs to be true divided. Can some of the windows be saved? Frank – Some of those have already been replaced like the 6:6. JoBeth – This design is an improvement. The door you have proposed, is there a way not to add that door there? Frank – With the interior with 2 sleeping rooms, this is the only solution we have found. Melissa — Does the replacement of the carriage doors fit the original size? Frank – Yes. Melissa – The door you propose adding would change the original building. The worse thing for a building is to sit empty. The roof does change the original structure. I do not feel cutting into the wall is necessary. Rachael – Could you put a door into the basement wall? Frank – No, there is no actual basement. Nancy – The carriage houses in the area were and are not fancy, they are very plain. I don't think they should have columns. We know the original house was 2 stories. I would love to see this go up. Frank – The columns here are very simple. Kevin – Can you make the wall look like it was not changed? Frank – I would think we could.

David made a motion to approve Case #17-HZ-00134: 950 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: replacement windows must have true divided lights; no change to original wall.

Doug seconded the motion. The motion was approved with 5 in favor and 1 no (JoBeth)

NEW BUSINESS

CASE #18-HZ-00003: 4712 Glyden Drive

PROJECT DESCRIPTION:

The applicant, Ken Morris, has applied for a Certificate of Appropriateness for the following work:

- New construction

Sarah presented a PowerPoint presentation.

Discussion: Daniel Weathers addressed the Commission. We will provide a materials list. This design is typical of what we have built in St. Elmo before. This will have a metal roof. Front porch will have hog wire railing. Doug – The elevation of the first floor seems high. Daniel – The lot is angled. Doug – It seems very high. Daniel – It is for the land slope. The other houses in the area are also high. Daniel – There is a garage on the rear of the house on the basement level. Rachael – Is it open under the front porch? Daniel – Yes. Kevin – Is the true flush on the front? Daniel – Yes.

Community Comments: Dinson Lee – My family owns the neighboring property. I was surprised to see a home being built here. The road dead ends into the neighboring driveway. There is a gully in the middle of the property. There is a gravel turn around at the property. The width of the existing road does not accommodate but one car.

Kevin Kalakusky - The elevation of the building does not seem consistent with homes in St. Elmo. It looks like a tall 2 story house.

Dinson Lee – It is going to dominate the view shed for the entire cul-de-sac.

Daniel – The site will have a substantial amount of dirt work in order to level the lot. After that the house will not sit as tall as it looks now. Doug – Do you know how much fill will be done? Daniel – The lot will be graded down. We will probably just be redistributing dirt on the lot. Kevin – Do you know what ridge height will be? Daniel – No, I do not have that number. JoBeth – What is the style of the foundation stone veneer? Daniel – We generally use a Cumberland stone and that has been approved previously. Rachael – I think the front foundation should be consistent across the front. David – The Guidelines state that foundation height should not exceed 2'. Daniel – Having a separate garage would not work on this lot. JoBeth – I don't think we can make a decision with what we have. Kevin – I think this is a preliminary submission.

Rachael made a motion to defer Case #18-HZ-00003: 4712 Glyden Drive as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: widen stair on front; need information on ridge height after final grading; submission of stone style; continue stone veneer across the front; submission of grading plan; more parking information.

Doug seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00006: 1305 W. 45th Street

PROJECT DESCRIPTION:

The applicant, Gary Fiser, has applied for a Certificate of Appropriateness for the following work:

- New construction

Sarah presented a PowerPoint presentation.

Discussion: Gary and Debbie Fiser addressed the Commission. This is exactly the same house we just build across the street with a little change on the front porch. The front porch will have a horizon siding with tapered columns. The steps will be 6' wide leading to double doors. The porch is 8' deep. The front of the house will be wood shingles. The windows will be 6:1 wood. There will be a 4-6' drop from the back to the front of the house.

Community Comments: Carolyn – I'm concerned about duplicating the house down the street. Sarah – It is common in St. Elmo that there are "sister" houses throughout. Debbie – You will not think that these two houses are the same because the front will be very different. This house is going to have a 48' setback which is a little further. This is to accommodate the future houses up the street which will have to be set back. The church up the road is further back than 48'.

Nancy – I see no problems.

Doug made a motion to approve Case #18-HZ-00006: 1305 W. 45th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: cedar shakes on front of house.

Nancy seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

STAFF APPROVALS

Case 17-HZ-00139 – 5303 Tennessee Avenue – Repair roof

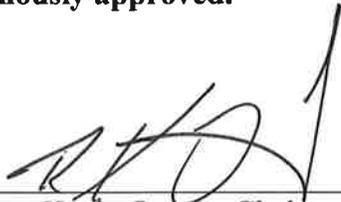
Case 18-HZ-00001 – 1 Mable Street – Replace stucco

NEXT MEETING DATE: February 15, 2018

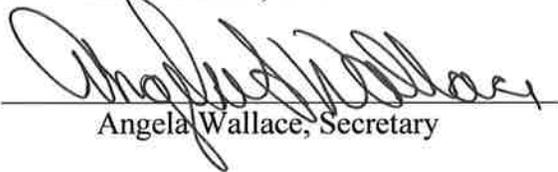
Doug made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 12:09 p.m.



Kevin Osteen, Chair



Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

February 15, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held February 15, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Steve Lewin, JoBeth Kavanaugh, Kevin Osteen, Melissa Mortimer, Patrick Ryan, Doug Eckert, and David Bryant

Members Absent: Nancy Poston and Rachel Shannon

Staff Members Present: Sarah Robbins, Angela Wallace

Applicants Presenting: Ken Morris, Chris Anderson, Marian Mosel, Sally Krebs, Kyle Skidmore, Linda Benton, Tron Wilder, Christi Homar, Michael Cardillo, Irven Resnick, Michelle Guanaga, Candace Esparazza

David made a motion to approve the Minutes from previous meeting. The motion was seconded by Melissa and unanimously approved.

OLD BUSINESS

CASE #17-HZ-00133 – 5414 Beulah Avenue

PROJECT DESCRIPTION:

The applicant, Candace Esparazza, has applied for a Certificate of Appropriateness for the following work:

- Rebuild back deck (already discussed)
- Primary Structure Addition: Enclose some of the existing back deck for a house addition (already discussed)
- Demolish outbuilding/secondary building
- Construct new outbuilding/secondary building
- Pour concrete pad
- Install fence in rear

Sarah presented a PowerPoint presentation. **Conditions: elevations of new addition, scale to match house; submittal of the fence design.**

Discussion: Candace Esparazza addressed the Commission. Asking for the solid wood fence to be painted to match the house. The design of the roof line for the garage has the addition of the architectural feature which matches the design on the front of the house. There is another photo that shows the rafters in the front of the house and the rafters in the garage will meet or exceed that. The

addition to the house on the rear will have no window and no door as shown in the original drawings. The siding will match existing and be board and batten on the addition.

Community Comments: none

Discussion: You will see the rafters and the architectural feature on the rear of the addition that will also match the front of the house and the garage. JoBeth – hand in a drawing where you show the board and batten and the architectural feature (hand drawn). Melissa – The fence is fine. I'm not sure what the back roofline will look like.

JoBeth made a motion to approve Case #17-HZ-00133 – 5414 Beulah Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: updated drawings of the siding and rear addition to reflect the mentioned modifications in the drawings: the siding will match existing and be board and batten on the addition and the rear addition will have no window and no door, but have a rafter detailing consistent with the front of the house.

Patrick seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #18-HZ-00007: 5500 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Michelle Guanaga, has applied for a Certificate of Appropriateness for the following work:

- New construction of shed in rear
- Add fence in the rear

Sarah presented a PowerPoint presentation. The applicant will need to get a setback variance from the Zoning Board of Appeals after approved by this Commission.

Discussion: Michelle Guanaga addressed the Commission. We love St. Elmo and have just moved into the area. We want to have a little separation from the neighbor. The shed will be in the back corner, we just need some storage. We did get a letter of consent from your neighbors on the rear that they have no problem with us placing the shed and fence. The shed will match the home as close as possible and will be wood. It will be painted to match the home. There is a large amount of growth in St. Elmo and we want to be part of that.

Community Comments: none

Discussion: JoBeth – there is a vent on the front of the shed what kind of vent is that? Michelle – Actually it is on the back of the shed and it is just an air flow vent.

Melissa Mortimer made a motion to approve Case #18-HZ-00007: 5500 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

David seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00009: 711 Battery Place

PROJECT DESCRIPTION:

The applicant, Irven Resnick, has applied for a Certificate of Appropriateness for the following work:

- Install solar panels to center, flat roof

Sarah presented a PowerPoint presentation. The solar panels will be on the flat part of the roof.

Discussion: D. J. Shelton for Irven Resnick addressed the Commission. Install 12 solar panels on the flat portion. The house sits on a hill and the house is about 22' above the ground. You will not be able to see this from any point except the top floor of the apartment building behind the house. We will have about 10" above the top of the roof. There will be no penetration in the structure. The rest of the equipment will be placed on the back of the house which will be the inverter.

Community Comments: None

Discussion: Doug – Are there thoughts to be expanded? D. J. – the owner realizes there will be no expansion to this system. JoBeth – When they tilt you may be able to see a slight edge. Has the owner spoke to his neighbors. The house next door may be able to see it. Doug – Do you think that may have been a widow's walk at some time. Melissa – I don't see an issue with the project. It will not be visible. Patrick – Where will the parts be on the rear? D. J. – My plan is to keep conduit off the house and just have the pieces close to the HVAC systems. We will get them as close as we can to the existing HVAC systems. The low end of the system will be about 3" on the front of the house. Doug – I feel that this is an original feature of the house. I think if you do solar you need to put it where it can be expanded.

Steve made a motion to approve Case #18-HZ-00009: 711 Battery Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, subject to any and all conditions. Conditions: none

Patrick seconded the motion. The motion was unanimously approved. 6 in favor and 1 opposed.

CASE #18-HZ-00010: 4401 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Michael Cardillo, has applied for a Certificate of Appropriateness for the following work:

- Exterior Building Alterations: Outbuilding/Garage.
 - Remove asbestos siding and install new LP Smartside wood composite lap siding at 6” exposure to match main house.
 - Install new trim boards to match existing dimension and profile.
 - Add shed style awning roof over front garage doors using standing seam metal roofing and corbels to match front door.

Sarah presented a PowerPoint presentation. We have a sample of the new proposed siding material.

Discussion: Michael Cardillo addressed the Commission. The presentation addressed everything.

Community Comments: None

Discussion: No objections. Doug – the material looks like the old Masonite. Michael – it has a higher rating than Hardi. Patrick – Why the siding change. Michael – The siding is in poor condition and I would like it to match the house.

JoBeth made a motion to approve Case #18-HZ-00010: 4401 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None

Steve seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00011: 4406 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Michael Cardillo, has applied for a Certificate of Appropriateness for the following work:

- Replace siding
- Add trim boards
- Rebuild front porch
- Repair foundation

Sarah presented a PowerPoint presentation. This is the neighboring property to the prior case.

Discussion: Michael Cardillo addressed the Commission. No additional information.

Community Comments: None

Discussion: Michael – the foundation repair work is on the side where they have patched it. We will jack the house up and replace to match. I will put in new tongue and groove on the porch and re-pour the steps slightly below the porch.

JoBeth made a motion to approve Case #18-HZ-00011: 4406 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Patrick seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00013: 1 Mabel Street

PROJECT DESCRIPTION:

The applicant, Christi Homar, has applied for a Certificate of Appropriateness for the following work:

- 1) Windows (East Side):
 - a) Exterior wood window replacement - Application for a different composition than original windows, previously approved material: aluminum clad SDL. Regarding windows on east/Mabel Street side.
 - b) Replace 2 wood basement windows on Mabel Street side with 2 stationary 6 pane Anderson aluminum clad SDL (same composition and appearance).
- 2) Doors (East, North & West Sides of Structure):
 - a) Exterior wood French door and wood Transom window replacement (East Side)– Application for a bronze aluminum Lincoln door and transom to appear exactly as current door/transom composition.
 - b) Replace “Porch” door (west elevation of structure) with wood, three light door
 - c) Replace lower level (basement) doors (2) on east and north/river sides of structure. Replace with craftsman style 3 panel doors.
- 3) Replace gutters and add new gutters on north/river side with K Style 6” dark bronze gutters.
- 4) Addition of wood landing per code on west elevation of structure.

Sarah presented a PowerPoint presentation. Some of the windows have already been replaced with the same windows that were approved on another side of the house.

Discussion: Christi Homar addressed the Commission. The windows that got replaced they just carried the 3:1 to the other side. It was a complete misunderstanding. This house was to be done in phases. We have had to replace the entire back of the house. We were doing the east and north side first and was approved. The contractor carried out Phase One and we ran into problems structurally. The entire back wall has to be replaced. That is why we have added the gutters on the back. There were 3 windows and now we have 4. It is a \$7,000 difference in replacing the back windows in kind versus double hung. We are fixing the drain problem that was not planned. We have to prevent the back of the house from rotting again. We have added the landing to the back stairs.

Community Comments: None

Discussion: JoBeth – the windows you are going to use is true divided light. Melissa – I just have a problem with such a huge change in the windows. Christi – there are no headers above those windows and that whole wall including the windows are rotten. JoBeth – the guidelines in Battery Place is very loose in this district. They are meeting the guidelines with what they are doing. Doug – Do you think those windows are original? Christi – Probably but they are totally rotten. There is just such a difference in the cost. Melissa – Read the Guidelines. I feel it does reference this change. Christi – all the openings are staying the same. Patrick – It is the proportionate scale. Kevin – I have no problem with the doors, gutters and landing. Christi – We have placed the landing halfway down. Patrick – I would still like to see a side elevation of the stairs turning at the landing. Christi – The platform for the break in the steps is about 3'. David – Could those windows be repaired? I understand the cost difference but I feel this is a substantial element. Sarah – The windows are beyond repair. Doug – It is not our job to consider or discuss the money factor. Kevin – We would never have approved the window you have already replaced changing from 3 to 2. Christi – We will do whatever we have to. The other one was just a mistake.

Doug made a motion to approve Case #18-HZ-00013: 1 Mabel Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Guidelines, subject to any and all conditions. Conditions: a drawing of the stairs showing landing to be submitted to staff; maintain the composition of the 4 and 6 windows with transoms and true divided light on the east side/Mabel Street side; approve the gutters

David seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00017: 4904 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Ken Morris, has applied for a Certificate of Appropriateness for the following work:

- New construction – retaining wall concrete in rear of property
- Door location and metal material (basement)

Sarah presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. The retaining wall will start at 5' and then after 20' it will be behind the house. The back wall will be 8-9' depending on the engineer's report. The rest will be about 6'. There will be a 6' privacy fence on the sides of the house. You will have to stand in a very small space on the road to see the wall. It will be poured concrete. We will put 3' picket fence along the top for safety at one point. There is a tree that will hide the fencing on the right side. You are really going to be looking to see the wall or the fence. The basement door will match the other doors on the house. The front wall will be about 7'. Sarah – It is in line with his approval.

Community Comments: Sarah read a letter from Tim McDonald and it is attached hereto and made a part of these minutes. Doug – can you show us where the wall will be? Ken – The wall will be at the very back of the lot.

Lynn B – Trees. Sarah – Trees are not part of our purview.

Ken – the retaining wall in front is not complete. The dirt that you see that front of the property will be pushed back and graded. We removed 3 pine trees and the 3 trees there we are working to keep.

Doug – I want to confirm that we will barely be able to see the wall at the back of the property.
Ken – that is right. David – Does the guidelines address view of retaining walls? Sarah – I addressed that in my staff report.

Steve made a motion to approve Case #18-HZ-00017: 4904 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Patrick seconded the motion. The motion was 6 in favor and one opposed (David) approved.

CASE #18-HZ-00018: 841 Oak Street

PROJECT DESCRIPTION:

The applicant, Linda Benton, has applied for a Certificate of Appropriateness for the following work:

- Replace siding on addition
- Rebuild porch and increase size
- Add shed room over back door and windows
- Install wood 7' fence
- Replace siding on storage structure

Sarah presented a PowerPoint presentation.

Discussion: Linda Benton addressed the Commission. The only change on this is the roof design on the back porch. I was trying to be consistent. I thought an eyebrow would look good but it does not. I am removing the roof completely. I could put a canvas awning over the door. Because of the door to the basement I could not make the porch and roof consistent. We did pull back some of the siding and it is particle board with tar paper. I want to mate the back look nice. I am proposing Hardi siding 3" with white trim. The back porch will be replaced. I want a 7' privacy fence. There is an existing fence along the back and along one side. I want to bring the fence all along Clark Street and the fence would be consistent along both properties and along the inside edge of the driveway so the back yard could be usable. The shed is necessary for the property because there is no other storage on this property. It is on a concrete pad and we would like to use same materials as fence to place on the exterior of the shed. The pitch of the shed is 7' and that is why I would like a 7' fence. I would like to put a canvas awning for the back door.

Community Comments: Michael Olinger – What is the process about changing the request for the awning? Kevin – That is something to talk with Sarah with outside this meeting. Michael – Great. Thanks.

Discussion: Doug – Is there an existing fence? Linda – Just what is shown in the presentation? It is 6’ tall. Melissa – The materials for the shed is nice but the guidelines specify that the materials should match the house. JoBeth – It is a small shed so I don’t think it would matter. Patrick – is the a presence of 7’ fence in Fort Wood. Angela – The board has approved 7’ fence in Fort Wood.

Patrick made a motion to approve Case #18-HZ-00018: 841 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: canvas awning to be submitted for staff approval; approve 7’ fence.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00019: 5507 Post Avenue

PROJECT DESCRIPTION:

The applicant, Chris Anderson of GreenTech, has applied for a Certificate of Appropriateness for the following work:

- New construction

Sarah presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. We have had similar houses approved previously.

Community Comments: None

Discussion: Patrick – Is a 2” corner board typical? Chris – we have done 2” and we have done 4”. Patrick – That’s ok. The materials list looks acceptable. Kevin – How is the house going to look like on the lot? What is the elevation? Chris – We want to leave the back part of this lot alone. Kevin – what will your rear foundation height be? Chris – The rear foundation will be about 10’ tall and 1.5’ in the front. Sarah – The guidelines do not designate rear foundation height, just the front. Melissa – the guidelines specify that parking should not be in the front of the house. Chris – this is consistent to the house to the right. Doug – it does not have parking pad it is a driveway. Chris – it would be really tough to get to the back of the property. Melissa – I am alright to put it to the side of the house. Chris – We could do a driveway with the strips to the side of the house. JoBeth – This 8 ¼” reveal is large. Melissa – Can you do 6”? Chris – Yes if you prefer.

Melissa made a motion to approve Case #18-HZ-00019: 5507 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 6” reveal siding; no parking pad in front yard; concrete ribbon strips driveway alongside with parking area at side or rear of structure and behind face of structure.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00020: 220 Morningside Drive

PROJECT DESCRIPTION:

The applicant, Tron Wilder, has applied for a Certificate of Appropriateness for the following work:

- Add storage area to back of carport with brick wall and wood door to match wood door on home.

Sarah presented a PowerPoint presentation.

Discussion: Tron Wilder addressed the Commission. We want to put a storage area in the back of the carport. We previously got approval for a wood fencing type wall. We would like to put a storage area at the back of the carport. This was originally in the plans but was a problem with sewer lines which we later got approval to go ahead and we thought we could go ahead with it. We are here now to gain approval for this from this Board.

Community Comments: None

Discussion: The rear of this property goes outside the neighborhood at the back of the lot. Melissa – I think closing the carport in changes the design of the house.

Doug made a motion to approve Case #18-HZ-00020: 220 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was 5 approve 1 opposed (Melissa).

Break for lunch.

CASE #18-HZ-00021: 5315 Virginia Avenue WITHDRAWN

PROJECT DESCRIPTION:

The applicant, Chris Anderson of GreenTech, has applied for a Certificate of Appropriateness for the following work:

- New construction

CASE #18-HZ-00022: 1612 W. 55th Street

PROJECT DESCRIPTION:

The applicant, Kyle Skidmore, has applied for a Certificate of Appropriateness for the following work:

- New construction of garage in rear of the lot
- Move parking pad in rear of the lot

- Move fence in rear of the lot

Sarah presented a PowerPoint presentation.

Discussion: Kyle Skidmore addressed the Commission. Garage – detached with hardi siding. 2 windows on right side with half-lite entry door and 2 windows on rear. The roof line will match the house. There is a little change in the doors to the garage – the same with different windows (29 ¾ by 52 ¾”). There is currently a pad in the back and I want to take that out and have the garage at the rear property line.

Community Comments: Carolyn – The garage is going to be 5’ off the property line – is that the normal setback? Sarah – He will have to get any variance from the zoning board of appeals after he receives a COA from this Commission. Kyle – the front of the garage will be about 15’ from the street.

Doug made a motion to approve Case #18-HZ-00022: 1612 W. 55th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None

David seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00024: 4419 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Chris Anderson of GreenTech, has applied for a Certificate of Appropriateness for the following work:

- New construction of primary structure
- New construction of a secondary structure: garage
- Sidewalk/walkway
- Driveway/parking area

Sarah presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This house is similar to others we have gotten approval for. This lot is huge. The back of the property is steep and very wooded. There is an old wall on the side of this property. We will keep that wall. We are putting the ribbon driveway. We will have to make a cut in the front wall for the driveway.

Community Comments: Carolyn – What is the front width dimension? Chris – Lot is 50’ and house is 30’. Carolyn – what is the square footage? Chris – 1800. Kevin – I’m concerned about the setback. Sarah – area setback is 45’ average and this is 27’. Kevin – You need to match the neighboring property of around 25’. Chris – I can move it back 10’ if that is what you want. Kevin – I’m not willing to commit to 10’. For me, the calculation should be for that side of the street. Chris – Can I say we will meet the setback on the side of this? Board – it should line up with the house beside it. Kevin – we need to ask that they set it back to line up with the house next to it which is about 35’ back.

Sally Krebbs – I have heard really bad things about GreenTech. When I think about the character of the neighborhood I consider the landscape. Kevin – we do not have anything to do about trees. Also, if you have a personal opinion about a contractor, please keep that to yourself.

Melissa made a motion to approve Case #18-HZ-00024: 4419 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front setback of the house must match setback of adjacent northern most home on same side of street/block.

Steve seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00025: 4306 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Marian Mosel, has applied for a Certificate of Appropriateness for the following work:

- New construction

Sarah presented a PowerPoint presentation.

Discussion: Marian Mosel addressed the Commission. Lori Blaylock – The photograph is what it will look like with the shed dormer instead of the dormer. There will be no porch railing. Lap siding with 6” reveal; dormer will have Hardi shake and brick foundation. No balcony and no chimney. As noted on the drawing a sliding door instead of window.

Community Comments: None

Discussion: Melissa – What are the columns? Lori – They will be brick. The exposed foundation will be 2’ above grade. The turnaround area will be 4’. Kevin – This lot is step but there is a flat area where the house will set. I think we need more information clarifying your final decision and on the garage. I have no issues with the design of the house. I just feel we need more exact drawings with more detail. Melissa – We have required previous applicant to bring more clear drawings before approval.

Steve made a motion to defer Case #18-HZ-00025: 4306 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: updated drawings of house reflecting all changes to the original plan and showing final plans for the primary structure and garage.

David seconded the motion. The motion was unanimously approved.

CASE #18-HZ-00026: 4205 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Sally Krebs, has applied for a Certificate of Appropriateness for the following work:

- **Windows:** Replace vinyl windows with Anderson fibrix double-hung windows or 1950's style casement windows.
- **Doors/Trim:**
 - Replace side and back of structure doors with aluminum clad sliding glass doors
 - Restore or replace wooden front door (replace with 1950's style wooden door)
 - Wood trim around Doors 3" – 5"
 - Replace garage door in rear of house with sliding glass doors or a new 1950's style garage door (wood if necessary)
- **Siding:** Replace siding with 6" Hardie Board. Add Accents of wood siding 3"- 5" on the front and sides.
- **Chimney** restoration and repaint (it is currently painted)
- **Decks/Porches:**
 - East Side & North/Front Side: Restore and replace screens, wood decking and railings with horizontal wood railings, 1950's styling.
 - West Side: New construction of rear deck – Wood with horizontal wood railings, 1950's styling.
- **Retaining Walls:** restore with cement blocks (not visible from the road)
-

Sarah presented a PowerPoint presentation.

Discussion: Sally Krebs addressed the Commission. I want to bring the house back to the 1950s style. I can't do anything with the roof line but I would like to do the other things. I want to use the Hardi board with 6" lap. I have talked with Anderson about a fibrix style windows. I want to use the same style as the 50's style. All the front windows will be double hung. I want to change the metal front porch pieces with wood. The decks all need to be repaired or replaced. They are all in bad shape. Some of these items will be long term projects. I want a few wood accent pieces as shown on the drawings. Melissa – It looks like these are all more modern changes. Sally – I want it to be in the 50's style. The accent pieces would be about 4" but I am flexible on that.

Community Comments: Lynn Bartoletti – the house is horrible as is. I like what you are doing with it. It sounds refreshing what your plan is.

JoBeth – the windows sound good. Melissa – I agree that you need to keep the design of the windows. Kevin – I want to think about this product. David – I think it is an appropriate material for a 50's style. Sally – I want to add a window to match the small window on the back. Then on the end of that wall I want to either do large floor to ceiling size windows or sliding glass doors. There are no windows in the top and I would like to add the large picture windows in there with awning type windows on the bottom. I want to put in new railings around the porch and replace the door. We want to extend the deck. JoBeth – I am good with all the windows. Sally – All my neighbors are set really low compared to me. You can't see the front door from the road. I want to open the front of the little roof over the door. What I will probably do with the garage door is keep

it a garage door at this time. JoBeth – Then about the wood detail, you want cedar. Sally – Yes it want to put it over the door and at the end with the 2 sliding glass doors.

Retaining walls – I have done research on restoring the walls. They are along the front of the house and they are not visible. They are cinder block with concrete. I want to replace them. The walkways and stairs – I want to repair the front walkway because it is in bad shape. I want to put pavers and brick. Sarah – The guidelines prefer concrete. Melissa – It looks like concrete will work better with water runoff. Sarah – You can always apply for that later. Sally – I would like to do that later.

Melissa made a motion to approve Case #18-HZ-00026: 4205 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 6” reveal on lap siding over asbestos; windows and doors as submitted on drawings dated 2/8/2018; walkway deferred; 4” reveal on wood accent siding as shown in drawings; Anderson Fibrex for windows.

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

CHZC By-laws / Rules of Procedure Text Changes:

Monthly application submission will change to the 3rd Friday each month (the day after the meeting) deadline.

There will be a \$25 fee for each application

Melissa motion to approve. Steve second
Unanimously approved

STAFF APPROVALS

Case 18-HZ-00002 – 4413 Tennessee Avenue – Replace basement windows, doors
Case 18-HZ-00004 – 1 Mable Street – Replace remainder of windows to match
Case 18-HZ-00005 – 4201 Tennessee Avenue – Replace siding
Case 18-HZ-00008 – 5508 Alabama Avenue – Install concrete steps w/handrail from road
Case 18-HZ-00012 – 4901 Virginia Avenue – Build 6’ fence in back
Case 18-HZ-00014 – 4909 Virginia Avenue – Build 6’ fence in back
Case 18-HZ-00015 – 4629 Guild Trail – Replace deck to meet property line
Case 18-HZ-00016 – 5500 Post Avenue – Replace wood deck

NEXT MEETING DATE: March 15, 2018 (deadline will be in two weeks)

**Melissa made a motion to adjourn.
Steve seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at 2:30 p.m.



Kevin Osteen, Chair



Angela Wallace, Secretary

• Sarah Robbins
transcribe.



Sarah Robbins <srobbins@chattanooga.gov>

5315 Virginia

chris anderson <canderson@greentechbuild.com>
To: Sarah Robbins <srobbins@chattanooga.gov>

Wed, Feb 14, 2018 at 5:32 PM

Sarah,

I would like to withdraw my application to HZC for 5315 Virginia from tomorrow's agenda. Thanks!

Chris

--

Chris Anderson | Director of Development & Government Relations



1644 Rossville Ave. Chattanooga, TN 37408

Office: 423-475-6915 Mobile: 423-503-0595



Sarah Robbins <srobbins@chattanooga.gov>

4904 Tennessee Avenue - HC 000017

Tim McDonald <scot4533@gmail.com>
To: Sarah Robbins <srobbins@chattanooga.gov>

Wed, Feb 14, 2018 at 3:40 PM

Sarah,

I have a concern about the retaining wall proposed for 4904 Tennessee Avenue. The builder altered a beautiful historic retaining wall at the front of the property already and I am concerned that he will further change the character of the property with this propose wall.

Please include this concern in your presentation as I will be unable to be at the meeting tomorrow. I am sorry the comment is so late but I saw the information only yesterday.

The house on this site has been the subject of contention among the neighbors.

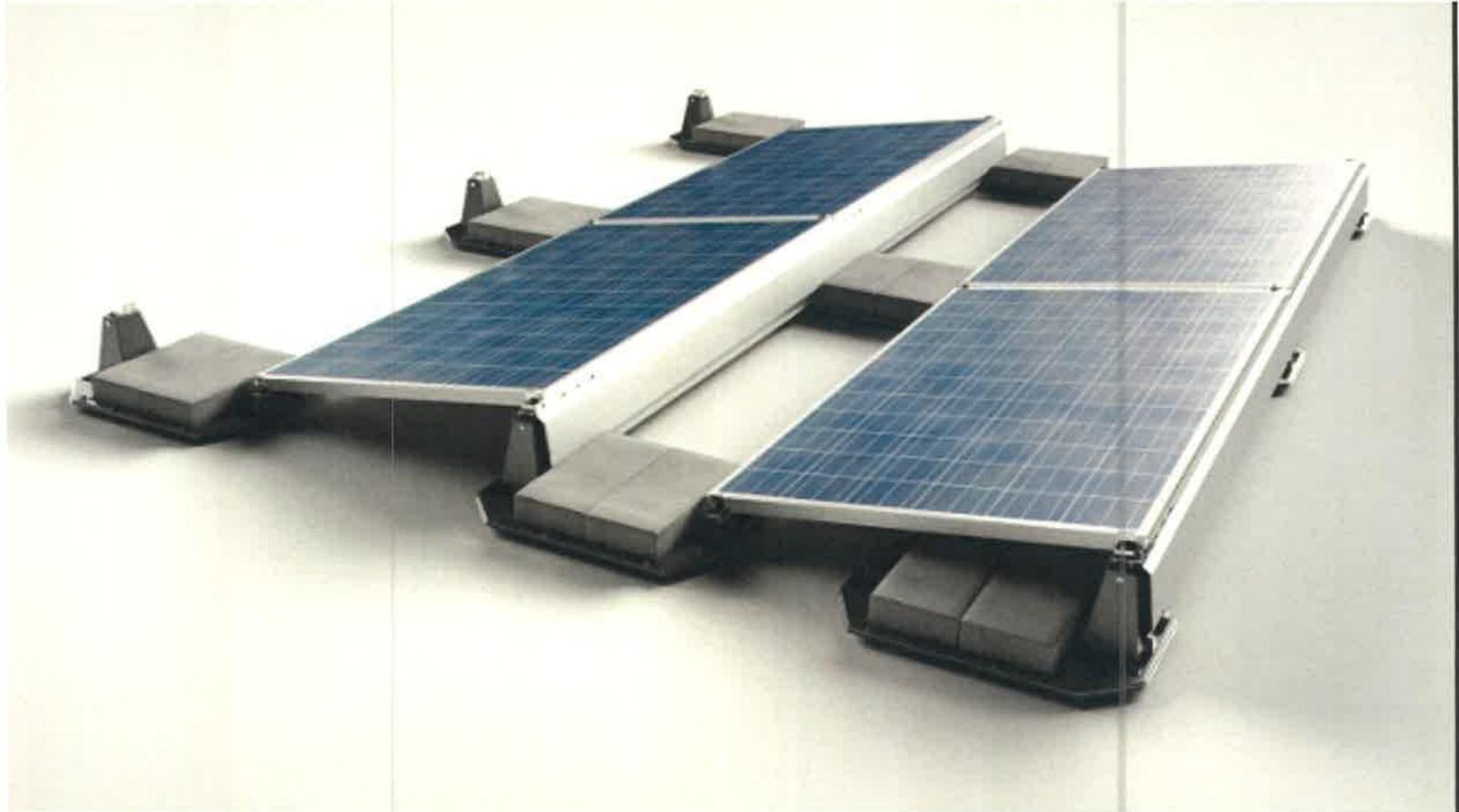
Thanks,

Tim McDonald



Abs







DynoRaxx® Evolution FR

Quick Guide Installation Steps

Installer Responsibilities

Thank you for choosing to install a photovoltaic system using the proprietary DynoRaxxEVOLUTION FR system. As installer, your job is important to ensuring that the photovoltaic system, of which the DynoRaxx EVOLUTION FR system is a component, is strong, durable and problem free for its expected life. As a result, the installer is primarily responsible for the quality of installation of any photovoltaic system that includes the DynoRaxx EVOLUTION FR system. We ask that you review this installation manual thoroughly before installing your DynoRaxxEVOLUTION FR system to ensure the photovoltaic system is installed correctly. The photovoltaic system must be installed in accordance with the instructions in the owners manual including wind and load forces calculation to meet the requirements of the ASCE 7-05 and IBC 2006 code. DynoRaxx also provides a limited warranty on the DynoRaxx EVOLUTION FR system if installed according to the installation manual. By choosing the DynoRaxx EVOLUTION FR system, you get more than just a robust, high-quality, racking system designed to outlast the photovoltaic panels themselves, you have our support through the planning and installation process to resolve any technical issue that you encounter.

It is the installer's sole responsibility to do the following and failure to do so may void the limited manufacturer warranty on the DynoRaxx EVOLUTION FR system:

- Determine whether the DynoRaxx EVOLUTION FR system is appropriate for a particular application or location.
- Determine whether the building structure including the roof, its rafters and other structural supports can support the entire photovoltaic system under all code loading conditions including the weight of ballasts required to meet any applicable building codes.
- Use a qualified professional to design the photovoltaic system applying all appropriate design parameters to determine that loading meets or exceeds the requirements of this manual and all applicable codes including but not limited to snow loading, wind speed, exposure, and topographic factors.
- Know and comply with all applicable building codes both local and national, including codes that may have additional requirements that are not found in this manual.
- Obtain all required building permits and approvals.
- Make sure that the DynoRaxx EVOLUTION FR system is adequately ballasted according to the guidelines in this installation manual and any applicable building code.
- Make sure that the installation of the photovoltaic system using DynoRaxx EVOLUTION FR system is on a roof that is in good condition, has a sound water barrier including waterproof membrane that does not leak and is reasonably expected to have an effective life that is equal to or longer than the expected life of the photovoltaic system including the DynoRaxx EVOLUTION FR system.
- Use only DynoRaxx supplied specified or approved parts.
- Make sure that no parts are installed that are visibly damaged including parts that have coating removed by scratching, corrosive materials or environment.
- Install the electrical system of the photovoltaic system safely and meets or exceeds all electrical code requirements.

Installation Instructions

Site plans are often completed assuming perfectly flat rooftops and geometrically symmetric arrays. In the field this is rarely the case. The EVOLUTION FR system's modular design allows for versatile design and installation. Please follow these installation guidelines to ensure an efficient and code compliant installation.

DynoRaxx EVOLUTION FR Components:



Two Leg Basket



Four Leg Basket



Rail with DynoSlide



DynoPin

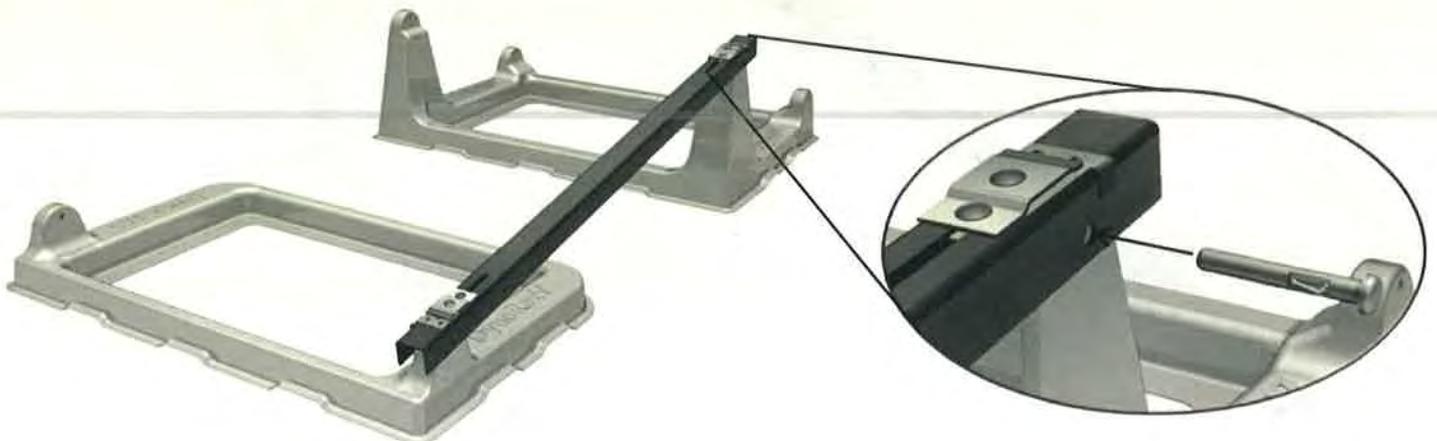
Step 1:Begin installation by snapping a chalk line to square and center the system. Properly align this square within the building zones and dimensions allotted by the design engineer.

Step 2:Place a two leg basket with the legs facing South in the Southeast corner of the chalk line. It's imperative that extra care is taken to make sure this basket is oriented correctly since any imperfections will be magnified exponentially as you move further through the installation. For large systems, starting from the center of the system and working east and west will limit the effect of inaccurate measurements.

Step 3:Place a four leg basket approximately one(1) foot north of the two leg basket oriented with the tall legs facing south.



Step 4:Attach a rail from the eastern leg of the two leg basket to the eastern tall leg of the four leg basket using two DynoPins.



Step 5: Place the second set of baskets approximately eighteen inches (18") from the western edge of the first pair of baskets. This distance will vary depending on the dimensions of the solar panels being installed. Fasten two rails to the new set of baskets in the same fashion used in step 4.



Step 6: Place the first solar panel three inches (3") from the eastern edge of the system. Be sure to follow module manufacturer's minimum required distance. The second set of baskets should be adjusted so the western edge of this panel bisects their legs. Clamp the panel down using the DynoSlide at both ends of each rail.



Closing the DynoSlide: The DynoSlide is a patent pending design. It clamps the solar module's bottom flange between a fixed top plate and a pivoting dimpled handle. To embrace the module flange, lay the panel in the desired location flat on the rail. With the handle in the open position, slide the top plate over the lip of the panel until it hits the side wall of the panel frame extrusion. The top plate is now positioned properly. Pivot the handle under module frame until thumb press is flush against rail. The module is properly secured when the handle is visible from the outside of the panel.



Step 1



Step 2



Step 3



Step 4

Step 7: Place the third set of Baskets approximately two feet (2') west of the second set and reposition them so that the second solar panel bisects the legs on this set of baskets in the same fashion as step 6.



Step 8: Continue the row in the same manner as step 7. Position the last basket three inches (3”) in from the western edge of the system. Make sure to follow module manufacturer’s minimum required distance and to only install one rail on the last basket.



Step 1

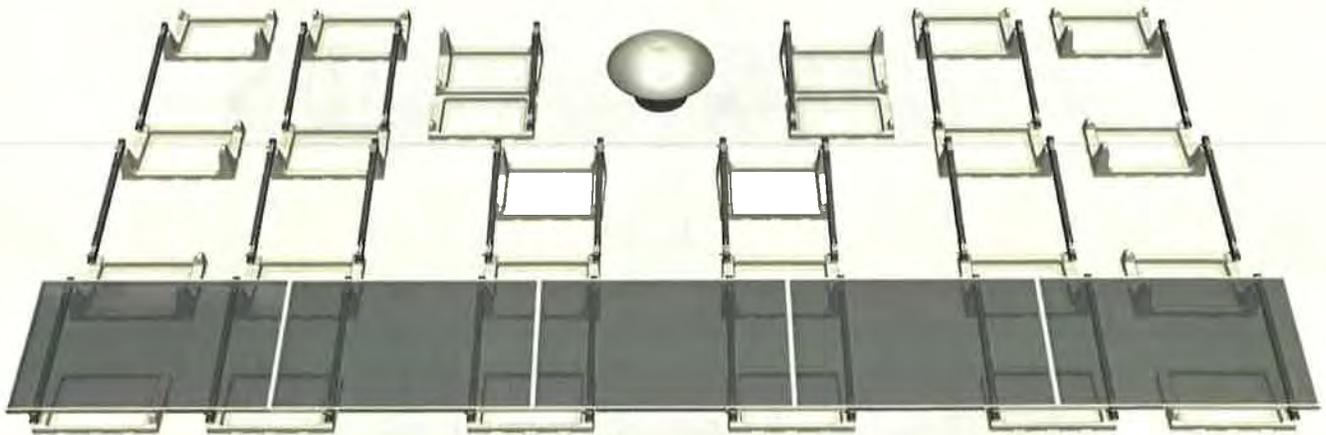


Step 2

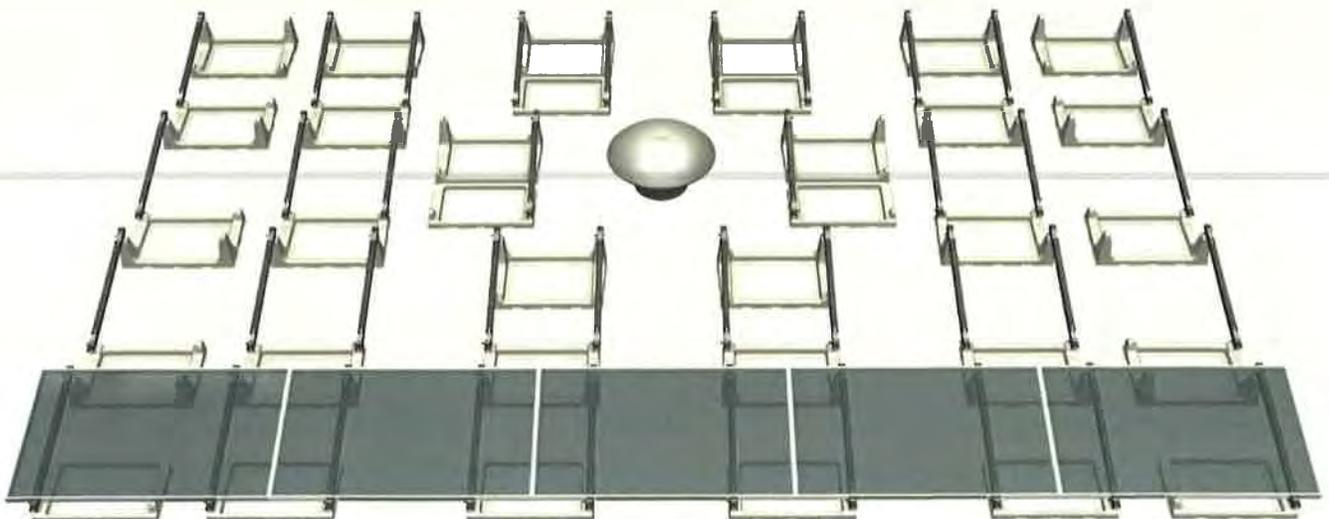
Step 9: Once the first row of modules is in place the racking for the remainder of the system can be installed. Start every additional row beginning on the eastern side of the array. Place a four leg basket positioned with the tall legs facing south and attach rails in the same pattern as on the first row. When an obstacle impedes further progression of a column, end the column by placing a four leg basket oriented with the short legs facing south. Make sure to attach rails to the tall portion of the legs.



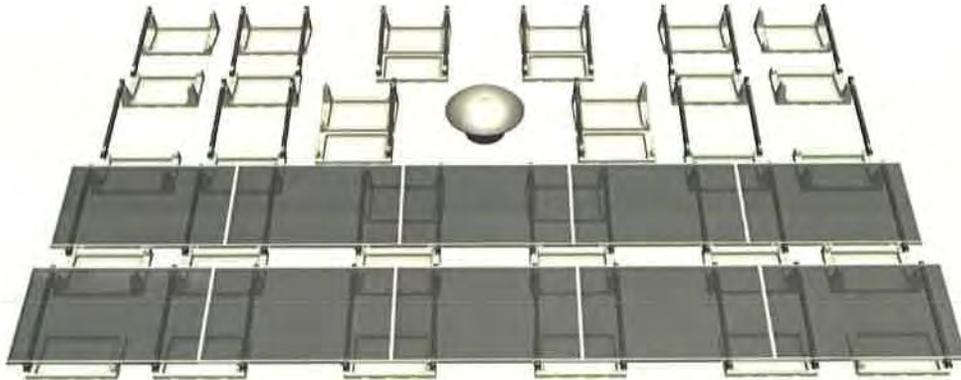
Step 10: When an obstacle impedes the progress of a row, end the row in the same manner as task eight, being sure to only use one rail on the last basket set. A two leg basket must be used to support the south side of this last basket set. Since this final basket set will be shifted, place a four leg basket with the short legs facing south to immediately end the column.



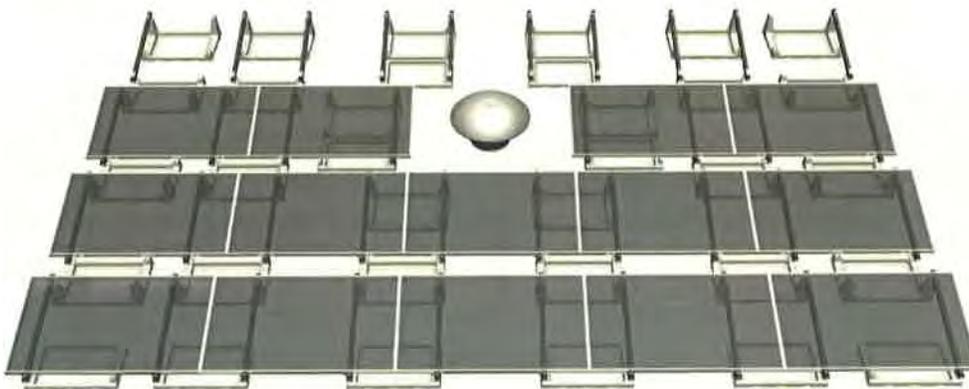
Step 11: To finish the racking for the array place four leg baskets on the north edge with the short legs facing south. Use two leg baskets in areas of column misalignment caused by the previously discussed obstacle.



Step 10: When racking is completed. Install remaining modules and required ballast.



Step 1



Step 2



Step 3

CHATTANOOGA HISTORIC ZONING COMMISSION
MINUTES

MARCH 15, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held March 15, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chairman Kevin Osteen called the meeting to order. Planner Sarah Robbins called the roll. Secretary Dottie McKinney swore in all those who would be addressing the Commission. Chairman Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Steve Lewin, JoBeth Kavanaugh, Kevin Osteen, Doug Eckert and Nancy Poston

Members Absent: David Bryant, Melissa Mortimer, Patrick Ryan and Rachel Shannon

Staff Members Present: Planner Sarah Robbins, Secretary Dottie McKinney and City Attorney Phil Noblett

Secretary Dottie McKinney swore everyone in.

Chairman Osteen went over the rules and regulations.

Applicants Presenting: Mary Mozelle and Lori Blaylock, Bill Glascock, Matthew Lewis, Kathleen and David Overton, Hannah and John Forman, and Ken Morris

Steve Lewin made a motion to approve the Minutes from the previous meeting. The motion was seconded by JoBeth Kavanaugh and the motion was unanimously approved.

OLD BUSINESS

CASE #18-HZ-00025 – 4306 Seneca Avenue

PROJECT DESCRIPTION: New Construction

The applicants, Mary Mozelle and Lori Blaylock have applied for the following work:

- New construction of primary structure
- New construction of a secondary structure: garage
- Sidewalk/Walkway
- Driveway/Parking Area

Ms. Robbins presented the PowerPoint presentation. She said this case was deferred from February. It is a vacant lot and you can see the stone walls from an original garage and some steps. It is pretty overgrown.

Mary Mozelle and Lori Blaylock addressed the Commission. Ms. Mozelle said last month she was asked to resubmit with changes and a list of materials, which she did.

Discussion: Ms. Kavanaugh asked if the light was tree divided light. Ms. Mozelle and Ms. Blaylock both said simulated divided lights. Ms. Kavanaugh asked about the bump out. Mr. Eckert asked for the applicants to describe the brick product. Ms. Blaylock said it is actual brick and said the color has not

been selected. Ms. Mozelle said a blue house with gray brick was what she was leaning towards. They are trying to make everything blend in and make everything look as natural as possible.

Mr. Lewin asked about the handrails. Ms. Blaylock said if it is above grade they will put in handrails but if not they will backfill and will do wooden handrails if needed.

Community Comments: None

Discussion: Mr. Eckert would like to get more of a description in terms of the look of the house. He was mainly concerned with the colors. Ms. Robbins said we do not talk about colors. Ms. Blaylock said she wanted it to blend in with the landscape.

Nancy Poston made a motion to approve Case #18-HZ-00025 – 4306 Seneca Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: Handrails to be added if needed if warranted by Building Code with staff approval.

Doug Eckert seconded the motion. All in favor, the motion was unanimously approved.

NEW BUSINESS

CASE #18-HZ-00036: 4115 Tennessee Avenue

PROJECT DESCRIPTION: Demolition of entire primary structure

The applicants, David Overton and Kathy Overton have applied for the following work:

- Demolition of entire primary structure

Ms. Robbins presented the PowerPoint presentation. She said the applicant has advertised by the City Ordinance, the newspaper and building for sale, which we have record of. We have two (2) structural engineering reports and Charlie Young is also here to speak on the property. We have taken our staff to check out this property as well. There was a kitchen fire in the structure. She said this was our recommendation to get two (2) reports.

Charlie Young, Assistant Director of Land Development Office addressed the Board. Mr. Young said we had a concerned resident that lives next to this property and use the words “immediate collapse”, that it was going to fall and hurt their property. Inspector Matt Cooper went to the property to see what state it was in. We did not feel it was in immediate collapse at that point. It has had severe water damage due to the way the floor system is. It makes the second floor dangerous. He said they felt very unsafe to walk in there. Inspector Cooper put a condemned sign on it. Mr. Young said the walls and exterior looks better than the floor system. The condemned sign would protect the City in case someone walked in and fell through the floor.

David Overton and Kathy Overton addressed the Commission. Mr. Overton said he does not have a lot to add to this. They bought the place to do a restoration, repair and replace. Two engineers and two contractors looked at the property and said it was beyond the stage of repair and replacing. Much of the

structure is rotted with termites and a fire was started. They would try to use the brick columns on the front if they can save them. He had a revised presentation that he sent in to Ms. Robbins.

Martin Klinghard addressed the Commission. Mr. Klinghard said the first time he saw this house it was on the market for \$125,000.00. It was totally unsafe to be in the house. The door was unlocked and it is amazing that nobody has been hurt at this point. He said we have restored several houses in St. Elmo and other areas. He talked with both his business partner and project manager and they said they cannot have anything to do with this because it is totally unsafe. The chimney and roof have collapsed. There is water damage and termite damage.

Discussion: Ms. Poston asked Mr. Overton if he knew when the last person lived there. Mr. Overton said he had no idea. Chairman Osteen said it has been over 2 years since anybody has been in. Mr. Overton said he wants to put a modified American 4 square in there. Mr. Eckert asked if they had any historic information on this property. Mr. Overton said he had no idea. There is a dormer at the top, brick columns in the front. Currently it is aluminum siding on the house. Mr. Osteen said whatever the motion would be made today would be on the demo only.

Community Comments: None

Discussion: Ms. Kavanaugh said she is like “no demolition” but she knows one of the engineers who has worked with her. Someone could get hurt fixing it from what she heard today.

Doug Eckert made a motion to approve Case #18-HZ-00036: 4115 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: None

JoBeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00037: 924 Fort Wood Street

PROJECT DESCRIPTION: New Construction of garage, retaining wall and walkway
The applicant, Bill Glascock, has applied for the following work:

- New construction of an outbuilding/garage, retaining wall, and walkway (all in rear of property)

Ms. Robbins presented the PowerPoint presentation. She said this was all in the rear of the property. The submitted materials list was given.

Bill Glascock addressed the Commission. Mr. Glascock said the house they are looking at is behind his residence. The garage is being built for several reasons. The swimming pool desperately needs a bathroom and he needs a place to put his junk. The garage doors he will use comes from a garage that the Board approved a renovation of. He wants an old timey garage with old wood and also use hardi board siding. He said this is a cantilever design.

Discussion: Ms. Kavanaugh asked about the alley. Mr. Glascock said the fence will slide back. It will be a new fence using the same materials as the old. Right now it is a 6' high fence and he will make it a

7' fence. It is a sliding gate. So when he comes in he will be on concrete. This garage is 16' by 20'. Mr. Glascock said he is an old mechanic and will use it as a mechanic's garage. There is no way to swing wide to get in. Ms. Kavanaugh asked about the retaining wall. Mr. Glascock said it was behind there. Ms. Poston asked about the pool. Mr. Glascock said he will not touch the pool. It is part of his property. He is well within his setbacks. Mr. Eckert asked about a pad. Mr. Glascock said he is putting in a pad. He said it used to be a parking lot. Mr. Eckert asked if he was pouring a foundation and Mr. Glascock said yes. Ms. Kavanaugh asked if the door was a little moon door. Mr. Eckert said the moon door was to the bathroom. He wants to use an old worn out door. He is trying to use that door as his theme. Ms. Poston asked if he planned to paint the structure. Mr. Glascock said yes and it will match the color of the house.

Community Comments: None

Discussion: Mr. Lewin asked about the CMU wall to the right of the shed. Mr. Glascock said it will be covered with brick. Ms. Poston said she is thrilled those doors are being saved. Ms. Kavanaugh said it literally sits behind the house and that alley is not used near enough. It is a double lot and really well thought of. The cantilever is more like a carport and open like that. Ms. Poston said she does not like the moon on the door. Mr. Glascock said he will get rid of it.

JoBeth Kavanaugh made a motion to approve Case #18-HZ-00037: 924 Fort Wood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: None

Doug Eckert seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00039: 4122 St. Elmo Avenue

PROJECT DESCRIPTION: Repair soffit, fascia, porch, new fence/door, demo garage/new garage
The applicant, Matthew Lewis, has applied for the following work:

- Repair/replace all soffit and fascia
- Rebuild front porch (roof, columns, etc.)
- Replace front door with glass iron door to match iron fence
- Repair/replace main structure windows as needed w/ 4 over 1 or 2 over 1 wood windows
- Install new iron fence in front yard (in previous footprint) at approximately 3 feet
- Demo original garage
- Addition: new garage (different location, rear building addition)
- Removal of windows in rear sunroom area and replace w/wood casement windows consistent replacement to the current 1950's metal crank out windows
- Restore rear of structure roofline
- Driveway into new garage, access from Virginia Avenue w/ material: concrete w/pea gravel top

Ms. Robbins presented the PowerPoint presentation. She said the applicant has the intent to reuse much of the structure as possible. There are some windows that are missing. The majority of the windows are not original. She has gone out to the site. The mound around the garage has been built up so the elevation around the garage is a few feet higher than the original garage. The supports for that roof are

greatly deteriorated. The new garage will be placed on the rear of the garage in a style that is consistent with the home. She said you get a lot of water damage and water that collects in that garage. There is quite a bit of deterioration on the front porch, roof and columns. They want to add that style of the garage at the rear. There are no headers in the roof of the garage. It is 3' below grade, which led to a lot of water damage. There was an iron fence that bordered the front yard and you can see the original iron in the ground. The style will be similar to the iron fence that will be in the front yard. Windows will have the same opening and instead of the old metal crank out windows, they will be wood windows that crank out.

Matthew Lewis addressed the Commission. Mr. Lewis said they would like to restore this property. The main things are the back of the property have had several additions put on. He wants to take off the roof and get it to where it was originally there. It will still be a flat roof and he would pitch it just enough. Some of the brick is not original. He will have to repair that and would like to make a door with an iron railing on top that will match the property. Instead of building a wooden deck he thought he would do it all at the same time. All the soffits and fascia are in horrible shape. He would like to get the style posts the same on the front porch. He wants to put wood on everything.

Discussion: Mr. Eckert asked if he would put the same curls on the columns. Mr. Lewis said he would do the exact same thing. Mr. Eckert said he was originally going to recuse himself from this case because he is holding one of the columns with beehives. For a beehive to be in there for 50 years he does not want to destroy it. He said he has the column that is missing. Ms. Robbins stated that there is no financial exchange between Mr. Lewis and Mr. Eckert. Mr. Eckert said he thought Mr. Lewis had one of the few remaining houses that have historical features. Mr. Lewis wants to restore these houses and he intends to keep them exactly the same. Ms. Poston asked about the garage. Mr. Lewis said if you shake the garage door, the building will come down. All the water seeps in and it is horrible shape. Ms. Poston asked if it was an original and part of the house. Mr. Lewis said the brick that is inside there looks like it was an afterthought. He is replacing the front porch roof with bead board. Ms. Kavanaugh asked about the front doors. Mr. Lewis said the front door has been modified a number of times. It is leaning down and rotting. You can see that it is really in bad shape. The actual front door will be reused in the house. Ms. Kavanaugh said the door does not look historic and looks European or modern but the doors are more important. Mr. Lewis said it is not the original door. Ms. Robbins said it appears not to fit the opening properly. That indicates that it could have been moved from somewhere else. Mr. Eckert again reiterated the fact that he was not paid by Mr. Lewis but wanted to say the real issue is to make sure the bees are not killed. He said he will split the up hive and make it in as many hives as possible.

Community Comments: None

Discussion: Ms. Kavanaugh asked about the chimney. Mr. Lewis said he would rebuild the chimney restoration. Chairman Osteen said Mr. Lewis has done an excellent job in the historic district. Ms. Kavanaugh said it sounds like it will be 1 over 1 windows. Mr. Lewis said it has to be a 2 over 1. Ms. Kavanaugh said the divided lights are more expensive. Mr. Lewis said the windows he intends to use will be the kind he used in the last house. Ms. Kavanaugh said the detail on the porch is special. Mr. Lewin said the applicant is losing a couple of brick arches in the back. Mr. Lewis said he was just losing 1. The old steps were rotted and right on the meter box so he took them down. Nancy asked what year was this built. Ms. Robbins' research said 1914-1940 was when this whole site was built. Chairman Osteen said it sounds like we have 2 issues here: the garage and front door. Mr. Eckert asked

if he planned on maintain the windows. Mr. Lewis said yes. Mr. Eckert said the floor itself is octagonal tile and needs to be repaired. Mr. Lewin asked about the gutters and the garage and Mr. Lewis said they would all be wooden materials. They will live in this property and will not spare any expense. Ms. Kavanaugh said we need to get a resubmission on the door. Mr. Eckert said they want to keep the transom on the side. Any door put in needs to be as close as possible to what the door was. Ms. Robbins asked Ms. Kavanaugh should review it or does Mr. Lewis need to come before the Commission. Ms. Kavanaugh said it does not need to be a solid door but have light or at least a half light. Mr. Lewin asked the applicant if he would consider a slight parapet on the garage and asked the height of the handrail. Mr. Lewis said 40 inches. Mr. Lewin said he could increase his parapet wall in order to not have to increase the height. Mr. Lewis said the garage is a danger and needs to come down.

JoBeth Kavanaugh made a motion to approve Case #18-HZ-00039: 4122 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: The front door transoms and sidelights will remain. The front door will be resubmitted for staff approval. The wooden door will have at least half light. Any replacement windows will be 2 over 1 divided light windows.

Steve Lewin seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00041: 4515 Tennessee Avenue

PROJECT DESCRIPTION: New Construction of Addition

The applicants John Michael and Hannah Forman, have applied for the following work:

- Addition to the rear of the main structure
- 2 story addition (basement level and main level same height as existing structure)
- Demolition of not original rear porch and exterior wall
- New porch with steps on new addition: wood
- Roof: to match existing
- Siding: wood siding with reveal to match existing home (approx. 9 inch reveal) and flagstone veneer over cinder block foundation (existing house has a small stack stone foundation)
- New garage space and garage doors (under proposed deck)
- Windows: new 9 over 1 aluminum clad windows w/ wood trim; reuse of original casement windows

Ms. Robbins presented the PowerPoint presentation. She said this will be a 2 story addition but not taller than the main structure of the house. There is a basement and a main level. They will need to do a demolition. The new windows will be 9 over 1 with clad trim. The applicant has been in communication with the Water Quality with the City and have worked it out so we are hearing a separate addition. The new component would be seen from the street. A materials list was submitted. Ms. Robbins said we have clarification of the front door on the addition. They sent in specs on the door and she updated the presentation.

Hannah Forman and John Michael Forman addressed the Commission. Ms. Forman said they are really excited to be here. They closed on their house 5 years ago wanting to stay in St. Elmo. They had twin boys a year ago and wanted to start their family before they developed their plans. One change is

the existing windows are 9 over 1. The new windows will also be 9 over 1. They are going with Pella Windows. The large windows will be 9 over 1 and the smaller windows will be 6 over 1. The windows are aluminum clad. The sunroom will be the connection point of that addition. They do not want to get rid of the beautiful casement windows because they will be viewed from the street. The existing house has wood siding. They had to go with drop siding, which is not common. It has a 9 inch reveal. There is no hardi board that would go with that. They think it would look best for the custom wood siding to match the existing siding. There would be a cinder block foundation with stone veneer. They want to have wood trim against the aluminum clad and the rafters will match.

Mr. Forman said the bottom floor will be a kiln room for pottery which should not be under a house. One of the reasons he has a deck on the side is because the basement level will have a shed roof and will be underneath the deck. The deck will be faced with flagstone on all sides.

Community Comments: None

Discussion: Ms. Kavanaugh said she likes what she is doing with the windows. She asked where the spacer bar was. Mr. Forman said it will actually have a grid. He said the spacer bar creates the illusion of plates. Ms. Kavanaugh said they will try to replicate the siding. Mr. Lewin said the door is for the deck and downstairs. Mr. Forman concurred and added that nothing will change in the existing. Ms. Kavanaugh asked about the stone veneer asking if he was going to use open floor products. Ms. Forman said they would use real stone veneer. Ms. Kavanaugh asked if it could be staff approved. Ms. Robbins said they want to replicate what is on the front floor. There is not a product that looks like that. She wondered if it would be better if they could get stucco for that. Mr. Lewin said you might not be able to get the exact stone. Ms. Poston said they could come back to present that.

Steve Lewin made a motion to approve Case #18-HZ-00041: 4515 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: Stone veneer to be staff approved

Doug Eckert seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00042: 5717 Alabama Avenue

PROJECT DESCRIPTION: New Construction

The applicant, Ken Morris, has applied for the following work:

- New construction of a primary structure

Ms. Robbins presented the PowerPoint presentation. She said it is closer to the Georgia line. The applicant submitted their material list. She has a letter of concern from the community. Mr. Eckert asked if this was on-street parking. Ms. Robbins said on their application they show on-street parking.

Ken Morris addressed the Commission. Mr. Morris said this was a challenging one. They could create a larger footprint and a large retaining wall or go up a taller structure with a smaller footprint. It is a 2' knee wall, 2 ½ stories. The first wall will be partially subgrade. It is on-street parking as is most of Alabama Avenue. Most of Alabama Avenue has on-street parking. It is pretty standard. They

usually only go to 2 stories and they are in the least steep area. He said no one wants a 1 bedroom house.

Discussion: Mr. Eckert said as he indicated this house seems to be relatively contemporary and it does not seem to be incompatible to other homes on this street. Ms. Kavanaugh said she feels the height of the house is not in keeping with the neighborhood. She gets the hardship about the mountain and the parking but we are not supposed to take this in. Even though it is at the end of the street, it will be an issue. She understands the street frontage. It is the size and scale that are the issues. Mr. Eckert said he just spent some time on the size regarding new construction. It was about not being disruptive and compatible to others. Ms. Kavanaugh said she finds it disruptive. Chairman Osteen said there is something in the Code about this height. Ms. Kavanaugh said she is okay with the design but you are trying to use a lot that makes it stick up and stand up too much. Mr. Morris said on the height, the difference is 2 feet between the story and 1/2 story. They are utilizing the attic space. Mr. Morris said he cannot build a house with a 6 pitch.

Community Comments: Carrie Keown addressed the Commission. Ms. Keown said she has lived in the very last house on Alabama Avenue for 38 years. It is very bold for a home to come into this. All of their homes are 1 story and have on-street parking. Even the mailman and garage man have trouble coming on to their street. They have been through this a lot of times. For obvious reasons no one wanted to build there. She said it hurts her to think that this home would be built where they are. All the homes in this area are very old. In the back is all woods and she loves that. She said she has a problem with their design and development too because of the on-street parking. She said she would never imagine someone would want to build into the mountain.

Keith Riley addressed the Commission. Mr. Riley said he lives across the street since 2005. His concern is the viability of the lot. As far as he knows a lot needs to a minimum of 7,500 square feet. He is 1500 square feet short of minimum. Lots have 65 feet of frontage averages. You are limited to 12' and no way can you park a car on the street. He is not opposed to the development. The houses range from 800 to 1400 square feet, all of which are 1 story. Even if it has that height requirement, the house looks nice. He does not see how the lot is buildable.

Discussion: Ms. Robbins the CHZC looks at it in scale but it also has an underlying zoning. She thinks this lot is a lot of record. Ms. Kavanaugh said it looks like it was a double lot.

Mr. Morris said the 35' is measured from the foundation to the highest point. It is not a lot of record. The lot was split already and they may have applied for a variance. It is a buildable lot on zoning records. As far as the height, on this street, there are 2 and 2 ½ stories in St. Elmo. Ms. Robbins said if it turns out that he needs a variance he is required to get a COA before he goes to the Board of Zoning Appeals. Mr. Morris said the same is true for parking. St. Elmo is an on-street parking area. Mr. Riley said we need to speak to a suitability on a dead end that is 800-1400 square feet and now we are applying for a largest house in addition to any parking. There is no way there is going to be parking on the street. Mr. Eckert asked if there was something missing. Mr. Riley said it would be the largest in terms of square feet. Mr. Eckert asked if the lot was the same as others. Mr. Morris said the lot widths are pretty consistent with the ones on the street. Their footprint is smaller than most but his is taller. He does not know what the Transportation Department will require. Mr. Riley said he thinks the parking is a hardship. You have to have a driveway to make turns. Chairman Osteen said we cannot rule on the

design of the house and should take this under advisement. Ms. Robbins said for him to call 311 to get on their radar for the Transportation Department.

JoBeth Kavanaugh made a motion to deny Case #18-HZ-00042: 4115 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Conditions: None

Nancy Poston seconded the motion. Doug Eckert and Kevin Osteen opposed the motion. It was denied 3 to 2. The motion carried to deny.

OTHER BUSINESS

CHZC Education Sessions

Ann Gray with Cornerstone presented her presentation.

STAFF APPROVALS

Case 18-HZ-00027 – 4413 Tennessee Avenue – Replace basement windows, doors, repair front porch

Case 18-HZ-00028 – 5408 Glen Falls Avenue – Repair roof decking, rafters, fascia after tree fell

Case 18-HZ-00029 – 4700 Florida Avenue – Repair roof, walls, siding, fascia, soffit, gutter, window

Case 18-HZ-00030 – 1220 W. 55th Street – Change from brick to concrete driveway

Case 18-HZ-00031 – 5609 Tennessee Avenue – Install 6' fence in rear

Case 18-HZ-00032 – 5420 St. Elmo Avenue – Replace deck on rear adding 2'

Case 18-HZ-00033 – 4122 St. Elmo Avenue – Demolition of rotted concrete steps in rear of home

Case 18-HZ-00034 – 1007 W. 55 Street – Removable green wire fence 4' tall in rear of property

Case 18-HZ-00035 – 5302 St. Emo Avenue – Repair/replace porch, step, porch floor, front door, soffit, gutters, garage door. Add ceiling light fixture. Paint exterior. New construction of rear back deck with staircase. Remove rear window and add exterior door in same location.

Case 18-HZ-00038 – 849 Vine Street – Repaint Fence

Case 18-HZ-00040 – 837 Fort Wood Street – Three dormer windows to be restored to wood casement

Nancy Poston moved to approve the staff approvals. Doug Eckert seconded. All in favor the staff approvals were approved.

Announcements:

NEXT MEETING DATE: April 19, 2018 (deadline will be in two weeks)

Steve Lewin made a motion to adjourn.

Doug Eckert seconded the motion. The motion was unanimously approved.

Adjourn: The meeting was adjourned.

Kevin Osteen, Chairman

Date


Dottie McKinney, Secretary

Date

4/11/18

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

April 19, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held April 19, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Vice Chair JoBeth Kavanaugh called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Commission. Vice Chair JoBeth Kavanaugh explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Nancy Poston, Melissa Mortimer, Doug Eckert, Rachel Shannon, David Bryant and Steve Lewin

Members Absent: Kevin Osteen and Patrick Ryan

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer

Vice Chair JoBeth Kavanaugh went over the rules and regulations.

Secretary Rosetta Greer swore everyone in.

Applicants Presenting: Kenneth Morris, Chris Anderson, Steve Lewin and Tim Riley

Nancy Poston made a motion to approve the Minutes from the previous meeting. The motion was seconded by Rachel Shannon and the motion was unanimously approved.

OLD BUSINESS: None

NEW BUSINESS

CASE #18-HZ-00047: 5609 Tennessee Avenue

Project Description: Exterior renovation of the primary structure, two story addition to the rear of primary structure, new driveway and parking pad

The applicant, Ken Morris, has applied for the following work:

- Exterior renovation of the primary structure - window restoration, front door (replace in kind), rebuild front porch, new paint and new roof
- Primary structural two story addition to the rear
- New driveway
- Parking pad

Ms. Robbins presented the PowerPoint presentation. She said there are residential and manufacturing structures around the primary structure in question.

Ken Morris, of 5613 Tennessee Avenue, addressed the Commission. Mr. Morris said he wants to restore the main house on the property. The property in question has two additions on the rear as well. He doesn't think he can repair the addition on the rear, especially from the

ground up. The shed addition is not structurally sound. He said most of the windows are in decent shape and the new windows will match the current ones. The front porch needs to be repaired. He said the siding, windows, and roof line needs to be repaired and will match the existing materials to keep within the character of the home. Mr. Bryant asked if the windows were consistent or if some of the windows had been replaced. Mr. Morris noted that a couple of windows were missing and the windows that are currently existing appeared to be the original windows. Mr. Bryant noted that the existing windows appeared to be 2 (two) over 2 (two). Mr. Morris said the existing windows are 2 (two) over 1 (one) and the smaller windows are 4 (four) over 1 (one). Ms. Robbins said that the windows seem to match the structure to the time in which the building was built. She said it appeared that some of the windows had been taken from other structures in the neighborhood to fit the house, but it does not match.

Community Comments: None

Discussion: Ms. Mortimer asked if Mr. Morris was adding new additions to the structure. The existing additions are rotten and Mr. Morris is wanting to demo the old additions and add new additions. Ms. Poston asked about the front door. Mr. Morris stated that the side lights are new and the door itself will match the original door. Mr. Morris does not think he can repair the door, he will need to replace it. He will leave the transom. Ms. Mortimer wants to see the door go back in with the same opening and according to the guidelines. Ms. Poston wants to see the rehab of the house and asked how long it has been uninhabited. Mr. Morris stated that it has been uninhabited for at least 5 years. The house is completely gutted on the inside. The staircase in the interior are still there. Ms. Mortimer asked about the additions and differentiating between the new and old additions. Ms. Mortimer wants to see an inset or a trim with these new additions. Ms. Mortimer wants to see the trim of the new rear additions to show where the original section of the house ended. Ms. Mortimer asked Mr. Morris will take out any rear windows on the back addition. Mr. Morris stated that the windows on the left side are aluminum. Ms. Robbins referred to the presentation to show where the second level and addition will be. Mr. Morris said he will either do an eyebrow window on the rear addition or try to save the window that is there. Mr. Lewin wants Mr. Morris to find matching stitches. Mr. Morris said as long as that is not his only option he will try to find matching stitches. Ms. Poston asked if Mr. Morris is keeping the decorative vent. Mr. Morris will keep the two decorative vents and will re-create one of the vents to be the same. Mr. Morris said the two steps are 18 inches off the ground and the railing is not original. The front porch columns are in decent shape and Mr. Morris will keep the original columns.

Melissa Mortimer made a motion to approve Case #18-HZ-00047: 5609 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: No side lights, keep original door opening, and transom on front door. Rear additions to have trim piece to show where original house ended (not location of current additions). Keep original columns on the front porch.

Steve Lewin seconded the motion. All in favor, the motion was unanimously approved

Doug Eckert had to leave early and approved of the nominations for the new chair and vice chair members.

CASE #18-HZ-00048: 5511 Post Avenue

PROJECT DESCRIPTION: New Construction

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of primary structure, parking area and walkway

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson / Green Tech Homes, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson referred to the PowerPoint presentation with images of a house that the commission had previously approved for Green Tech Homes to build. He said he took into consideration that the Historic Commission asked if he could not build the same house over and over again. The front of the proposed house will have a different design from the other houses Green Tech Homes have built in St. Elmo. The house will still have the same layout. Some of the materials includes iron handrails on the front with brick stairs. There will not be a walk out basement. There are old grove trees that will remain. Mr. Anderson said that the house will have concrete withering with a grass strip leading to a side parking pad driveway.

Community Comments:

Lynn Bartoletti, of 1805 W 56th Street, addressed the Commission. Ms. Bartoletti said she appreciated the changes Mr. Anderson has made but the house is way too big for the location. She said the proposed development will be enormous and it's going up the hill. She feels it will ruin the character of the home. She appreciates the fact that they are not subdividing but it is too enormous. The proposed development will be on Post Avenue and will be right above Tennessee Avenue. Ms. Robbins referenced the presentation and noted to the Commission that the development will be highly visible from Tennessee Avenue. Ms. Bartoletti said the two homes to the right of the proposed development are smaller homes and it seems way too out of scale in comparison to the site area.

Chris Anderson / Green Tech Homes, of 1644 Rossville Avenue, addressed the commission: Mr. Anderson said the house is 25 feet tall and it is consistent with the layout of the other houses within the neighborhood. He said the proposed development is similar to the house the Commission approved for Green Tech Homes at last month's meeting. He said there is a white house across the street that overshadows the houses Green Tech Homes have recently built in the site area. He said the proposed development is 30 feet wide and according to the R-1 zoning lot of record, it meets within the code requirement for a 40 foot wide house.

Discussion: Mr. Lewin asked if it was possible to get sight elevations. Mr. Anderson stated that the sight elevations are in the presentation. Mr. Anderson said that the foundation will have a slight raise in the back, but not visible from the front of the street. Mr. Lewin said the backside of the house will raise concerns. Ms. Kavanaugh asked if Mr. Anderson knows the

height of the back of the foundation. Mr. Anderson said the height of the back of the foundation is about 6 feet. Mr. Lewin requested to see elevation and topography and asked if Mr. Anderson can show whether he would grade in or add 2 feet in field. Ms. Kavanaugh asked the Commission if they wanted to specify the material and set a maximum height. Mr. Barlew stated that he is okay if Mr. Anderson can make adjustments and submit it to Ms. Robbins for staff approval. Mr. Anderson asked the Commission to clarify their decision. Mr. Anderson asked if the Commission wanted less visibility or more grade. Mr. Anderson said the more visibility he has the less he can grade. Mr. Anderson will submit whatever the Commission decides for a staff approval. Ms. Robbins said she needs a solid decision with conditions so the case can be approved for the permitting process. Ms. Kavanaugh wants to set the stipulations to what can be staffed approved and what cannot be approved. Ms. Robbins asked the Commission to think about the visibility, the rear, the front, and the windows when listing the conditions. Mr. Anderson mentioned that a privacy fence could help cover the foundation. Mr. Lewin asked Mr. Anderson if he could make the two back windows 4 over 1 like the front elevation and the rear elevation to have all French doors be 15 lights. Mr. Anderson said he could do as requested. Mr. Lewin asked if the foundation will be all brick. Mr. Anderson responded yes.

Steve Lewin made a motion to approve Case #18-HZ-00048: 5511 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: For the rear elevation to have all French doors be 15 lights and windows to be 4 over 1 like the front elevation. The maximum foundation height be 6 feet or have a privacy fence on the rear of property. All changes to be submitted for staff approval.

Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

Steve Lewin stepped down from the Commission to present his project before the Commission and is recused from the following case.

CASE #18-HZ-00049: 845 Oak Street

PROJECT DESCRIPTION: Refinish entry door and construct new porch
The applicant, Steve Lewin, has applied for the following work:

- Refinish entry door
- Construct new front porch – believed to be previously demolished

Ms. Robbins said before the case is presented she wanted to note that the sign was not up for the entire week and she needs to see what needs to be happened and to hear the case for today until a decision is reached. Ms. Robbins said she emailed the Neighborhood Association all the cases and she went to the project site a week prior to today and took photos. Ms. Robbins presented the PowerPoint presentation. Ms. Poston asked if the porch reflects on the Sanborn maps. Ms. Robbins said that the applicant and herself has looked through all relevant archives

and have not been able to get images of the front porch. One of the Sanborn maps, from 1917, reflects the front porch.

Steve Lewin, of 1322 Stuart St, addressed the Commission. Ms. Kavanaugh noted that Steve Lewin is recused from this case. Mr. Lewin said most likely there was a pitch on both sides of the windows. The brick steps are not original to the design of the house. Ms. Poston asked if the design Mr. Lewin was working on will allow for future renovation. Mr. Lewin said yes. Ms. Poston asked what the intention of the house was. Mr. Lewin said that it is a rental and remains a rental and the owners are not renovating it. The owners only wanted to add character to the front of the house. Mr. Lewin said his design is to compliment the arch above the door. Mr. Lewin said he is not replacing the door. Mr. Lewin is restoring the door and is replacing the brick steps and adding wooden steps. Mr. Bryant mentioned that the proposed design looked like he would be using a fiberglass column. Mr. Bryant said that there are not requirements against fiberglass columns, but he asked if Mr. Lewin could see if there was an alternative to the proposed column type. Mr. Lewin said wood would be the only alternative and it may be different as far as durability but it doesn't look much different from fiberglass. Ms. Mortimer suggested the fiberglass to be used so the column would not be mistaken as the original column. Ms. Kavanaugh doesn't agree with the use of a fiberglass column and think it would be best to use a block wood column. Fiberglass columns have been approved in the Fort Wood area before. Ms. Kavanaugh reminded the board to follow suit with the order of the meeting and moved to community comments.

Community Comments: None

Discussion: Ms. Poston asked Mr. Lewin if he mentioned rails in his applications. Mr. Lewin said he did not mention rails. Ms. Robbins said the height of the steps are not significant enough to require rails. Ms. Poston asked if Mr. Lewin designed a pitch for watershed and gutters. Mr. Lewin stated that there will be integrated gutters that will go to the back side of the house. Ms. Poston said the columns did not appear to be big enough for the size of the house. Ms. Hunt agreed that the columns did not look big enough for the size of the house. Mr. Lewin said the columns are 8 inches. Ms. Kavanaugh said she is okay with an 8 inch column. Ms. Poston asked if the original light fixture would remain in its original location. Mr. Lewin said yes.

David Bryant made a motion to approve Case #18-HZ-00049: 845 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, approval is subject to any and all conditions.

Conditions: Minimum 8" DIA column

Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

Steve Lewin then took his seat on the Commission.

CASE #18-HZ-00050: 5410 Ansley Drive

PROJECT DESCRIPTION: Replace original windows and security bars on windows
The applicant, Tim Riley, has applied for the following work:

- Replace original, metal, and single pane windows with four vinyl windows, same size and style
- Security bars on windows and doors – currently on the entire structure without a COA on file

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins noted that there are security bars on all of the windows and she will have to pursue a COA for the windows that are not in question for this meeting, if the applicant plans to keep the security bars on those windows. Ms. Robbins said the applicant is not going to put the security bars back on the four windows on the front of the structure that are presented for this case. Ms. Robbins asked the Commission to refer to the staff report in their notebooks to have a more in depth look into the history of the windows. Ms. Robbins said the windows were replaced in the late 1990s. The original composition from the architectural drawings, which are on file, are from the late 1990s and are similar to the windows across the street that are from the late 1950s. The windows are typical metal, picture windows. Ms. Robbins asked the Commission to keep in mind that the original windows that were replaced in the 1990s were metal, single pane windows.

Terry Cook, a representative of Home Depot, addressed the Commission. Mr. Cook said the existing windows are in bad shape and they are falling apart. The vinyl on the outside cannot be repaired. Mr. Cook said the customer cannot afford to get all the windows replaced at one time but will eventually replace them all over time. Ms. Kavanaugh asked if Mr. Cook was the applicant. Ms. Robbins said the applicant is Home Depot and is the representative of the home owner and signed the affidavit to act as owner. Mr. Cook is a representative of Home Depot. Mr. Cook brought a physical design and presented it before the Commission. The windows proposed are four vinyl windows, same size and style as the original, metal, and single pane windows. Ms. Poston asked if the security bars on the window were against the City of Chattanooga's fire codes. Ms. Robbins said yes and she will work with the owner as she is able and will work with her to get all the windows up to the fire code requirements.

Community Comments:

Lynn Bartoletti, of 1805 W. 56th Street, addressed the Commission: Ms. Bartoletti said she the proposed windows are in the historic district and they will be vinyl. Ms. Bartoletti said she thought vinyl windows are not allowed in the historic districts. Ms. Robbins stated that vinyl windows are an option for windows but they are not a preferred option.

Discussion: Ms. Poston noted that the houses in the historic districts will be more beloved as time goes on and it is important to at least to preserve them. Ms. Mortimer asked if there were a way to put a picture window as a replacement. Ms. Robbins noted that that is an element that what she wants the Commission to think about when making their motions for the case. Ms. Robbins is not sure of the elements for the cost differences. Ms. Hunt asked Mr. Cook to state the price differences for the windows for it to be picture frames. Mr. Cook said the prices of the windows are not significantly different. The side windows will be the double hung 1 over

1 and the middle window will be a fixed big window. Ms. Robbins asked the Commission to address the material. The vinyl windows that Mr. Cook brought in were an acceptable material replacement to the Commission.

Rachel Shannon made a motion to approve Case #18-HZ-00050: 5410 Ansley Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Design of large window to be fixed picture window in the center and smaller, double hung windows flanking it.

David Bryant seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00051: 5717 Alabama Avenue

PROJECT DESCRIPTION: New Construction

The applicant, Ken Morris, has applied for the following work:

- New construction of a primary structure

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins referenced that the applicant had a case heard at last month's meeting but the applicant submitted a new application and drawings to present before the Commission today.

Ken Morris, of 5613 Tennessee Avenue, addressed the Commission. The proposed project was denied last month. Mr. Morris said the first reason the case was denied was due to concerns about the parking. He said he is working with CDOT to see what he needs to do to pave the section that should have been paved and if they do not do anything then he will present it before the Commission. He said the other concern of the Commission was the overall height of the roof pitch. He said that he have redesigned the house from two and a half story to 1 and a quarter story and he lowered the pitch from 12/12 to 10/12. He said he had to make slight changes to the windows to be in proportion with the updated design of the house. He said other than the mentioned changes, the house is the same. He took the deck off the updated design because he needed the space for the interior of the house.

Community Comments:

Carrie Keown, of 5724 Alabama Avenue, addressed the Commission. Ms. Keown said she had concerns about the size of the street. The street is not very wide. She thinks the house is not consistent with all the other house in the neighborhoods. She said she does not understand why there couldn't be a driveway for a new house. Ms. Robbins said the driveway should have been paved and it needs to be done via Department of Transportation because it is not currently wide enough. Mr. Morris stated the driveway concerns for the record but it is not in the purview of the Commission. Ms. Keown said the house is not within the consistency of their neighborhood. Ms. Keown mentioned she had a signed petition from at least 10 people from the neighborhood. The petition stated reasons for not wanting the house. She stated that

some of the reasons were due to parking and the safety measures of the actual construction and for it to be consistent with the other houses on the street.

Lynn Bartoletti, of 1805 W. 56th Street, addressed the Commission. Ms. Bartoletti stated that the proposed house will be overshadowing the other houses and is out of character with the existing houses in the site area.

Ken Morris, of 5613 Tennessee Avenue, addressed the Commission. Mr. Morris said the overall height is just under 26 feet and the other houses are about 16-18 feet. He said he does not think that is too far off.

Discussion: Mr. Bryant said he appreciated the rendering and asked if there were any architectural elevations to the renderings. Ms. Robbins referenced the PowerPoint presentation and pointed out the renderings. Ms. Robbins said she can start requesting the applicants to provide architectural elevations for the purposes of height at the beginning of the application process. Mr. Lewin said that he noticed the drawings did not specify trim on the doors and if it could be requested with the drawings. Mr. Bryant said the site plan does not address how the parking will be accommodated. Mr. Morris said the intent is to do an on street parking. Ms. Robbins said that the guidelines do not require off street parking or parking on the site. Ms. Mortimer asked to talk about the open front gable and the timber element in the top gable. Ms. Mortimer thinks the roofline is bizarre. Mr. Bryant mentioned that the roof slope was not mentioned in the guidelines and asked if Mr. Morris could use a 3/12 and low pitch. Mr. Morris said he would change it. Ms. Mortimer asked if any of the other board members have an issue with the open gables on the porch. Mr. Morris mentioned that it is hard wired. Ms. Poston asked about the color and said she was aware that the guidelines do not specify colors. Mr. Morris said the color on the design was for it to be more visible but the actual color of the house will blend with the character of the neighborhood. Mr. Bryant said that the guidelines requires for a minimum roof slope of 6/12. Ms. Robbins asked the Commission to mention the roof slope in the conditions. Ms. Mortimer asked if the porch could be open. Ms. Robbins said that because it is new construction it needs to reflect the modern times and some contemporary design as well.

Melissa Mortimer made a motion to approve Case #18-HZ-00051: 5717 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: The step down foundation along with the grade, with minimum to be 12 inches in height from left of window. For shed dormers stop in 2 feet from rear elevation. To bring south elevation windows in 8 inches from corner. For there to be two windows on 1st floor front elevation. Allowing variation of 2nd floor front windows to shorten windows by height of transom.

Rachel Hunt seconded the motion. All in favor, the motion was unanimously approved.

OTHER BUSINESS

Vote on Chair and Vice-Chair for the April 2018 – April 2019 year

Nancy Poston made a motion to nominate Steve Lewin as Chair and Melissa Mortimer as Vice Chair. Jobeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

CHZC Education Sessions, next education session: May 17 – Jane-Coleman Harbison speaking on the Certified Local Government Program

STAFF APPROVALS

Case 18-HZ-00043 – 5613 Tennessee Avenue – Addition of a shed and gable roof along the front and part of the left side of the existing commercial/manufacturing building to cover the walkway and front patio

Case 18-HZ-00044 – 1 Mabel Street – Exterior step layout and replace rotten siding on the upper dormer

Case 18-HZ-00045 – 1220 W 55th Street – Site concrete steps, rear concrete pad and no front door side lights

Case 18-HZ-00046 – 5007 Tennessee Avenue – New wood fence: 3' front yard, 6' rear yard, with 4 gates

Case 18-HZ-00052 – 4705 Michigan Avenue – Repair/remodel non-original rear addition to main structure. Repair house foundation. Repair and replace front porch floor boards as needed.

Steve Lewin moved to approve the staff approvals. Melissa Mortimer seconded the motion. All in favor, the staff approvals were approved.

Announcements:

NEXT MEETING DATE: May 17, 2018 (application deadline will be April 20, 2018 at 4pm)

Jobeth Kavanaugh made a motion to adjourn.

Nancy Poston seconded the motion. The motion was unanimously approved.

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


Jobeth Kavanaugh, Vice Chair

5/17/18
Date


Rosetta Greer, Secretary

5/17/18
Date

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

May 17, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held May 17, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Chair Steve Lewin, Vice Chair Melissa Mortimer, Rachel Shannon, Patrick Ryan, JoBeth Kavanaugh, Nancy Poston, Kevin Osteen, and David Bryant

Members Absent: Doug Eckert (Resigned, effective immediately before May 17, 2018)

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Phil Noblett

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer swore everyone in.

Applicants Presenting: Remo Capecchi, Autumn Francis, Terry Free, Keith and Heather Sutphin, Nathan Shirai, Keith Riley, Justin White, Chris Anderson, Kerrick Johnson, and David and Jennifer Brooks

Steve Lewin made a motion to approve the Minutes from the previous meeting. The motion was seconded by Nancy Poston and the motion was unanimously approved.

OLD BUSINESS:

CASE #17-HZ-00121: 949 Vine Street

Project Description: Driveway, deck, handrails, & East wall.

The applicant, Remo Capecchi, has applied for the following work:

- Build Deck (rear of structure)
- Retaining Wall
- Driveway

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said the meeting sign was not posted for the proper duration and was not able to be heard at April's Meeting, therefore the applicant requested to be heard at today's meeting.

Rachel Shannon arrived at 9:51 a.m.

Kevin Osteen arrived at 10:00 a.m.

Remo Capecchi, of 949 Vine Street, addressed the Commission. Mr. Capecchi said he did not have anything further to add to Ms. Robbins' PowerPoint presentation.

Community Comments: None

Discussion: Ms. Kavanaugh asked the applicant if the driveway was going to be a through way through the property. Mr. Capecchi said it will be an exit from the gate. He said it will be a 3 foot or 4 foot gate, made of iron material. He said there was a gate there at some point in the past. He wants to match the walls on the front of the house. Ms. Kavanaugh said it seems that the applicant had many options and asked the applicant what he wanted to do at the rear. Mr. Capecchi said he wants to put a deck in the back of the structure. He has stairs coming off the back, he wants to add a deck to that area, and he wants to put brick pillars there. He wants to pour the deck with concrete and match the railings that are on the existing stairs. Ms. Poston asked if the deck will wrap around to the side of the house. Ms. Mortimer asked Mr. Capecchi if he wanted to pour concrete for the deck. Mr. Capecchi said yes and noted that the front porch was concrete. Ms. Mortimer asked how a concrete deck will meet the house. She said according to *The Secretary of the Interior's Standards*, proposed attachments has to be removable and that the materials must not damage the house. Mr. Capecchi said it will be an expansion joint against the house and the concrete deck will not damage the house. The concrete porch on the back side will be the same as the front porch. He said he rather his stairs be concrete than wood so the material used can be the same. Mr. Lewin asked if he will wrap the deck in brick since the concrete deck does not match the existing character of the house. Mr. Capecchi said he is willing to tooth the deck into the section of the wall near the stairs at the rear. Ms. Mortimer said she did not want to see the deck closed in the way the applicant is proposing. Ms. Kavanaugh said the deck would be hodgepodge if bricked in the way the applicant is proposing. Mr. Capecchi said if you look at the house it has been packed and the house was having a lot of issues, such as the roof. Mr. Capecchi said he could make it wooden but he prefer brick. Mr. Bryant said that he noticed there are brick columns existing and he does not have an issue with using brick with the deck. Ms. Robbins said she went to the house and the material change seems to be a necessity. Ms. Mortimer asked Ms. Robbins to clarify the approval of the driveway in 2008. Mr. Capecchi said the deck was approved too, but he could not afford to finish the project at the time. Ms. Kavanaugh asked about the retaining wall and asked if the applicant is keeping the retaining wall area the same. Mr. Capecchi said he proposed to take the top cap off and rebar the retaining wall and pour the wall to solid concrete. Ms. Robbins said Mr. Capecchi needs to be certain to apply for a building permit. Ms. Robbins reminded the Commission about the time for discussion. Ms. Kavanaugh asked Mr. Capecchi if the height of the retaining wall will remain the same height going across. Mr. Capecchi said he will slowly step the retaining wall down as it goes to the back of the property and will end at a foot and a half at the end of the house. Ms. Mortimer said she rather see the brick pillars and a bricked in wall to enclose the concrete deck.

David Bryant made a motion to approve Case #17-HZ-00121: 949 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, approval subject to any and all conditions.

Conditions: Post supports at the rear of the proposed porch.

Nancy Poston seconded the motion. All in favor, the motion was unanimously approved

NEW BUSINESS

CASE #18-HZ-00086: 4906 Tennessee Avenue

Project Description: New construction of primary structure and rear yard fence.

The applicant, Ken Morris / Builder Ready of Chattanooga, has applied for the following work:

- Move front entry steps to left side of structure.
- Change front elevation of foundation from approximately 7'-8' tall to 7'-12' tall
- Change South side of structure: location of entry door and windows
- Keep stone wrapped front porch columns

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said the proposed case was previously approved for new construction of a 2 story single family residence and fence with the case number as 17-HZ-00111 with the following conditions: front gable windows to be 3 instead of 4 wide and each window measuring 2'6" x 3'6"; front porch columns to be all wood and no stone veneer; front retaining wall stones removed to be used on the sides of the driveway, connecting the front wall and appearing down; and front porch roof to be standing seam instead of corrugated as shown on plans.

Autumn Francis, of 5613 Tennessee Ave, addressed the Commission. Ms. Francis said she is proposing to move the stairs to the left for the topography of the land and that it is too steep. She said she also is proposing to move the door back and the window back due to the topography of the land.

Community Comments:

Carolyn Cuppagi, 1805 W. 56th addressed the Commission. Ms. Cuppagi said her interest in the project is that she lives in the neighborhood and she feels that the area is systematically eroded. She said she does not understand how the house was approved and now the applicant is proposing a new house after the house has been built. She said the house does not fit into the character of the neighborhood. She said the applicant was previously approved for something at 8 feet for a foundation and does not like that they are proposing a different plan for 12 feet. Ms. Robbins explained the procedure that applicants undergo when applying for new construction and when changes occur, applicants must reapply for the changes. Ms. Robbins explained to Ms. Cuppagi of the unforeseen situations in which things change that was originally planned and approved due to things such as the topography of the site. Ms. Robbins reminded everyone that the reason for the case being heard before the Commission is for due process.

Danny Birchman, of 5506 Beulah Avenue, addressed the Commission. Mr. Birchman said his issue is the construction process and that the company do what they do without any silt

screen or something to help with the erosion control. He said the applicant is not showing any regard to the erosion and sediment control. Ms. Robbins explained the process for land disturbance permits and to check out the website and or call the main office. She said she will give Mr. Birchman a card for him to contact her for more information. Mr. Birchman said he believes that the applicant's company have received complaints about the mud.

Rebuttal:

Autumn Francis, of 5613 Tennessee Avenue, addressed the Commission. Ms. Francis said she met with the Land Development Office and she have put in a silt fence and straw to make sure the mud does not go into the road again. She said she received violations and have corrected it.

Discussion: Ms. Mortimer asked the applicant why the foundation height changed so much in comparison to what was originally proposed. Ms. Francis said the house construction started before her employment, but she thinks that the company did not know what the topography of the land would be before they cleared the land. She said once the case was approved the land was cleared and the land was much lower in the rear in comparison to the back. She said that is the reason the retaining wall is being put in the back. Ms. Mortimer asked the applicant what kept them from coming before the Commission once they knew the topography was an issue. Ms. Robbins said the applicant sent in the application once the issue was noticed and the case should have went before the commission last month but she is taking responsibility for the paperwork being misplaced and it is being presented before the Commission now. She said they have stopped the construction of the house and have not finished the stairs. Ms. Mortimer asked if the construction was being done prior to last month. Ms. Kavanaugh asked if the applicant decided to build outside of what was approved. She also asked if the proposed changes were taking the applicant away from the previously approved COA. Mr. Osteen said he does not feel that the applicant is building outside of what was submitted and approved previously. He said he feels the changes in the land is one of the necessities for coming back before the board. Ms. Kavanaugh said to the applicant that she is building on lots that are hard to build on. Ms. Mortimer asked if the structure was built prior to last month. Ms. Robbins said yes. Mr. Ryan said it is a mess. Ms. Robbins told the Commission that their decisions will set precedent for other vacant lots in the areas that are similar in topography. Mr. Bryant said in cases like this the guidelines do not ask for site survey and contours. He said he encourages a survey be required to show the existing contours and proposed contours. Ms. Robbins said that if the Commission wants to recommend an ordinance amendment that under certain circumstances, surveys and/or land contours be warranted and required. Ms. Robbins said it would be an added cost and requested that the Commission meets with her at some point to get it reviewed across the board. Attorney Noblett said the cost would be a good investment. Attorney Noblett said under the current *City Code, Section 10-15 regarding the Certificate of Appropriateness for new structures, that new structures should have a drawing showing all existing proposed structures of a scale that show the proposed height, scale orientation, elevations and exterior perspectives drawn to scale.* Mr. Lewin said the elevations were presented before the Commission but they were not accurate. Ms. Mortimer said she agrees with the inaccuracy of the elevations. Ms. Mortimer referenced the guidelines for the minimum and maximum height of foundation above grade, a minimum of 1'6" and a maximum of 2' above grade. Ms. Francis said the silt fence is a little off the property line and there is not

enough room for a retaining wall. Ms. Francis said she can take the stairs down and can bring them down and turn it. Ms. Poston said the columns on the drawings are not accurate. Ms. Francis said it will be wood columns straight down. Attorney Noblett referenced the current *City Code, Section 10-15 (f) stating the reason to approve or deny something within 30 days in regards to something*, so you will not hold the applicant's project up.

Melissa Mortimer made a motion to deny Case #18-HZ-00086: 4906 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: None.

Patrick Ryan seconded the motion. All in favor, the motion was unanimously approved

CASE #18-HZ-00072: 1319 W. 45th Street

PROJECT DESCRIPTION: New carport/garage & site improvements.

The applicant, Terry Free, has applied for the following work:

- Increase previously approved carport width to be up to 14' wide
- Storage area added to side of carport structure
- Retaining wall at up to 2'8" above grade (previously approved at 2' above grade)
- Window added (rear of main structure)
- Entire rear porch covered
- Add a roof and screen in ½ of existing rear porch (rear/west side of main structure)
- Extend the deck to 9 feet in depth (previously approved at 8 feet)

Ms. Robbins presented the PowerPoint presentation. Ms. Mortimer said that she read the previous motion incorrectly and restated the motion with the correct case number and address for the record. Ms. Robbins proceeded with the PowerPoint presentation for case number 18-HZ-00072, 1319 W. 45th Street. Ms. Robbins said the applicants have already received variances from the Board of Zoning Appeals for a setback after they received the original COA.

Terry Free, of 1319 W. 45th Street, addressed the Commission. Mr. Free said he did not have anything further to add.

Community Comments: None

Discussion: Mr. Lewin said to Mr. Free that he did a great job on redesigning the retaining wall from the previous application. Mr. Osteen said he does not see any issues with the proposed development. Ms. Kavanaugh said she did not see any issues with the proposed development as well.

Kevin Osteen made a motion to approve Case #18-HZ-00072: 1319 W. 45th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e

and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: None.

JoBeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00073: 4316 Guild Trail and Tax Map Number 167B B 010

PROJECT DESCRIPTION: New construction of primary structure.
The applicant, Keith Sutphin, has applied for the following work:

- New construction of a primary structure
- Sidewalk to main structure from Guild Trail
- Driveway
- Street pull-off

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said that a Temporary Use Permit was required and the applicant has been approved for the permit. A Temporary Use Permit is a process through the Chattanooga Department of Transportation. Ms. Robbins said the elevation has around a 30 foot drop from the street to the back of the lot. Ms. Kavanaugh asked what the elevation drop is from the front of the house. Ms. Robbins said the site plan shows 2 foot contours. The drop in topography is about 6 feet. Ms. Robbins reminded Ms. Kavanaugh to flow with the orders of procedures.

Keith Sutphin, of 4316 Guild Trail, addressed the Commission. Mr. Sutphin said the house will be brought up to street level. Mr. Lewin asked what the current elevation drop was from the street to the back of the house and not the back of the lot. Mr. Sutphin said he does not know the answer and asked his architect who was present with him. Mr. Sutphin said about 12 to 13 feet. Ms. Kavanaugh asked if the applicant will be bringing it up to the level of the house. Mr. Sutphin said yes, the house will be brought up to street level.

Community Comments:

Tim McDonald, a St. Elmo resident, sent an email to Ms. Robbins last night, around 9:21 p.m. in opposition to the proposed development. The email has been attached with the application packet and reads as written below:

“Sarah, I realize that this is a last minute opposition but I would like you to include the following opposition to the proposed structure at 4316 Guild Trail. I will not be able to come to the meeting tomorrow. As a St. Elmo property owner and resident for many years, I oppose the proposed structure at 4316 Guild Trail. This structure violates the principles and provisions of the St. Elmo Land Use Plan calling for the protection of steep slopes and greenspaces. In addition, the proposed structure does not fit in the neighboring homes and will be completely out of place. Structures like this are destroying the historic character of St. Elmo and changing it into an unattractive hodgepodge of inappropriate combinations of structures. Thank you, Tim McDonald.”

Carolyn Cuppagi, of 1805 W. 56th Street, addressed the Commission. Ms. Cuppagi said the character of the home does not fit in with anything else within the neighborhood. She said she is concerned that the applicant wants to use fake stone chimney and fake brick veneer. She said her major concern is the steepness of the slope and if you stand on Guild Trail it is a major drop off. She referenced page 16 from the *St. Elmo Community Plan* that was written by the Regional Planning Agency. She said that page 16 states that “*most of the steep slopes can be found on the right side of the neighborhood and prevalent soil type ‘undiscernible term’ can be described as shallow and rocky [...] and the soil is poorly suited for most urban uses because slippage occurs when cuts are made for roads and houses.*” She said the destruction of the landscape is unreasonable. She said if the Commission approves this then future construction for the area will go up the mountain.

Danny Birchman, of 5506 Beulah Avenue, addressed the Commission. Mr. Birchman said his main concern is the steepness and he feels the land is greenspace. He said in order to do the proposed project, the applicant would have to clear cut the land and will not be able to keep the structure of the land. He said he is also concerned about neighboring watersheds.

Rebuttal:

Keith Sutphin, of 4316 Guild Trail, addressed the Commission. Mr. Sutphin said he wanted to clarify to the community that he will be using real brick and not veneer brick. Ms. Robbins said it will be a brick outside of the structural elements.

Discussion: Ms. Mortimer said she is concerned about the design of the house and she thinks it will use a historic style that is not similar to the neighborhood. She referenced the guidelines that new construction should not replicate historic structures but be a contemporary design and have historical elements. Mr. Ryan said there are not any English Tutor style homes in St. Elmo. Ms. Kavanaugh said the scale of the design is massive. She said that in the past, the Commission have approved structures that have been higher or even bigger than the proposed project, but the project’s proposing something that will be massive. She said that one of the Commission’s biggest purview is how the structure fits the elements of the existing dwellings. Ms. Poston said it is important to note that new construction is welcomed to the neighborhood, if it fits the neighborhood. She said that the proposed project is a beautiful home but is not a contemporary design to show that it is new with the historical elements. Mr. Osteen said he lives on the street and the lot is not a public green space, it is a private lot to be bought and sold. He said the scaling is a problem within the area and that there are people in the City who can deal with that. He said the scale for the purview of the Commission is troublesome as well. Mr. Lewin asked Mr. Sutphin what he felt about the scale of the proposed structure.

Heather Sutphin, owner of 4316 Guild Trail, addressed the Commission. Ms. Sutphin said the house is about 2500 square feet and there are other houses in the area that are bigger and she feels it is not large scaled. Mr. Lewin said from the front of the house it does not seem to be a problem as far as size and scale. Mr. Lewin questioned the view from the rear side and said it is in relation to the neighboring new construction. Ms. Kavanaugh said it is not only about square footage, it is also about the neighbors in the existing bungalows and

that the street front is massive. Ms. Mortimer asked what the width of the house was. Mr. Sutphin said 60 feet. Mr. Ryan asked about the architectural layout. Mr. Ryan said that the design of the proposed structure is not contemporary or relative to the character of the neighborhood. Mr. Bryant said he is not opposed to what the applicant is trying to do and that there is a lot of grey area for the proposed development. He said there have been struggle with recent designs for the area and the details presented by the applicant are impressive and he likes what he sees.

David Bryant made a motion to approve Case #18-HZ-00073: 4316 Guild Trail, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval is subject to any and all conditions.

Conditions:

Steve Lewin seconded the motion. 5 opposed the motion. The motion did not pass.

Ms. Robbins asked the Commission if they could offer a new motion. Ms. Mortimer said she was most concerned about the style and scale. Ms. Kavanaugh said that the proposed structure was designed like a historical structure and not a contemporary structure as stated in the guidelines for new construction. Mr. Lewin proposed that the architect speak about the proposed development. Mr. Osteen said he likes the style but the massing along with the width is massive to the area. Mr. Lewin asked the architect if he could speak about the proposed development.

John Greenfield, of 413 Spears Ave, addressed the Commission. Mr. Lewin asked the architect how the proposed structure could be more contemporary than traditional detail. Mr. Greenfield said that the house is more contemporary because materials have changed. He said the windows would be casement or fixed. He said the headers above the windows and the columns on the front could be more contemporary. Mr. Greenfield said the lot is narrow as far as massing and anything that goes on the lot will go long. Ms. Shannon asked the applicant if he could reduce the width and what would be feasible. Mr. Greenfield said the width could not be reduced. Ms. Robbins asked the Commission to focus the discussion on the guidelines and be certain that they are relatable to what is stated by each member. Mr. Lewin said the design and scaling of the house conflicts with the guidelines. Mr. Ryan said contemporary materials is a loose term. Ms. Mortimer said the Commission is familiar with designs and materials but other citizens may not be. Mr. Greenfield asked if the Commission could set a precedent. Ms. Robbins told the architect that if the Commission decided to approve the development it would set precedent for the undeveloped area. Ms. Kavanaugh said the guidelines have stated that new construction is to be contemporary interpretation with historical elements and not to have a reproduction of a historic styled home. Mr. Lewin said that most of the houses in that area are a reproduction of older styled homes. Mr. Osteen asked the other Commission members to keep in mind that there are other cases for Guild Trail and a precedent will be set. Mr. Osteen said if the applicant could make a change within the scale, such as drop the roofline, he could move to approve the case. Mr. Ryan said that setting the precedent for the house is his main concern and it will be one location of an English Tutor home. Mr. Bryant said he would argue that this design meets all the qualifications for

new construction in terms of the guidelines as far as height, siding, and casings. Mr. Bryant said the architect referenced that he will take foreign structures to bring the development to a contemporary design. Ms. Mortimer said this does not fit anything in the neighborhood.

Melissa Mortimer made a motion to deny Case #18-HZ-00073: 4316 Guild Trail, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, denial is subject to any and all conditions.

Conditions: None.

JoBeth Kavanaugh seconded the motion. 3 opposed the motion. The motion carried.

Nancy Poston asked Attorney Noblett what is the difference between denial and deferral. Attorney Noblett said according to the City Code, Section 10-15 the Commission have to either approve or deny something that comes before them within 30 days to at least allow development to occur. He said the Commission can issue modifications for a request and if denied the applicant can resubmit an amended application that should take into consideration any recommendations made by the Commission at this time. Attorney Noblett said the applicant can request a deferral.

Ms. Robbins reminded everyone of the procedures of resubmitting applications for deferred and denied cases and that the application deadline is tomorrow at 4 p.m.

CASE #18-HZ-00074: 1504 W 51st Street

PROJECT DESCRIPTION: 2 bedroom addition & new screen porch.

The applicant, Nathan Shirai, has applied for the following work:

- Addition to the rear of the primary structure to include a screened in porch and a new exterior wall

Ms. Robbins presented the PowerPoint presentation.

Nathan Shirai, of 1504 51st Street, addressed the Commission. Mr. Shirai said he moved in about 6 years ago and since then have had 2 children and need more space. He wants to clarify that he needs to reroof the house no matter what, even if he does not add on. He said the residing of the whole house is wanted but may not happen if his budget does not permit. He said currently the house is clad wood and nailed with no sheeting. He said the purpose of the desired siding is to provide more opportunity of air-tightness but after understanding the guidelines, he is willing to keep everything as is on the existing structure with the exception of adding on to the rear. He said he hoped to do a stucco veneer around the existing brick foundation but will keep it as is if he needs to. He said he is open to input and he originally wanted everything to blend until he was made aware of the distinguish guideline requirements for additions. He said the drawings were done before he was made aware of the guidelines and he pointed out that the addition will be consistent with the guidelines as it relates to distinction and compatibility to the existing structure. He said he wanted to mimic the open front gable to the rear addition that is proposed. He said the roof will be architectural shingles.

He said he noticed that clad wood windows is acceptable for a new house and wondered if it would be acceptable to his addition. He said he would prefer to have aluminum or vinyl clad wood but wants to have an understanding of what is acceptable. He said he is keeping the original windows, the vent is not original and was a gaping hole before he closed it up to keep away animals and for the addition, the windows would be 1 over 1.

Community Comments:

Mark Scott, of 5608 Tennessee Avenue, addressed the Commission. Mr. Scott said he feels that the addition that is being proposed seems very appropriate to the neighborhood. He said it fits the size of the lot and he appreciates the roofline.

Danny Birchman, of 5506 Beulah, addressed the Commission. Mr. Birchman said he met with the applicant from doing tree work with him at the home. He said the applicant has put a lot of work into the home and tree work and will vouch for anything he wants to do with the property.

Discussion: Ms. Mortimer said she liked how the applicant is proposing the trim piece and changing the materials to meet the guidelines. She said she does not have a problem with clad wood on the back. Ms. Kavanaugh said it makes sense to be more contemporary within the addition and have the windows be 1 over 1. Ms. Kavanaugh said she liked how the applicant designed the roofline in the back.

Rachel Shannon made a motion to approve Case #18-HZ-00074: 1504 W 51st Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Windows on addition to be vinyl or aluminum clad, with 1 over 1 lites and new addition to be delineated by a trim piece and clad in Masonite siding.

David Bryant seconded the motion. All in favor, the motion was unanimously approved.

Rachel Shannon and Patrick Ryan left at 12:25 p.m.

CASE #18-HZ-00076: 5608 Tennessee Avenue

PROJECT DESCRIPTION: Rear extension & relocate door.

The applicant, Keith Riley, has applied for the following work:

- Enclose portion of side porch and back of structure porch
- Relocate rear door and windows
- Add rear of structure wood porch and stairs
- Replace siding on entire house with 5"-6" reveal Hardie siding
- Replace front door with a historic style wood door with a possible lite

Ms. Robbins presented the PowerPoint presentation. She said the applicant also proposed a possible transom above proposed door with a historic style wood door with a lite.

Keith Riley, of 5720 Alabama Avenue, addressed the Commission. Mr. Riley said the existing structure seems like a hodgepodge and he wants to clean it all up. He said he wants to continue the roofline around from the front porch and adding a hip on the rear corner. He said the entry to the kitchen creates limited square footage for a family.

Community Comments:

Danny Birchman, of 5506 Beulah Avenue, addressed the Commission. Mr. Birchman said the applicant is a neighbor of his and vouches for anything the applicant wants to do to the neighboring property.

Discussion: Mr. Lewin said the roof height from the front porch needs to be preserved and the roof height should not be as prominent as the front porch. He said he does not see a problem with wrapping the roofline around from the front to the rear. He said the window by the kitchen is not appropriate for the house. Ms. Kavanaugh asked Mr. Lewin to clarify his concerns. Mr. Lewin said to not let the roofline, going to the side/rear, be the height or exceed the height of the front porch's roofline. Mr. Lewin said this would keep the prominence of the front porch in comparison to the addition. Ms. Mortimer said she does not like the window proposed for the kitchen.

Mark Scott, of 5608 Tennessee Avenue, addressed the Commission. Mr. Scott said there is wood siding up against the studs and he has tuck on a piece of foam and a fake brick on top of that. He said in regards to connecting the style, he needs a pantry and asked if it would be appropriate to bring the kitchen area out further from the front porch for distinction and put an open gable within the roofline. He asked if the roofline would be more appropriate if it were brought out a foot or two beyond the existing roofline to indicate the addition. He said he needs the roofline to be where you can tell where the addition is without losing the space needed for the addition.

Mr. Osteen suggested a trim board and to put a gable in with a 6 to 4 inch difference. Mr. Lewin questioned the siding. Mr. Osteen said the house is a hodgepodge. Mr. Lewin said wood siding for the existing structure would be more appropriate and Hardie siding for the addition, with the purpose of distinguishing the addition from the original structure. Ms. Mortimer asked if there is any wood siding left on the existing structure. Mr. Scott said there is not a lot of wood left that is salvageable and his budget allows for the Hardie siding. Ms. Kavanaugh asked what the original siding is. Mr. Scott said the original is wood and on the front of the structure but not much is there. Ms. Kavanaugh said the house has been hodgepodge with vinyl. Mr. Bryant said the applicant seems to be describing a situation that has been changed time after time. Mr. Bryant said to improve the longevity of the property the house should be properly insulated and replaced with new wood siding, in which may be the original material used for siding. Mr. Lewin asked if the applicant is proposing to redo the siding on the entire home. Mr. Riley said yes and he will replicate the trim where it is needed. Ms. Mortimer said according to the guidelines the exterior should be repaired rather than replaced, only replace if it is necessary. Ms. Kavanaugh asked about the window at the 3rd level of the house in the front and wanted to know if it is part of the siding repair. Mr. Scott said it used to be a window at the 3rd level on the front of the house and it was rotted, but he has put soffit there to keep it closed from animals. Mr. Scott said he the 3rd level is not part of

has put soffit there to keep it closed from animals. Mr. Scott said he the 3rd level is not part of the siding replacement and will get to the front 3rd level area when his budget allows him to do so. Mr. Riley asked the Commission to clarify how they are wanting the addition to be tied in to the front porch. Mr. Osteen asked the Commission what they thought about the siding. Ms. Kavanaugh said the applicant is wanting to use Hardie siding. Mr. Lewin asked the applicant if they are doing the siding on the front of the house. Mr. Riley said they are not replacing the siding on the front of the house. The front of the house was refurbished with wood. Ms. Mortimer supports the applicant using Hardie siding on the 2 sides of the house because the original is already gone. Mr. Riley said the windows will have the same look but will use contemporary materials. .

Kevin Osteen made a motion to approve Case #18-HZ-00076: 5608 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Rework porch edge from a hip to a gable; tie addition work roofline in at matching header height; separate deck height of roof by 6 inches to show delineation; Hardie siding to match reveal on front of house; all trim to be preserved/repared/replaced to match existing; bay window not approved as currently drawn and will need to resubmit drawings for a different window design.

JoBeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

Steve Lewin recused himself from the Commission for the purpose of presenting his case.

CASE #18-HZ-00077: 1603 W 57th Street

PROJECT DESCRIPTION: Addition to rear and side of house.

The applicant, Steve Lewin / Lewin Construction, has applied for the following work:

- Main structure addition to the side and rear with a new:
 - Side and rear porch
 - Exterior walls on sides and back of structure

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said the project was split between some staff approvals and Commission review. She said the staff approval allowed for the applicant to stabilize the structure and to remove the dilapidated asbestos.

Justin White, of 1603 W 57th Street, addressed the Commission. Mr. White said he wanted to publicly thank Ms. Robbins and Ms. Greer for their guidance through the process and to Randy Ridge and Dottie McKinney for all their help with the zoning process. He said if you look at the Sanborn map you can see that there was originally a front porch on the structure. He said he would love to put a front porch there now but it would literally be in the street, which is not allowed. Ms. Robbins said the street is currently narrower than what it used to be. Mr. White said there were exposed rafter tails at one area and he wants to box in the back to show

was boarded up when he bought it and where the asbestos is there are some windows that he will repair and refurbished. He said there are not any walls existing on the interior of the structure. He said the structure was built on one rock and he will jack up the existing structure and put a real foundation underneath it. He wants to rebuild the house and add on to make it livable and he wants to show others that you can repair and rebuild anything if you are willing to invest in it. He said the structure is currently 23 x 22 and is not livable. Ms. Kavanaugh asked Mr. White if he was concerned about a car turning into his house from the road. Mr. White said he will put up a picket fence and will eventually come before the Commission to ask to do flower boxes around the front of property. Ms. Mortimer asked if the asbestos shingles were truly in need of replacement. Ms. Robbins said after physically going to the property, the shingles were in bad shape and not able to be repaired. Mr. White said he went through the air pollution control with Hamilton County and notified the neighbors of the bad asbestos shingles.

Community Comments: None

Discussion: Ms. Kavanaugh asked about the location of the French doors and wanted to know what side they faced. Mr. White said they are double French doors and will face the mountainside of the property. Mr. White said he really liked the view of the mountain and wants to put rocking chairs there. Ms. Mortimer said she loves that the applicant is making an attempt to preserve the house but the guidelines state the addition is not to be much bigger than the existing structure. Ms. Kavanaugh said that the addition is slightly bigger and part of the dimensions are due to the proposed porch. Ms. Mortimer asked the applicant what is the square footage of the addition. Mr. White said it is about 900 square feet. Ms. Kavanaugh said it does not overwhelm any of surrounding structures and asked what else is to be done to the structure, as it relates to the future and being livable. Ms. Kavanaugh said she loved that the applicant is wanting to keep the original windows and asked about the simulated lite for the addition. Ms. Robbins said that simulated lite is fine and does not have to be true divided lite. Ms. Robbins said that the lite will be saved on the original structure and will be different on the addition, 1 over 1. Ms. Kavanaugh said he did a wonderful job keeping the design in format to show the addition. Mr. White said he is going through the Board of Zoning Appeals in order to make the roof work for the proposed addition. He said had his land surveyed and the surveyor said a portion of his property is in his possession and the other portion is being used by the neighboring property. He said half of the neighboring property's carport is on his property.

Nancy Poston made a motion to approve Case #18-HZ-00077: 1603 W 57th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: None.

JoBeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

Steve Lewin came back onto the Commission.

CASE #18-HZ-00078: 5106 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of primary structure
- Front walkway
- Rear parking pad
- Walkway to side of structure

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said he reviewed the staff comments and presented the slight changes to the plans to the audience, staff and Commission. He said the recommendation request for the front porch to go from 5' depth to 6' depth has been changed. He said the recommendation to add dimensions for the windows and trim is for the trim to be 4 inches around the house. He said he added stairs on the front of the house and it is a 6 foot grade difference from the road to the front of the house. He said the house is 25' tall and relates to the houses in the other area.

Community Comments:

Carolyn Cuppagi, of 1805 W. 56th Street, left a written note for the Commission. Ms. Cuppagi had to leave the meeting early and left a written note for Sarah to read before the Commission. The note has been attached with the application packet and reads as written below:

“Opposition to New Construction on 5106 Al. Ave. This projected design is lacking in architectural detail and character. It is not consistent with the character of St. Elmo’s historic neighborhood.”

Rebuttal:

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said with new construction, the design is consistent with the character of neighborhood.

Discussion: Ms. Kavanaugh said she liked that the applicant made the windows on the front of the house look more contemporary. Ms. Kavanaugh said she wanted to know the height of the foundation for the front of the house. Mr. Anderson said 2 feet. Ms. Poston asked if it was possible to get letters to the neighbors in St. Elmo to detail the new construction guidelines and contemporary guidelines. Ms. Robbins said that letters would be out of the budget and she wished staff could do something like that. She said that one of the ways to bring the community up to speed about the guidelines and certain elements is through the Continued Education Trainings. She said that the trainings are not only for the members but for the community as well and that she has been pushing for the community and Commission members to attend these trainings. She said she sent out emails to the neighborhood presidents to let the community know about the 9:00 a.m. sessions. She said that because of the working day, it is usually difficult for the community to attend trainings. Ms. Kavanaugh

the working day, it is usually difficult for the community to attend trainings. Ms. Kavanaugh asked if there was a rail on the front porch and if the porch was low enough to not have one. Mr. Anderson said he will have railings on the stairs only and no railings on the porch. Mr. Osteen said from the basement there is a road on Alabama Avenue about 10 or 11 feet and asked if there will be a downhill of about 6 feet. Mr. Lewin asked Mr. Osteen to clarify if he was speaking to the front porch or the grade. Mr. Osteen he was speaking to the grade. Mr. Anderson said from the edge of pavement to the front porch there is about a 6 foot drop in the grade. Mr. Lewin asked about the dormer and said the left end dormer did not appear to align with the front wall below it. Mr. Anderson asked if Mr. Lewin would prefer it be 1 foot forward. Ms. Kavanaugh said it needs to line up. Mr. Anderson said he will do that.

JoBeth Kavanaugh made a motion to approve Case #18-HZ-00078: 5106 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: West side upper dormer façade will align with the front wall façade plane.

Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

JoBeth Kavanaugh left early at 1:40 p.m.

CASE #18-HZ-00079: 4585 Guild Trail

PROJECT DESCRIPTION: New construction of primary structure.
The applicant, Kerrick Johnson, has applied for the following work:

- New construction of primary structure
- Rear parking pad

Ms. Robbins presented the PowerPoint presentation.

Keith McCallie, of 1611 Read Avenue, addressed the Commission. Ms. McCallie said she is the owner of the property. She said her goal is to keep the structure as private and wooded as possible. She said that if one were to walk down Guild Trail their hope is that no one notice that the structure is there. She said she wants the paint the house dark so it will blend in with the mountain during the winter time and she wants the structure to appear as a part of the mountain.

Community Comments:

Tim McDonald wrote an email to Sarah Robbins at 9:25 p.m. last night and it has been attached to the application packet and reads as written below:

"I would like to express my opposition to the proposed structure at 4585 Guild Trail. This structure not only violates the principles of the Land Use Plan for St. Elmo by destroying a steep slope, but also shoves yet another inappropriate structure into an

described in the Historic Zoning Guidelines – is exemplified by this structure. Thank you, Tim McDonald”

Carolyn Cuppagi, of 1805 W. 56th Street, left a written note in opposition of the proposed development. The note has been attached to the application packet and reads as written below:

“Opposition to New Construction on 4585 Guild Trail case 18-HZ-00079. This house does not fit in with other homes on this street and in St. Elmo, in general. It is out of scale for this part of the neighborhood. It is also on a very steep slope which is not suitable for building (as referenced in the St. Elmo Community Plan pg. 16) as the soil is poorly suited for most urban uses because slippage occurs when cuts are made for roads and houses. Thank you Carolyn Cuppagi”

Rebuttal:

Keith McCallie, of 1611 Read Avenue, addressed the Commission. Ms. McCallie said she realizes it is a steep site. She said she plans to build along with the mountain.

Kerrick Johnson, of 1611 Read Avenue, addressed the Commission. Mr. Johnson said he is not cutting out any trees. He said a tornado wiped out a lot of the trees in that area and that is the reason he chose that location. He said there is about a 10 foot difference from the front to the back of the house and that area is not that steep. He said from the front it goes upward along the mountain. He said a while back, somebody came through and cleared some of the area before he had the property. He said as far as land disturbance, there will not be any land disturbance and that is what he was aiming for.

Discussion: Mr. Bryant said the applicants need to address the foundation height. He said the shed roof is not acceptable for new construction and according to the guidelines the roof pitch should be a minimum of 6/12. He said the applicant needs to reevaluate the roof. Ms. McCallie said the reason she had the roof designed as the flat sled roof and not with a gable was to keep the house from appearing taller than what it really is. Mr. Bryant said he understands but it needs to be consistent with the guidelines. Mr. Lewin said an exception to the rule is that it is so far away from the street. He said he would like to see more drastic contemporary structures within the historic neighborhoods. Ms. McCallie said if she changes the roof it nullifies what is being proposed. Ms. Robbins said it does not have to be a gable or hipped roof but it cannot be a flat roof. Roof slope for new construction should be a minimum of 6/12 to a maximum of 12/12. Mr. Bryant suggested the roof slope be 6/12 and a slope. Ms. Mortimer asked if other Commission members had a problem with the foundation. Mr. Bryant said the guideline states foundation height is to be a maximum of 2 feet. Mr. Lewin said it is impossible to do a 2 foot foundation on a sloped lot and that the foundation height guideline is great for flat lots. Ms. Mortimer said foundation height for sloped areas needs to be mentioned in the review of the guidelines. Ms. Robbins said it has been noted to be considered and that these guidelines are difficult for slope lots and for the Commission to keep that in mind. Ms. Mortimer said the design of the house is contemporary and asked the applicants what the material of the driveway would be. Ms. McCallie said she will prefer not to do concrete and would resubmit the driveway plan later. Mr. Lewin asked the Commission what they want to specify or accept in regards to the roof. Mr. Bryant said this kind of case is

what was presented earlier with the structure not fitting the grade area of the aesthetics, but yet met the criteria with the roof pitches and foundation criteria. In this case it meets the contemporary designs, but not the roof and foundation criteria. He said it is isolated and will not have a huge impact with neighboring structures. He said the guidelines brings him to address the foundation and the roof slope. Ms. Mortimer asked Mr. Bryant what he thought or could suggest. Mr. Bryant said he thinks they should adjust the roof slope and perhaps it may be more money but it needs to match the guidelines. Mr. Osteen is in favor of the house and will take it as submitted but he does not want to set any precedent with the roof design. Ms. Kavanaugh asked if the contemporary design outweighs the roof and foundation issue. Ms. Robbins reminded the Commission that the guidelines are in place to guide them towards the right decision and that the case down the road was just denied because the design conflicted with the guidelines. She said she is not trying to lead the Commission to a decision but that they need to be consistent with adhering to the guidelines in their decision process.

Kevin Osteen had to excuse himself due to an emergency.

Discussion Continued: Ms. McCallie is proposing to do a roof pitch that is lower than 6/12, but close, for the front elevation. She said it will not be visible because of its location. Mr. Lewin proposed the primary roof line to be 6/12 and then lower it off to 3/12. Mr. Bryant asked if the lower level had an accessible walkout basement. Ms. McCallie said it would be. Mr. Bryant suggested the top two floors to be dropped down in order to address the foundation height and the lower level be crawl space instead of walkout basement. Ms. McCallie said she wants to use the lower level for studio purposes. Mr. Bryant said the stipulations in the guidelines state a minimum of 18 inches for the foundation to a maximum of 2 feet and said if the structure does not have walkout or garage area, the applicant could take some excavated material and push it against the wall to lower the height. Ms. McCallie said she could take the siding down and put a window in the basement. Ms. Robbins asked the Commission to set the parameters to fit the guidelines and for the applicants to be able to submit updated drawings to meet the conditions. Mr. Johnson asked if there was a precedent already set for flat roofs. Mr. Lewin said that house was totally disconnected from neighboring structures and it was about 350 feet away from the nearest house. Ms. Robbins said there is a stipulation set in the beginning for new construction in the guidelines that states, "*a primary building should maintain, not disrupt the existing pattern of surrounding historic buildings along the street by being similar in*" and then gives a list of these items and roof pitch is one of them. She said the site area is very close to the existing structures on Guild Trail and within proximity for other structures in that area. Mr. Johnson asked if he could put a window on the lower level to keep it from looking like a crawl space.

Kevin Osteen made a motion to approve Case #18-HZ-00079: 4585 Guild Trail, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Resubmit roof layout, suggested 6/12 and 3/12 split. Window and door trim will match guideline recommendations of three and one-half inches. Add window in foundation wall to indicate living space.

Nancy Poston seconded the motion. All in favor, the motion was unanimously approved.

Sarah Robbins proposed a five minute break.

CASE #18-HZ-00080: 4621 Virginia Avenue

PROJECT DESCRIPTION: Project already completed, without COA approval. The applicants, David and Jennifer Brooks, have applied for the following work:

- New roof
- New front door and transom
- New 15 lite side door
- New dormer with round accent grill
- New side gabled roof over side door
- New gutters
- New windows and two new window openings
- New front and side porch design and materials

Ms. Robbins presented the PowerPoint presentation.

David Brooks, of 1910 Dinsmore Road, Alpharetta GA, addressed the Commission. Mr. Brooks said they had a tenant that had five kids and a wife that moved in. He said the police came in to the property because it was presumed that the tenant was selling drugs. He said the tenant went to jail on a possession charge in Ohio. He said the wife burnt part of the house down, had another baby and overdosed in the front yard of the property. He said the kids were hiding out in nursing homes and near the property for quite some time and it became a social service case that he did not want to be a part of but had to do the right thing. He said once that was resolved, someone recommended a contractor. He said the contractor promised to take care of the permitting and work. He said the contractor gutted the house and disappeared with 20,000 dollars of their money. He said the recommended contractor abandoned the house with an open roof and was scammed.

Jennifer Brooks, of 1910 Dinsmore Road, Alpharetta GA, addressed the Commission. Ms. Brooks said that she sincerely apologizes for doing things to the house without knowing the true process of the historic guidelines. Mr. Brooks said the desire is to make the house beautiful and finish the house. He said he wants to soften the harshness of the split level and the porch and deck is to give stabilization the first level. He said he regret using vinyl windows but he was in a rush to secure the house. He said he would like to brick in the columns and soften the hill. He said no one drives along Virginia Avenue much and St. Elmo is where the mailbox has to go. He said he has to get easements to St. Elmo.

Community Comments: None

Discussion: Ms. Poston asked if this a retro approval with the exception of the brick. Ms. Robbins said that this is a case where the work has already been done and needs review from the commission, other than the proposed bricked in columns for the deck. Ms. Mortimer said the front or back needs to be established in order to adhere to the guidelines. Ms. Poston

asked if there was a front door. Mr. Brooks said the side door is the kitchen door. Ms. Robbins said for the record the structure is addressed off Virginia Avenue. Mr. Brooks said he parks off Virginia and emergency services uses St. Elmo Avenue. Attorney Noblett noted that the applicant advised the Commission of what has happened and does not see anything presented that the Commission can approve, deny or defer other than the proposed work. He said they have the authority to approve or deny the appropriateness request and modifications can be added to the extent in which the Commission sees fit. Mr. Bryant said had this case been presented beforehand, he would have opposed the development. He said with the extraneous circumstances at hand, it needs to be approved as appropriate. Mr. Lewin asked if there were hardships. Ms. Robbins said there was a fire to the structure. It was condemned and sealed as a structure. Ms. Poston asked about the brick columns. Mr. Brooks said he would like to support the post with bricked in columns to give it a substantial look with landscaping as well. Ms. Brooks said the brick she is proposing to use is a redder brick than the original brick. Mr. Osteen asked if anyone from the Commission remembered a case they approved on 51st Street that had a front porch deck and said it was similar to this deck. He said to avoid setting precedence, he thinks the Commission should use the approval for 51st Street to justify the appropriateness of this case.

David Bryant made a motion to approve Case #18-HZ-00080: 4621 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Submittal of a site plan with dimensions of the house, deck, driveway, etc. All elements on the site plan to be dimensioned relative to the property lines. Include proposed brick column details.

Kevin Osteen seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00081: 4620 St Elmo Avenue

PROJECT DESCRIPTION: Siding, new roof and wood windows.

The applicants, David and Jennifer Brooks, have applied for the following work:

- Replace siding, in kind
- Replace roof
- Replace and repair wood windows throughout the house, in kind and new front casement windows
- Rebuild front porch columns
- Replace front triangular knee brace in gable
- Replace 3 openings in the top gable

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said City Building Officials said because of the weight of the front of the house at the top there must be a more supported column structure on the middle entrance area of the house.

David Brooks, of 1910 Dinsmore Road, Alpharetta GA, addressed the Commission. Mr. Brooks said this structure was condemned as well. He said he stabilized the entire structure and gutted the inside. He said he rebuilt the porch completely, underneath. He said in the front he took out the original brick, scrubbed it out, put in new mortar, and put the original brick back. He said everything is still original and for the posts it is all structural and will not be the permanent look. He wants the opinion of the Commission for the posts and the casement window as well. He said he wants to do a dormer on the side because someone did a triplex on the staircase.

Community Comments: None

Discussion: Ms. Mortimer said according to the Sanborn map it looks like the back was once a porch and the roof is original based on the exposed rafter beams. She said she does not want to see the roof cut into for a back porch for the purpose of preservation. She said she would rather see a square window on the front gable end and better columns on the front. Mr. Lewin said for the front, the vent is not necessary to keep above the porch but proportion is appropriate. Mr. Brooks said he has to have so much casement per Fire Codes. Mr. Lewin said he is speaking to the side lites and it needs to be a little taller and wider. Ms. Mortimer said the dormer is far enough back and are fine. Mr. Lewin asked the Commission what would fit best for the posts. Ms. Mortimer said for the posts to be tapered and battened.

Kevin Osteen made a motion to approve Case #18-HZ-00081: 4620 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Replace wood siding to match existing wood siding; window replacement to match existing windows with the front windows restored and not replaced; front gable windows to be redrawn in proportion to original layout (shown in the 1990 pictures) not curved windows; side dormer approved; rear deck is not approved, but rear window may be enlarged to meet egress; front (4) posts to be tapered and battened.

Jobeth Kavanaugh seconded the motion. All in favor, the motion was unanimously approved.

OTHER BUSINESS:

CHZC Education Sessions, next education session: June 21 – Phil Noblett, Special Council to City Attorney – Ethics

STAFF APPROVALS

Case 18-HZ-00053 – 5510 Alabama Avenue – Concrete steps and wrought iron railing
Case 18-HZ-00054 – 4224 Seneca Avenue – Rebuild retaining wall
Case 18-HZ-00055 – 1195 E 46th Street – Revise front and side setbacks

- Case 18-HZ-00056 – 4400 St Elmo Avenue – Replace 2 sets of double front wood doors, in king & repair wood siding
- Case 18-HZ-00057 – 837 Oak Street – Replace wood fence
- Case 18-HZ-00058 – 839 Oak Street – Replace rear wood privacy fence with 7' cedar plank fence with brick columns
- Case 18-HZ-00059 – 4906 Tennessee Avenue – Rear retaining wall not to exceed 7'
- Case 18-HZ-00060 – 4514 Alabama Avenue – Reissue 13-HZ-00046
- Case 18-HZ-00061 – 5009 Tennessee Avenue – Replace roof, deck (2' wider), & add gravel to existing driveway & parking area
- Case 18-HZ-00062 – 1007 W 55th Street – New Utility shed at rear of property
- Case 18-HZ-00063 – 4911 Beulah Avenue – New roof with architectural shingles
- Case 18-HZ-00064 – 5504 Tennessee Avenue – Replace siding in kind
- Case 18-HZ-00065 – 4605 Tennessee Avenue – Reissue 17-HZ-00012
- Case 18-HZ-00066 – 4205 Seneca Avenue – Back deck expansion, side & back door design change, and paint existing siding
- Case 18-HZ-00067 – 4904 Tennessee Avenue – Front stairs location change
- Case 18-HZ-00068 – 5001 Florida Avenue – Replace 3 windows to casement windows
- Case 18-HZ-00069 – 5300 Virginia Avenue – Porch repair, new roof, gutters walkway, and gravel drive
- Case 18-HZ-00070 – 1603 W 57th Street – Foundation, footers, trim, roof, windows, and doors
- Case 18-HZ-00071 – 108 Eveningside Drive – Repair 3 wood windows

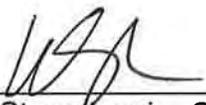
Steve Lewin made a motion to approve the staff approvals. Kevin Osteen seconded the motion. All in favor, the staff approvals were approved.

Announcements:

NEXT MEETING DATE: June 21, 2018 (application deadline will be May 18, 2018 at 4 pm)

**Steve Lewin made a motion to adjourn.
Nancy Poston seconded the motion. The motion was unanimously approved.**

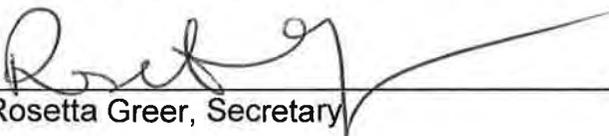
The meeting was adjourned at 2:58 p.m.



William Steve Lewin, Chair

6-21-2018

Date



Rosetta Greer, Secretary

6-21-2018

Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

June 21, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held June 21, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Chair Steve Lewin, Rachel Shannon, Nancy Poston, Kevin Osteen, David Bryant, Matt McDonald, and Roy Wroth

Members Absent: Vice Chair Melissa Mortimer and Hannah Forman

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Phil Noblett

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer swore everyone in.

Applicants Presenting: Debbie Sue Przybysz, Kevin Osteen, Candace Esparza, Richard and Deborah Watson, Chris Anderson, Devin Schnelle, and Tron Wilder

Steve Lewin made a motion to approve the Minutes from the previous meeting. The motion was seconded by Nancy Poston and the motion was unanimously approved.

OLD BUSINESS: None

NEW BUSINESS:

CASE #18-HZ-00094: 1404 West 54th Street

Project Description: New gravel parking area

The applicant, Debbie Sue Przybysz, has applied for the following work:

- New gravel parking area bordered with wood beams

Ms. Robbins presented the PowerPoint presentation.

Leanne Kinney, of 1404 West 54th Street, addressed the Commission. Ms. Kinney is representing the applicant, Debbie Sue Przybysz. She said the applicant wanted to know if the parking pad could be moved further to the southeast corner of the lot, due to the soft earth. She said construction would not be feasible in the proposed location due to the softness of the earth in that area. She said the parking pad would be large enough for two cars, 22 x 22. She said the applicant was not sure about the landscaping border.

Community Comments:

Candace Esparza, of 3069 S. Broad Street, addressed the Commission. Ms. Esparza said she did not realize the proposed project was coming before the Commission. She is the property owner of a house on Florida Avenue. She said the applicant did a great job with the property – clearing and cleaning up the debris. She said she is favor of the parking pad.

Rebuttal: None.

Discussion: Ms. Poston asked how did the property in question missed being a part of the historic district. Ms. Robbins said the National Register district was mapped prior to her being the historic reviewer and did not know why the house was not included. Mr. Osteen said the proposed driveway is a perfect location for the area. He said the earth is very soft in that area and the request to reposition the driveway is more suitable than the location that was originally submitted in the application. He said the driveway being at the rear of the house is a better location as well, when taking in consideration of the placement of the structure. Mr. Wroth asked how one would determine if there is one or two fronts on a corner lot. Ms. Robbins said the St. Elmo Guidelines do not speak to frontage. She said the Guidelines reference corner lots and typically whatever the structure is addressed as, that is how the front is determined. Mr. Roy asked if the Commission had any influence over curb cuts. Ms. Robbins said the Guidelines do not specify curb cuts as an element that the Commission addresses. She said the screening is addressed in the Guidelines and one could infer the curb cuts with screening, but the width of curb cuts are not addressed. Attorney Noblett said one have to take into the health and consideration of the community and the curb cuts will be regulated by Department of Transportation for that reason. Mr. Lewin said the proposed plan is good and the visibility from 54th is very limited. Ms. Robbins said the applicant must adhere to what was presented in the application. Mr. Osteen referenced a note that the applicant wrote asking if it was necessary for shrubs to be along the propose parking pad. Mr. Osteen asked the other Commission members if they should specify in a motion about what is to be along the proposed parking pad. Mr. Lewin said the Commission should leave it to the applicant to decide to have the shrubs or not have shrubs.

Kevin Osteen made a motion to approve Case #18-HZ-00094: 1401 West 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: The parking pad is to be constructed as submitted with shrubs in place on the Florida Avenue side as noted in the application.

Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

Kevin Osteen recused himself from the following case.

CASE #18-HZ-00096: 4711 Alabama Avenue

Project Description: Wood steps and roof skylights.

The applicant, Kevin Osteen, has applied for the following work:

- Add wood site hillside steps at rear of property, behind primary structure
- Add domed skylights to side/rear roof of structure

Ms. Robbins presented the PowerPoint presentation. David Bryant joined the Commission.

Kevin Osteen, of 4637 Guild Trail, addressed the Commission. Mr. Osteen passed out drawings for the Commission members to review the interior space of the lights. He said he did not apply for a COA for the addition of the stairs because he thought the stairs were a function of landscaping and another way to enter the second level. He said when submitting the application for his carport, he did not realize how much grading would be needed and because the topography was steep the stairs were needed. He said he treated the stairs as a function of landscaping and not a secondary structure as referenced in the St. Elmo Guidelines. He said there are 14 steps and the bottom yard height to the top yard height is approximately 9.5 feet. He said he is asking for skylights so he can have natural lighting coming into the structure. He chose round skylights because they match the existing light fixtures on the interior of the structure.

Community Comments: None.

Discussion: Mr. Lewin asked if the proposed round lights are leveled. Mr. Osteen said the round lights would be leveled and is about 8 to 9 inches from the roof deck and there is a 10/12 pitch on the roof. Ms. Shannon said the applicant's neighbor is displeased with the applicant's stairs and asked why the applicant did not choose something that was less intrusive to the landscaping. Mr. Osteen said the land is so steep and having stone steps would have been a problem in maintaining the landscape. He said the stairs would allow the future owner to access the second level of the yard. Ms. Shannon asked the applicant if he planned on putting bushes around the area. Mr. Osteen said he plans to do bushes on the far left side and the shrubs going up to the stairs will block the view of the planters that will grow in. Ms. Poston asked if there will be a rail for the stairs. Mr. Osteen said he will put rails on the stairs if they are required. Ms. Poston said she thinks a stair rail will make the stairs look nice. Ms. Poston asked if the skylights would be visible from the street. Mr. Osteen said from the bottom round light to the front wall of the house is 24 feet and the next round light is about 28 feet from the front wall. He said you can see the round lights from the street at an 18-20 foot span and you would have to be standing on the roof of the neighboring houses in order to see them.

Nancy Poston made a motion to approve Case #18-HZ-00096: 4711 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Staff review of the rear site hillside steps railing, and if the railing is required by Code.

Rachel Shannon seconded the motion. 1 opposed. 5 in favor. The motion passed.

Kevin Osteen came back onto the Commission.

CASE #18-HZ-00097: 4210 Tennessee Avenue

PROJECT DESCRIPTION: Building addition to south side of structure.

The applicant, Candace Esparza / Durango Enterprises, has applied for the following work:

- Doors
- Porches, porch columns and railings
- Roofs
- Siding

Ms. Robbins presented the PowerPoint presentation.

Candace Esparza, of 3069 S. Broad Street, addressed the Commission. Ms. Esparza said she is representing the home owners. She said the proposed addition will be on the right. From Tennessee Avenue you will be able to see the proposed addition slightly but would mostly see it from the rear on St. Elmo Avenue, looking through the houses. She said the proposed addition is for a bathroom and closet. She said the homeowner is hoping to build the two decks proposed in the application and would have to remove some landscaping to support the proposed addition to the second level. She chose pressure treated lumber and Hardie Board decking for the decks because the sun is harsh on the west side of where the addition would go. She said all the exterior for the proposed addition, including windows and doors, will match the house architecturally and would be Hardie Board siding.

Community Comments: None.

Discussion: Mr. Bryant asked if there were site drawings, a 2 dimension drawing of the existing structure and proposed drawings of the addition in relation to the existing structure. He said there should have been a site plan present to show the context. Ms. Shannon said she wanted to see how the proposed addition would look from the front and asked if the proposed addition for the second level would be on posts. Ms. Esparza said the future plan for the home owner is to finish out the area beneath the addition and will be more supported at that time. Ms. Esparza said the roofline of the addition would come out 12 feet and the existing left roofline would be more significant than the addition's roofline. Mr. Lewin said he needs to see what the proposed addition would look like in relation to the front of the structure. Ms. Esparza said the addition would not have a window on the front and the roof pitch and materials would match the existing structure. Ms. Poston said the St. Elmo Guidelines states that additions should be in the rear of the structure. Mr. Osteen said he believed the Commission have set a precedent and approved a side addition to another property in the St. Elmo District. Mr. Osteen asked if the ridged height for the proposed addition lesser than what is presented on the drawings. Ms. Esparza said the ridged height is lesser than what is

presented on the drawings. Mr. Lewin asked if the drawings were accurate for what the applicant is proposing. Ms. Esparza said the drawings are accurate for the roof pitch and are not accurate for the total height of the addition. Mr. Wroth said he saw two building elements for the proposed addition that he could not find in the St. Elmo Guidelines. He said he could not find a section that referenced the building mass or a second story balcony. Ms. Robbins said anything that is on the front of the structure is referenced as a porch and on the side and rear is referred as a deck in the St. Elmo Guidelines. Mr. Wroth said he saw a porch on the proposed design with two columns and a balcony on the second level. Ms. Robbins said the St. Elmo Guidelines do not reference balconies. Mr. Lewin agreed that the proposed front porch looked like a deck and it would be inappropriate. Mr. Bryant said he does not like that applications are being submitted without site plans and contours and feels the Commission needs to see a better context of the existing house. Ms. Shannon asked to see a rendering of what the addition would look like from the front. Ms. Poston asked to see the roof at the correct height. Ms. Esparza said the height will be addressed when she ask to defer the case. She said the lot is odd shaped. Mr. Lewin said the verbal description is not enough to make an informed decision and the design of the front porch is not appropriate and the proposed back design may be appropriate. Ms. Poston asked if the City Code will require the proposed rear deck to have stairs. Ms. Esparza said she is not planning for stairs and asked if it would be more appropriate to enclose the deck. Mr. Lewin said for the support of the massing, it would be more appropriate to enclose the deck. Ms. Esparza asked if Hardie board is appropriate for decking. Ms. Robbins said the St. Elmo guidelines reference wood decks and does not reference the type of wood and the deck needs to be simple in design. Ms. Esparza asked to defer her case. Ms. Robbins suggested that Ms. Esparza read the decking section of the St. Elmo Guidelines in full.

Candace Esparza asked to defer Case #18-HZ-00097: 4210 Tennessee Avenue until the next meeting, held July 19, 2018.

CASE #18-HZ-00098: 4418 St. Elmo Avenue

PROJECT DESCRIPTION: Shutters, siding, and deck.

The applicant, Richard and Deborah Watson, has applied for the following work:

- Install shutters flanking front of structure windows
- Replace wood siding with Hardie Plank siding (entire house)
- Replace existing rear porch / deck in kind

Ms. Robbins presented the PowerPoint presentation.

Richard Watson, of 4418 St Elmo Avenue, addressed the Commission. Mr. Watson said according to the street views on Google, the house once had shutters and he does not know why they were removed. He said he would like to remove the requests for shutters from the application. He said the house is rotting and have been patched over the years. He wants to replace the siding to make it look better for the house and neighborhood. There is architectural accent around the corners of the house that he wants to remove. He said he would like to replace the shake on the front of the house and replace it with half rounds.

Community Comments:

Lynn Bartoletti, of 1805 W 56th Street, addressed the Commission. Ms. Bartoletti is opposed to residents using Hardie board siding for old homes in the St. Elmo neighborhood. She said it is hard to distinguish them from the new homes when using Hardie board siding on old homes

Rebuttal:

Richard Watson, of 4418 St Elmo Avenue, addressed the Commission. Mr. Watson said when walking along St. Elmo Avenue, there are seven different types of materials being used for construction projects – stucco, stone, brick, asbestos, wood, Hardie board, and vinyl. He said the material may be aluminum, but he does not know for certain. He said two doors down from his home the house has Hardie board siding.

Discussion: Mr. Bryant asked the applicant if the existing siding could be repaired instead of being replaced. Ms. Poston asked Ms. Robbins what did the siding look like when she went out there. Ms. Robbins said the siding has been repaired over time and agree that the entire structure needs tending to beyond repairing the siding. Mr. Bryant said the submitted material for the proposed siding replacement is fine as long as the applicant can match the reveal. Ms. Poston said the shake on the front of the structure needs to remain as is, instead of half round. Ms. Shannon asked if the applicant could replace the sides and rear of structure with Hardie board siding and then use any existing siding that is salvageable to repair the front side. Ms. Robbins said the existing siding is soft, squishy, peeling, rotting and is in very bad shape. Ms. Poston asked if the applicant was replacing or repairing anything on the front porch. Mr. Watson said the front porch is in good shape other than the area of the gutters. Ms. Poston asked the applicant what the design of the rear deck would be. Mr. Watson said the rear deck would remain as is. Ms. Poston said the railing on the rear deck needs to be addressed and repaired. Ms. Shannon said the railing detail could be better for the rear deck. Ms. Poston said the handrail detail needs to have a design that conceals the spindle ends at the top and bottom. Mr. Osteen said it is in the best interest of the Commission to not rip materials away and replace it and to save what can be saved first and foremost. Mr. Osteen said Hardie siding would fundamentally change the character of the home. Mr. Bryant asked the applicant if he had thought about replacing the siding with a wood-based material. Mr. Watson said the existing wood is old growth wood and is hardly accessible for purchase. Mr. Lewin said western red cedar could be a better option for siding as well. Mr. Bryant said it is difficult to paint red cedar. Ms. Poston asked if the shake was in bad repair. Ms. Robbins said it was in bad shape. Mr. Wroth said the St Elmo Guidelines reference wood as acceptable and asked what rationale the Commission would use to approve a material outside of wood. Ms. Robbins said for rehabs, the Commission requires that the front part of the property facing the main street uses wood and would allow wood composite material for the rear and sides. She explained the Economic Hardship process to the applicant if the cost for wood replacement would create a hardship. Ms. Robbins said there have been a lot of changes in the historic neighborhoods as far as wood replacement to Hardie board and a lot of replacements were staff approved prior to her being the Development Plan Reviewer and should have come before the Commission instead. Attorney Noblett said Section 10-16 of the City Code gives two different options, either to get a Certificate of Appropriateness in which the Commission

approves and if the project is not appropriate for the design guidelines for that neighborhood, the option for a Certificate of Economic Hardship is in place. Mr. Lewin asked if the Commission had any questions about the deck. Mr. Osteen said he is in favor of the deck with the railing details to be designed appropriately. Ms. Poston said she likes the applicant's idea to put the wood that is salvageable back on the front. Mr. Lewin said he wants to specify siding replacement to be a wood composite material as a condition.

Kevin Osteen made a motion to approve Case #18-HZ-00098: 4418 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval is subject to any and all conditions.

Conditions: Replace gutters and damaged porch fascia in kind approved, deck replacement approved with handrail detail to be changed from existing to a design that conceals the spindle ends (spindle ends concealed at the top and bottom), and replacement of the existing siding to be made with wood and not a fiber cement product.

Nancy Poston seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00099: 5501 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of a 2-story residential structure
- Concrete front yard site stairs
- Driveway
- Parking pad (rear of structure)

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson, of Green Tech Homes, addressed the Commission. Mr. Anderson said the proposed project is the first of a series of four applications for the meeting. He redesigned the drawings based off the staff comments from the staff report. Ms. Robbins said new drawings are not to be presented at this time and explained that drawings are required when conditions are set for drawings to be revised and submitted for staff review.

Community Comments:

Tim McDonald, property owner in St. Elmo, sent an email to be read before the Commission. The email reads as written below:

"Please accept this email as a statement of my opposition to the proposed new construction at 5501 Alabama Avenue in St. Elmo. The Historic Guidelines for St. Elmo state clearly on page 53 that the design of a structure should 'coordinate with the

dwelling found along its specific block'. The proposed design does not coordinate with the dwellings in the surrounding block. The scale is not appropriate nor is the design. This proposed dwelling simply does not fit this neighborhood. It is yet another example of a 'Cookie cutter' design that has become the norm and is rapidly damaging the historic character of the neighborhood. Thank you. Tim McDonald"

Carolyn Cuppage, of 1809 W 56th St., sent an email to be read before the Commission.

The email reads as written below:

"Sarah – I am out of town and unable to attend the commission meeting on June 21, but wanted to express my opposition to 3 key aspects of the four houses to be built by Lima Tango on lots 5501, 5495, 5483 & 5465 Alabama Avenue, in St. Elmo. 1) Houses in this part of the neighborhood are typically one to one & a half stories tall. These houses are 2 stories tall and will be built on a steep slope which is already much higher than properties across the street. 2) The proposed foundation heights do not conform to the standards of historic zoning, which limit foundation height to a maximum of 2 feet above grade. The proposed heights will effectively add ½ story to the 5501 house and a full story to the other 3 houses. 3) The proposed placements on these lots are not consistent with the surrounding properties – the north and south side setbacks are too small in comparison to other homes. Perhaps building smaller homes that actually fit on these steep slopes would help to maintain, not disrupt, the existing pattern of the surrounding historic buildings along this street. Thank you so much for your time and hard work, I appreciate it. Sincerely, Carolyn Cuppage."

Kayb Joseph, of 5417 Shauff Place, addressed the Commission. Ms. Joseph said her concern is the foundation height. She said she is concerned about the Commission being too lenient on the height and setting a precedent for the site area.

Lynn Bartoletti, 1805 W 56th Street, of addressed the Commission. She said when she met with Chris Anderson, he assured the residents that the new homes would be small. She said that is why the neighborhood granted a subdivision for 4 lots. She said she is adamantly opposed to anything over one story and that the lot is already steep.

Rebuttal:

Chris Anderson. Mr. Anderson said the re-subdivision of the lots from 3 to 4 had no conditions attached to it about the size or height of the house. He said the plans does not go against the Regional Planning Agency or the Land Development Office and the proposed structure is 1800 square feet.

Discussion: Mr. Bryant said instead of the deck to the rear, the applicant could excavate in the hillside and lower the front and it would help resolve the front elevation. Ms. Shannon agreed with Mr. Bryant and said the St. Elmo Guidelines say the foundation height should be a maximum of 2 feet above grade. Mr. Lewin said the rules will not truly address the steep lot of the proposed project. Mr. Osteen said he agrees that the slope lot creates complexity with the guidelines for 2 feet max above grade. He said he agrees with digging in and grading and wants to know how the applicant would incorporate the retaining walls and grading. He wants to know details up front on how the lots are going to be graded to prevent huge massing. Mr.

Anderson said there will be a retaining wall, regardless, in the rear to protect the driveway. Instead of 4 curb cuts the applicant will do only one curb cut on Alabama with one shared drive. Mr. Anderson said there is a historic wall that is over 10 feet tall and in order to cut the slope below, he would have to cut the historic wall down and that is not desirable. He said there are historic steps on the site and he will not mess with them either. Ms. Poston asked where the driveways will go. Mr. Anderson said in between the proposed house and the house that would go next to it. Mr. Wroth asked how staff are managing the site plans. Ms. Robbins said the retaining walls should be on the site plan and if it is visible from the street it will have to come before the Commission. She said the Commission could make a motion to update the application requirements in *Other Business*. Mr. Osteen said, as the oldest member on the board, grade was required as a part of application submittal and with the changes in staff it has slipped to the wayside. Mr. Lewin asked how tall the retaining wall would be in the rear. Mr. Anderson said the retaining wall is about 4 feet. Ms. Poston asked if the parking for the proposed plan be similar to town home parking. Mr. Anderson said the drive would give access for the parking in the rear behind each proposed home. Ms. Robbins said if the drive plans change drastically, the applicant needs to come back before the Commission. Mr. Osteen said it was impossible to make an informed decision without hearing the grading plans for the proposed lot and the surrounding lots that are to be heard today as well. Mr. Osteen said for the record, the applicant needs to present for the 4 lots that explain the changes that may or may not happen for the existing wall, a depiction of the rear retaining walls in the rear, the height and foundation details for the lot, and the driveway plan for the proposed lots and the grading plans. Ms. Poston said the applicant need to show how the houses will sit on the lot with the shared drive. She said the Commission needs to see the historic stone wall in relation to the grading plans. Mr. Anderson said he will clear the historic stone wall and Ms. Robbins advised him to not destabilize the historic stone wall. Mr. Lewin suggested that the maximum foundation height be 4 feet.

Chris Anderson asked to defer Case #18-HZ-00099: 5501 Alabama Avenue until the July 19, 2018 meeting.

CASE #18-HZ-00100: 5495 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of a 2-story residential structure
- Driveway
- Parking pad (rear of structure)

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Chris Anderson asked to defer Case #18-HZ-00100: 5495 Alabama Avenue until the July 19, 2018 meeting.

CASE #18-HZ-00101: 5483 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of a 2-story residential structure
- Driveway
- Parking pad (rear of structure)

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Chris Anderson asked to defer Case #18-HZ-00101: 5483 Alabama Avenue until the July 19, 2018 meeting.

CASE #18-HZ-00102: 5465 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- New construction of a 2-story residential structure
- Driveway
- Parking pad (rear of structure)

Ms. Robbins asked if the applicant wanted to defer this case.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Chris Anderson asked to defer Case #18-HZ-00102: 5465 Alabama Avenue until the July 19, 2018 meeting.

Sarah Robbins proposed a 45 minute lunch break at 12:00 p.m.

The Commission members, staff, applicants and community resumed the meeting at 12:55 p.m.

CASE #18-HZ-00103: 1614 West 55th Street

PROJECT DESCRIPTION: Structure Restoration & addition to rear of structure.

The applicant, Chris Anderson / Green Tech Homes, has applied for the following work:

- Structure restoration / repair of the front porch, trim, addition, and foundation
- Structure replacement of the siding, windows, doors, rear deck, and roof.
- Addition to the rear of the original structure
- Repair and add front walkway
- Replace driveway and parking pad

Ms. Robbins presented the PowerPoint presentation.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said the proposed project is the first full restoration/renovation of an existing structure he has brought before the Commission. He said is happy to restore the porch that used to be there. He said he wants to extend the rear of the structure to show the original structure and there will be a delineation there. He said upon hearing one of the earlier cases, he would like to offer to replace the existing siding with wood siding and the addition to be Hardie board siding.

Community Comments:

Tim McDonald, property owner in St. Elmo, sent an email to be read before the Commission. The email reads as written below:

“Please accept these comments regarding the proposed remodeling of the dwelling at 1614 West 55th Street, Case 18-HZ-00103. The restoration/addition to this small house appears to be a positive step in honoring the original intent of Historic Zoning in St. Elmo, which was the preservation of the community’s historic character. Restoration/renovation of this structure instead of demolishing it is definitely the appropriate thing to do. Thank you, Tim McDonald.”

Lynn Bartoletti, of 1805 W. 56th Street, addressed the Commission. Mr. Bartoletti said thank you to the applicant for the proposed restoration/renovation of the existing structure.

Kayb Joseph, of 5417 Shauff Place, addressed the Commission. Ms. Joseph said thank you to the applicant because the structure is an eye sore. She said the proposed drawings for the front porch seems architecturally awkward and asked if the Commission could address the design of the porch.

Rebuttal:

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said the front door would be a 15 lite wooden door and the side door would be a half lite and it would all be consistent with the St. Elmo Guidelines. He said the front porch is being restored to the exact location where the original porch once was.

Discussion: Ms. Shannon said the roof slope of the porch is designed awkwardly and instead of having it hipped with a ridge, the roof could be hipped into the back of the valley. Mr. Lewin made a suggestion for the roof to be a shed from the front to the back. Ms. Poston asked if the windows would be 2 over 1. Mr. Anderson said yes. Mr. Wroth said it appears that the original porch was a full square and it seems that the applicant is only restoring a portion of it. Mr. Lewin said if the applicant wanted to keep the porch as is he could because it would be an existing condition, so to add part of a porch that was once there is considered admirable in his opinion. Mr. Bryant asked if there was a chimney. Ms. Robbins said according to the St. Elmo Guidelines a chimney is encouraged to be retained if it is there and if the applicant wants it to change then they must present it on the application for removal. The chimney is not presented on the application to be removed. Ms. Poston asked what would happen to the vent on the front of the house. Mr. Anderson said he is keeping the vent location as is and it would be a decorative vent. Ms. Robbins said the actual element in the vent hole is not original. Mr. Lewin said he wants to address Mr. Wroth concerns about the front porch. Mr. Wroth said he

could be okay with the front porch if the roof is redesigned. Mr. Lewin asked the Commission whether they want the applicant to go to the original or that they could not require for a porch to be restored that is no longer there. Mr. Lewin said he would not require someone to construct the original porch in full and a partial front porch is an improvement to what is existing currently. Mr. Lewin said he did not have a problem with the design but the roof needs to be improved. Mr. Bryant asked if the applicant is proposing to tear off the roof and will he replace with the same pitch. Mr. Anderson said yes. Mr. Lewin said the front porch roof needs to either be a front to back shed or two pitches of the same slope.

Rachel Shannon made a motion to approve Case #18-HZ-00103: 1614 West 55th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Front door to be 15 lite wood door; siding on entire house to be wood, except for the addition, which may be wood composite; existing chimney to remain; roof slope over front porch to be either a front to back shed or two pitches of the same slope.

Kevin Osteen seconded the motion. All in favor, the motion was unanimously approved.

Sarah Robbins proposed a five minute break.

CASE #18-HZ-00104: 5515 Post Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicants, Chris Anderson / Green Tech Homes, have applied for the following work:

- New construction of a 2-story residential structure
- Driveway
- Parking pad (side of structure)
- Walkway

Ms. Robbins presented the PowerPoint presentation. Attorney Noblett said the applicant needs to be certain to have street frontage. Mr. Robbins said the applicant is working with CDOT about the street frontage.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said the house is 24 feet tall and shorter than 2 homes next to it. He said he is extending the street and the sewer. He said he noticed a staff comment that said the plans show the front porch at 5 feet and he said the front porch is actually showing at 6 feet. The rear foundation height is 6 feet and he is doing a privacy fence with landscaping. He said the foundation will not be visible from the street. The materials for the driveway and paving will all be concrete.

Community Comments:

Tim McDonald, property owner in St. Elmo, sent an email to be read before the Commission. The email reads as written below:

“Please accept this as a statement of opposition to the proposed new construction of the house at 5515 Post Avenue. The proposed dwelling does not fit the neighborhood which is composed primarily of smaller, single-story houses. The overcrowding of Post Avenue is not beneficial to the neighborhood and this house does not meet the guidelines stated in the Historic Zoning Guideline that houses must ‘coordinate’ with the dwellings on the block (page 53). Thank you, Tim McDonald.”

Lynn Bartoletti, of 1805 W. 56th Street, addressed the Commission. Ms. Bartoletti asked what the side setbacks were. Ms. Robbins said it is shown as 5 feet and 8-11 feet on the other side. Mr. Anderson said the site is a lot of record and is 6’5” on the left and 13’ on the left. She is also worried about the foundation.

Rebuttal:

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said the proposed project is very consistent with the other houses on the block because he is building those houses right now.

Discussion: Mr. Wroth asked about the exposure of the proposed house. Mr. Lewin said the proposed house is the third house along the street that is being constructed by Green Tech and that the Commission have told Green Tech to be certain to minimize foundation exposure. Ms. Robbins said the exposure would be minimize by the proposed privacy fence that the applicant will eventually construct. Mr. Lewin said he did not see lite division. He said the lite division needs to be consistent. Mr. Anderson said he would make the rear windows match the front windows. Ms. Shannon said the lite on the windows for the front needs to be consistent with the other windows on the front. Mr. Bryant asked if the door trim extends around. Mr. Anderson said the 3D drawings shows the door trim and he presented his images to Mr. Bryant. Mr. Lewin said the rear gable should be more appropriate because it is visible from Tennessee Avenue. Mr. Anderson said he could change upper rear gable to 2 over 1 due to the bedroom in that area. Mr. Anderson asked if a cedar shake gable could be acceptable to the back. Mr. Lewin said yes and the consistency on the front windows need to be present. Mr. Osteen said he felt the proposed design changes will make the structure busy. Ms. Robbins said the Commission needed to avoid making design changes and if it be suggested that the changes are consistent with their authority and the Guidelines. Mr. Bryant said there is a lot of grey area in new construction. He said new construction requires subjectivity and are not being prescriptive in the design changes.

Rachel Shannon made a motion to approve Case #18-HZ-00104: 5515 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Add two windows in upper rear gable or board and batten or cedar shake in gable with band; windows to the right of the front door to be a double of the same

size as the ones to the left of the front door; grid pattern around back door to be consistent with front of the house.

Kevin Osteen seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00105: 5315 Virginia Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicants, Chris Anderson / Green Tech homes, have applied for the following work:

- New construction of a 2-story residential structure with attached garage
- Driveway / Parking pad (side of structure)
- Walkway

Ms. Robbins presented the PowerPoint presentation. Ms. Robbins said City Building Officials said because of the weight of the front of the house at the top there must be a more supported column structure on the middle entrance area of the house.

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said he abandoned that lot line that was once there and agreed to do one house. He said the proposed garage will not be visible from the street. He said the proposed development will feature trees and plenty of yard. He said he added the side deck due to the outdoor space. He said the staff comments had a question about a landscape buffer for the driveway and said it is not a parking area and would be used to enter the garage. He said he will screen in some trees on the Virginia Avenue side.

Community Comments:

Ashley Carbelo, of 5316 St. Elmo Avenue, addressed the Commission. Ms. Carbelo said she wanted to get clarification about any variances. She said the rear retaining wall is part of her property and wanted to make sure there are not any variance setbacks. Ms. Robbins said there are no longer any variances needed and the lot line was abandoned. Ms. Carbelo asked if the proposed driveway will be in her yard area. Ms. Robbins said the driveway will be on the other side. Ms. Carbelo said she thinks that the proposed house is extremely similar to the house next to it.

Lynn Bartoletti, of 1805 W 56th Street, addressed the Commission. Ms. Bartoletti said she is disappointed that this will be a repetition of a design of a house that is right behind it.

Rebuttal:

Chris Anderson, of 1644 Rossville Avenue, addressed the Commission. Mr. Anderson said the lot is 100 feet wide. He said on the right side, the house could have a 10 foot side setback but he has a 30 foot side setback. He said he has a 3 feet setback and on the rear it could be 15 and he has it at 22. He said this is a significant yard and variations for the roofline elements to show differences in other houses have been done. He said he was sited to clear

the growth on the property and if he cleared Carbelo's property he will replace/repair upon having proof.

Discussion: Mr. Bryant asked where the driveway would be. Ms. Robbins referenced the images on the PowerPoint presentation and said it is facing 54th Street. Mr. Anderson said all the houses on Virginia faces Virginia. Ms. Poston asked the applicant what differentiated the two houses. Mr. Anderson said the side porch with evergreen screening is different, the gable to the right of the house is different, the columns are different, the overhead of the window and roof on front is different, and it will be painted a different color. Mr. Osteen said he did not have a problem with similar floor plans throughout the neighborhood and he feel the differences are significant enough to not say it is a *cookie cutter* house and the placement of the house is excellent for the neighborhood. Mr. Wroth asked if Ms. Robbins could think of any historic homes with attached garages facing the street. Ms. Robbins said the historic structures are typical with the stone garages built into the hill faces and or sheds. She said there have been driveways to the side and it is not typical to have garages facing the front. Mr. Lewin asked if the applicant considered putting the garage on the north side of the property. Mr. Anderson said he wanted to put the garage on the side as presented due to the neighboring properties and not being placed on the street. Mr. Bryant asked if the entrance to the garage could be from the rear of the property. Mr. Anderson said no because there would be a bath that extend beyond the garage. Mr. Wroth said he has an issue with the garage door being on the primary structure. He said the space and the garage door itself are features that do not fit the realm of the neighborhood. Mr. Lewin said the exposure of the garage door is an issue for him as well. Mr. Anderson said he could flip the garage and put it to the rear and put the deck on 54th street. Mr. Lewin said that would be more feasible in his opinion. Mr. Osteen said he is opposed to the change of the garage and thinks the garage is great where it is. Mr. McDonald said given the broad frontage on Virginia Avenue, he agreed with Mr. Osteen that the garage would be more appropriate as submitted. Mr. Bryant said was concerned about the garage facing the street and if there were another way to support the second floor to have the entrance to the garage from the rear. Mr. Anderson said it would be structurally difficult to do so. Mr. Lewin said he does not see how the Commission could not prevent the guidelines form being adhered to with allowing a garage door to face a frequently used street.

David Bryant made a motion to approve Case #18-HZ-00105: 5315 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Applicant is NOT required but strongly encourage to place the garage away from public view.

Nancy Poston seconded the motion. 2 opposed. 4 in favor. The motion carried.

Case #18-HZ-00106: 4119 Alabama Avenue

PROJECT DESCRIPTION: New construction of primary structure.

The applicants, Devin Schnelle / Pickett Homes, have applied for the following work:

- New construction of a 2-story residential structure with attached garage
- Driveway / Parking pad (side of structure)
- Walkway

Ms. Robbins presented her PowerPoint presentation.

Devin Schnelle, of 4215 Tennessee Avenue, addressed the Commission. Ms. Schnelle said she had been granted variances for the side setback at 7 feet and the front setback to be 20 feet. She said she incorporated the shake. Ms. Robbins said she is working to improve the process setback variances to be presented before the Commission before they go before Board of Zoning Appeals.

Community Comments: None

Discussion: Ms. Poston asked where the bump out was located. Ms. Schnelle said it is on the rear where the shower and master bathroom would be. Mr. Lewin said having a groove across the roof would help keep consistency on the front porch. Mr. Wroth asked about the depth for the front porch. Ms. Schnelle said in the front it is 7.5 feet and wrapped around to 5 feet on the side. Ms. Poston said the roof pitch in the front appeared it is shifted from the top window. Mr. Bryant said this is an aesthetic issue and the Commission should not detail what it should be. Mr. Lewin said to align the roof pitch, the applicant could not have the slope on the left front porch but have it gabled. Mr. Bryant said the foundation height is unclear. Ms. Schnelle said it is 2 feet. Mr. Bryant asked if they were keeping the existing stone wall. Ms. Schnelle asked if she could cut into the wall and add steps to the front porch from the existing stone wall facing the front. Mr. Lewin asked if the steps would be concrete. Ms. Schnelle said yes and the steps would be straight.

Kevin Osteen made a motion to approve Case #18-HZ-00106: 4119 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approvals subject to any and all conditions.

Conditions: Wall cut approved at a max of 48 inches straight to the house with the original stone reused for returns. Steps to be poured concrete. Front porch roof to be a shed to the corner board on the left side, left side finished with ½ (half) gable end. Front porch to have header incorporated below roof for columns to die into.

David Bryant seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00107: 220 Morningside Drive

PROJECT DESCRIPTION: Addition of Swimming pool, accessory structure, & patio/kitchen/bathroom area.

The applicants, Tron Wilder, have applied for the following work:

- Addition to the rear of the structure (bathroom with exterior door)
- Outdoor patio with kitchen, at the rear of the structure
- Wood deck addition, at the rear of the structure
- Swimming pool surrounded by concrete patio
- Elevated one-story accessory structure

Ms. Robbins presented the PowerPoint presentation. Construction has started but applicant was informed to stop construction on the tree house.

Tron Wilder, of 220 Morningside Drive, addressed the Commission. Ms. Poston asked if the pool will be visible. Mr. Wilder said the pool will not be visible due to a privacy fence and shrubs that will be surrounding the pool.

Community Comments: None.

Discussion: Mr. Wroth asked if the tree house could truly be considered an accessory structure. Ms. Robbins said that building officials said the treehouse is considered an accessory structure due to elements such as railings going around the elevated structure and it being larger than 200 square feet. She said the tree house will be permanent. The primary structure is 200 square feet but the added deck made it larger than 200 square feet and that is why it requires a building permit. Mr. Wilder said the tree house will match the primary structure if it get approved. Ms. Poston referenced the Ferger Place Guidelines about the pool and asked if there was a reason that it is not in the back of the house since there is so much space in the back. Mr. Wilder said there is a main sewer line running right up under the house and the pool cannot be placed on it. The pool will be about 1 foot from the house. The pool must have fencing directly around the pool. Ms. Robbins said the fencing cannot be solid panels or chain links and must be visible. She said she will work with the applicant to get the proper fencing in accordance to the guidelines. Mr. Bryant asked if the tree house is in their purview. Ms. Robbins said it is deemed an accessory structure by building officials and therefore it must be presented before the Commission. Ms. Poston asked if the applicant is going through the steps with building code. Mr. Wilder said yes. She asked how big the support posts were. Mr. Wilder said it was 6" x 6". Ms. Poston asked what the patio product would be and said she did not have a problem with the outdoor kitchen. Mr. Wilder said the patio product would be concrete.

Nancy Poston made a motion to approve Case #18-HZ-00107: 220 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approvals subject to any and all conditions.

Conditions: Check with City Code regarding pool fencing regulations and work with City Building Codes regarding safety codes on tree houses.

Kevin Osteen seconded the motion. All in favor, the motion was unanimously approved.

OTHER BUSINESS:

CHZC Education Sessions, next education session: July 19 – Chattanooga Design Studio: Pattern Book.

Steve Lewin made a motion to make existing topography and proposed grading plans mandatory as part of the submittal package requirement and may be waived by staff if foundation height is less than 48" in height at its highest point. Kevin Osteen seconded the motion. All in favor, the motions was unanimously approved.

STAFF APPROVALS

- Case 18-HZ-00082 – 1 Mabel Street – New roof – replace in kind
- Case 18-HZ-00083 – 4115 Tennessee Avenue – Rear Bridge over a blue stream using concrete pipe
- Case 18-HZ-00084 – 4305 Tennessee Avenue – Roof & Chimney repair using architectural shingles
- Case 18-HZ-00085 – 4018 St Elmo Avenue – Re-Issue 17-HZ-00108
- Case 18-HZ-00087 – 4705 St Elmo Avenue – Repair leaning brick chimney
- Case 18-HZ-00088 – 1711 West 57th Street – 5' aluminum black fence at rear/side of property & 13' from front porch column
- Case 18-HZ-00089 – 5510 Alabama Avenue – Rear 6' wood privacy fence
- Case 18-HZ-00090 – 5312 St Elmo Avenue – Front porch wood steps and wood railing
- Case 18-HZ-00092 – 5006 St Elmo Avenue – Demolition of front wall of primary structure
- Case 18-HZ-00095 – 5407 Virginia Avenue – Roof replacement – in kind and replace 3 windows

David Bryant made a motion to approve the staff approvals. Kevin Osteen seconded the motion. All in favor, the staff approvals were approved.

Announcements:

NEXT MEETING DATE: July 19, 2018 (application deadline will be June 22, 2018 at 4 pm)

**Steve Lewin made a motion to adjourn.
Kevin Osteen seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at 2:58 p.m.



William Steve Lewin, Chair

7-19-18

Date



Rosetta Greer, Secretary

7-19-18

Date