

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

July 19, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held July 19, 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, Hannah Forman, David Bryant, Matt McDonald, and Roy Wroth

Members Absent: Vice Chair Melissa Mortimer and Kevin Osteen

Staff Members Present: Planner Emily Dixon, Secretary Rosetta Greer, and City Attorney Melinda Foster

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer swore everyone in.

Applicants Presenting: Candace Esparza, Devin Schnelle, Kirk & Amanda Young, and Anthony D. Neely

Steve Lewin 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:

CASE #18-HZ-00097: 4210 Tennessee Avenue

Project Description: New construction of a building addition

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

- Structural second story to side of structure (southern side)
- Front / side second story deck
- Side / rear second story deck

Ms. Dixon presented the PowerPoint presentation.

Candace Esparza, of 3069 S. Broad Street, addressed the Commission. Ms. Esparza said based upon the conversation with the Commission at the June 21, 2018 meeting, she was asked to bring a site plan and has provided that to the current application. She said the layout of the lot is an L shape and is large. She said the house sits on the east side of Tennessee Avenue and the addition will go on the south side of the structure. She said the lot has a steep slope down into the driveway. She said the landscape, prior to 2008, had no vegetation and two dead or dormant trees in the front yard. She stated that the vegetation is currently so

thick you can barely see the primary structure from Tennessee Avenue. You can see the back of the house from Seneca Avenue but not from the fronting street. Ms. Esparza handed out images to the Commission that were included in the PowerPoint presentation. Ms. Esparza said the south side addition will match the existing roofline of the primary structure to balance the natural look. The addition will match the architectural design and materials of the existing structure.

Community Comments: None.

Discussion: Mr. Bryant said the illustrations of the deck shows a staining wood color and the St. Elmo Guidelines states that decks should be stained or painted to be consistent with the primary structure. He asked if the deck would be wood colored or painted. Ms. Esparza said the deck will be white to match the existing structure. Mr. Lewin said vegetation is outside of the Commission's purview and cannot determine their decisions around the vegetation that is currently existing. He said the roofline for the addition is a great idea because it is consistent with the character of the home. He said the front deck is not a deck according to the drawings. Ms. Esparza said the front deck will be removed from the proposed plans. Mr. Lewin said the portion under the actual addition that is proposed does not fit the primary structure and that the applicant needs to propose a different plan for the bottom of the 2nd level addition. Mr. Wroth said his interpretation of the deck is described, in the St. Elmo Guidelines, as an addition to the yard and not for a living space. He said an outdoor space that is attached to an upper story should not be considered a deck. He feels that the deck is part of the yard space and said the back deck for the proposed addition is raised onto the second level and would set a precedent for historical homes. Mr. Lewin read part of the section about decks from the St. Elmo Guidelines and said that the rear of the structure, which is not visible to the fronting street, is not much of an issue to approve a second level deck, but the front is inappropriate. Ms. Shannon agreed with Mr. Lewin about the front deck being inappropriate and said the volume of space below the 2nd level addition is not appropriate. Ms. Forman said the space beneath the house is definitely not appropriate. Mr. Bryant said he was okay with a void underneath the proposed south side addition to the 2nd level. Mr. Lewin said adding to the massing in the manner that is proposed strikes him as consistent and said he only has a problem with the empty space under the south side addition and feels it needs to be enclosed. Mr. Wroth said he has a problem with making a motion for the approval because the empty space that needs to be enclosed, to fully support the addition, will require elements, such as windows, that would need to be reviewed by the Commission. Ms. Esparza asked the Commission if they were okay with the back deck. Mr. Lewin said yes, but the Commission is most concern with the empty space and that the applicant needs to propose plans for enclosing the empty space. Ms. Dixon asked the Commission to reference the materials and style of the windows as to how the addition is contemporary with historical elements. Mr. Lewin asked the applicant what was the siding for the proposed addition. Ms. Esparza said the siding would be Hardie Board siding and it will delineate from the existing siding for the primary structure.

Candace Esparza asked the Commission to defer Case #18-HZ-00097: 4210 Tennessee Avenue until August 16, 2018 meeting.

NEW BUSINESS:

CASE #18-HZ-00120: Tax Map Parcel 155O-P-015 – Seneca Avenue

Project Description: New construction

The applicant, Devin Schnelle / Reflective TN, has applied for the following work:

- Primary structure
- Driveway and parking pad
- Walkway
- Retaining Wall

Ms. Dixon presented the PowerPoint presentation. She said the garage will not be orienting to the fronting street.

Devin Schnelle, of 4512 Tennessee Avenue, addressed the Commission. Ms. Schnelle said the lot is wooded and that they desire to keep as many trees as possible. She said the goal is to keep everything as natural as possible with a minimal footprint of 1700 square feet.

Community Comments:

Sally Krebs, of 4205 Seneca Avenue, addressed the Commission. Ms. Krebs lives next door to the property. She said the sewer line runs right in front of the property and she used her tablet to show the commission the layout of the site plan. She said because of the sewer line the applicant might need to address that and make design changes. She stated that she had contacted the City Forester, Gene Hyde, and he had given her an official document called Definition of Different Alleys because there is an abandoned alley on the property and the proposed development. She said the previous owner of her home tried to make the alley an official abandoned road but they told the previous owner it could not be official because the alley could be reopened due to St. Elmo neighborhood growth. She said the proposed development would make an issue for the existing historical trees. Ms. Dixon said trees are not in the purview of the Commission and cannot base their decision on the trees. She said Ms. Krebs citizen can take her concerns to the City Land Development office when the applicant pursues their land disturbance permits.

Tim McDonald, 5019 Sunnyside Avenue, addressed the Commission. Mr. McDonald said he lives to the south of the proposed development. He said looking at the proposed new construction and the existing homes, the design does not fit the character of the neighborhood and it is intrusive. He said the St. Elmo Guidelines have a provisionary stating that new construction needs to fit the character of the neighborhood as well. He said the steep slopes have not been disturbed for good reasons.

Lynn Bartoletti, of 1805 W 56th Street, addressed the Commission. Ms. Bartoletti said she is concerned about the height of the house. She said the house is 3 stories and seems out of place for the neighborhood.

Rebuttal:

Devin Schnelle, of 4512 Tennessee Avenue, addressed the Commission. She said they will keep as many trees as possible, working with the slope, and it is a two-story home with a garage below. She said there are two story homes in the neighborhood and she feels the proposed plans is in fitting with the neighborhood. She said the homes on the hill will be taller than the proposed structure.

Discussion: Mr. Bryant asked if the applicant had a site survey because there have been so many issues coming before the Commission after approval due to the major difference in topography and steep lots. Paul Wilkinson, of 4512 Tennessee Avenue, addressed the Commission. Mr. Wilkinson said they are consulting with a surveyor and waiting to close on the lot. Mr. Bryant said the staff reports show the plans to be consistent with the St. Elmo Guidelines and if at some point during construction, if the house is approved, will the applicants be willing to keep the grading consistent as planned. Ms. Shannon said she is okay with the plan and all the elements seem consistent with the St. Elmo Guidelines. Ms. Forman said regarding the placement of the structure on the lot, what was the distance from the front porch to the corner of the lot. Ms. Schnelle said it is currently 16 feet. Mr. Wilkinson said he has applied for a variance and they are going for a 10 foot setback. He said if it is not approved, they will make adjustments for the placement of the structure to be consistent with city code and St. Elmo Guidelines.

Rachel Shannon made a motion to approve Case #18-HZ-00120: Tax Map Parcel 155O-P-015 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, approval subject to any and all conditions.

Conditions: Foundation to be constructed as presented.

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

CASE #18-HZ-00121: 1409 43rd Street

Project Description: New construction

The applicant, Devin Schnelle / Reflective TN, has applied for the following work:

- Primary Structure
- Driveway and parking pad
- Walkway

Ms. Dixon presented the PowerPoint presentation. The shed on the existing lot can be torn down because it is not a historical structure. The garage door of the proposed structure is oriented to the rear and will not be facing the street.

Devin Schnelle, of 4512 Tennessee Avenue, addressed the Commission. Ms. Schnelle said they will be working with existing grade and will fill the front porch so it will be street level. She said technically the proposed structure is a one and half structure to keep the height from being too high. She said the setbacks are 25' off Virginia Avenue and 25' of 43rd Street. She

said for the side setbacks, the shrubs are hiding the parking pad, but could add shrubs to the front elevation area around the decking area as well.

Community Comments:

Tim McDonald, of 5019 Sunnyside Avenue, addressed the Commission. Mr. McDonald asked if the fence on the existing lot will be taken down. Ms. Schnelle said she will be changing the fence lines and opening for the driveway. Ms. Dixon said the applicants are not asking for a fence at this time.

Rebuttal: None.

Discussion: Mr. Lewin asked about the vinyl clad windows material and said will the 2 over 2 be vertical division because the drawings does not represent division. Ms. Shannon said there is a simulated divided lite will have a fix that is removal on inside and outside and it is nicer. Mr. Wilkinson said there is a covert on the left said and because of storm water it will require them to grade towards the Virginia Avenue side. Mr. Wroth said on the front elevation he seen the foundation exposed in a large amount. Mr. Cole said the foundation will be covered all the way through. Ms. Schnelle said the grading line will be slightly higher on the left elevation. Ms. Dixon said if the Commission makes a motion for approval, a condition could be set for the foundation to be less visible. Mr. Wilkinson said he will do what is best to keep the foundation from being exposed and in keeping with the lower elevation. Ms. Dixon asked the applicant how tall the foundation exposure was. Ms. Schnelle said the foundation exposure is 2 feet. Ms. Dixon asked the Commission if a condition for the maximum foundation height was set would it help the proposed development. Ms. Schnelle said a retaining wall would be required because the windows would not be possible to be present. Mr. Wilkinson said to set a foundation height maximum number would not be feasible for the lot considering the steepness of it. Mr. Wroth said to keep in mind that there is a maximum foundation height and that the Commission is trying to work with the applicant. Ms. Dixon asked if an average foundation height of 4 feet would help the Commission make a better decision. Mr. Wroth said he was ready to make a motion.

Roy Wroth made a motion to approve Case #18-HZ-00121: 1409 43rd 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: exposed foundation to be no more than 4' average across the front façade.

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

CASE #18-HZ-00123: 1501 West 45th Street

PROJECT DESCRIPTION: Exterior Building Alterations / New Construction / Site Elements
The applicant, Kirk & Amanda Young, has applied for the following work:

- Add decorative shutters around windows

- Outbuilding / garden shed

Ms. Dixon presented the PowerPoint presentation. She said according to the applicant, the applicant will be building custom wood shutters to cover the windows and would be constructed in accordance to the St. Elmo Guidelines. She said the applicant would not be doing a curb cut off the primary street and will have the driveway off the side of the street, which is preferable.

Kirk Young, of 1501 West 45th Street, addressed the Commission. Mr. Young said he is no longer wanting to add shutters. He said after repainting the house, the shutters would not be a good fit. He said he is asking for a 12 x 8 shed which does not require a building permit or setback. He said he wants to sit the shed on concrete blocks and the primary structure has asbestos siding and would not have the shed material matching that. The shed siding would be plywood. The front yard wood arbor is a 6 foot wide sidewalk leading up to the primary house. He said he already have staff approval for a picket fence. Ms. Dixon asked the applicant to speak to the deck. Mr. Young said the deck is no longer there because it had termites. He said he also had a staff approval for a 6 foot high gate in the rear. He said the proposed parking area is for safety for the pedestrians and bikers traveling along Virginia Avenue. He said there is no stop sign on Virginia Avenue and having the parking pad where it is proposed would allow visibility for pedestrians and bikers. Ms. Dixon said the applicant would need to put the shed 5 feet off the property line or else he would have to fire rate it.

Community Comments:

Lynn Bartoletti, of 1805 W 56th Street, addressed the Commission. Ms. Bartoletti said the applicant did an amazing job with the landscaping for the property.

Rebuttal: None.

Discussion: Mr. Wroth asked where the property line was. Ms. Dixon said according to GIS, the existing structure is sitting about 2 or 3 feet over the property line. Mr. Wroth said he cannot see the Commission making a decision to put a driveway in the right-of-way. Ms. Dixon said typically for fencing a land survey is required. Mr. Wroth said the Commission needs to have some indication of proof of the property line to protect the right-of-way. Mr. Young said he did not have a public survey done for this plan because he did not anticipate it to be discussed as an element. Mr. Lewin said the parking area will be portioned into the private property. Mr. Wroth asked the Commission would they approved this same plan that had an existing sidewalk. Ms. Dixon said the proposed driveway may be in right-of-way. Ms. Forman said she supports the parking plan because there will not be any curb cuts and it will be in the rear. Mr. Wroth said for the proposed parking pad being 20 feet, he does not see that availability on the applicant's property. Ms. Dixon said according to GIS the parking pad will need a survey done. Ms. Shannon asked why the shed is proposed where it is and not the side rear. Mr. Young said there is a slope sidewalk going up to the retaining wall and that is why the applicant did not proposed the shed to be in that area. Mr. Forman asked if the trim of the proposed shed will match the existing primary structure. Mr. Young said he would make the trim details match the existing primary structure.

Matt McDonald made a motion to approve Case #18-HZ-00123: 1501 West 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: To exclude the request to add decorative shutters around the windows. The applicant is to resubmit an application to address the gravel parking area for off street parking. The garden shed/outbuilding trim details are to match the existing home.

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

CASE #18-HZ-00125: 4216 St Elmo Avenue

PROJECT DESCRIPTION: Exterior Building Alterations & Site Improvements/Changes
The applicant, Anthony D. Neely, has applied for the following work:

- Front porch handrails
- Rear deck: redesign railing and balusters / repairs and add entry gate
- Add deck foundation skirting
- Front yard Fence – 4 feet tall
- Rear yard privacy fence – 6 feet tall

Ms. Dixon presented the PowerPoint presentation. Ms. Dixon said the main reason for the fencing is to contain the applicant's dog. According to the applicant, the railing and balusters on the rear deck needs repairing and do not need to be redesigned and the added skirting would be horizontal. The south side of the porch is 31 inches high and need railing to be in accordance to safety and code 1BC.

Anthony D. Neely, of 4216 St. Elmo Avenue, addressed the Commission. Mr. Neely said the highest point of the front fence is 48 inches and the reasoning is for his dogs. He said he knows 48 inches in setting precedent but he found 47 homes in the neighborhood that have front fencing that are 48 inches or higher. He said the property had a scooping fence gate and height posting at some point in time. He said he asked about the horizontal skirting and said the code and St. Elmo Guidelines states vertical and would be fine to change the proposed skirting to be in keeping with the Guidelines. He said the front railings is 31 inches in the drop (hear tape). He said he had a survey done and the rear fence is on his property line and the 3 neighboring properties have given him written blessings for the fencing.

Community Comments: None

Discussion: Ms. Forman said the skirting is setting precedent for the deck. Mr. Lewin said his interpretation of the St. Elmo Guidelines about skirting is for the foundation and not to the deck. Mr. Neely asked if using vertical skirting for the deck would be ok. Mr. Lewin said yes. Mr. Wroth asked what the railing material would be for the front of the house. Mr. Neely said it would be wood, with 2 x 2 balusters that would be painted white to match the front of the

house. Mr. Wroth said it is difficult to discuss houses with multiple frontage and asked about the Virginia street frontage. He said he is not comfortable with a 6 foot fence along the entire length of the property. Ms. Dixon asked what the height of the existing fence. Mr. Neely said the existing fence is about 4 and ½ feet tall. Ms. Dixon stated that many similar fences have always been approved in St. Elmo and due to the elevation of the alley, some of the house would still be visible.

Hannah Forman made a motion to approve Case #18-HZ-00125: 4216 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: Correct the application description to REPAIR, rather than redesign, the rear deck railing. Approve the vertical or horizontal back deck skirting.

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

OTHER BUSINESS:

CHZC Education Sessions, next education session: August 16 – Phil Noblett, Special Council to City Attorney / Robert's Rules of Order

STAFF APPROVALS

Case 18-HZ-00093 – 4906 Tennessee Ave – 4' max retaining wall to left side of driveway

Case 18-HZ-00109 – 928 Oak St. – Repair parking lot damaged by construction traffic

Case 18-HZ-00110 – 930 Oak St. – Repair rear parking lot w/ same material, asphalt, and restriping

Case 18-HZ-00111 – 5504 Tennessee Ave – All windows replaced with aluminum clad, 2 light panes

Case 18-HZ-00112 – 941 McCallie Ave – Repair/replace asphalt City's public alley

Case 18-HZ-00113 – 5408 Glen Falls – Replace entire metal roof – in kind & Paint entire structure

Case 18-HZ-00114 – 1318 W 45th St. – Rear landscaping – fire pit, stone path, small patio, raised garden beds, crushed stone for improved walking surfaces

Case 18-HZ-00115 – 5412 Alabama Ave – Replace concrete front step of main structure – in kind

Case 18-HZ-00116 – 4317 St Elmo Ave – 6' privacy fence at rear yard & 4' picket fence at rear yard

Case 18-HZ-00117 – 209 Eveningside Dr. – Repair/paint wood and stucco exterior of residential structure

Case 18-HZ-00118 – 4602 Alabama Ave – Repair/replace – windows, siding/trim, deck, front porch, porch ceiling, door, front dormer cedar shake; capping 2 fireplaces; & paint exterior


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

Announcements:

NEXT MEETING DATE: August 16, 2018 (application deadline will be July 20, 2018 at 4 pm)

**Steve Lewin made a motion to adjourn.
Rachel Shannon seconded the motion. The motion was unanimously approved.**


The meeting was adjourned at 11:24 a.m.



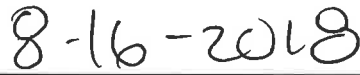
William Steve Lewin, Chair



Date



Rosetta Greer, Secretary



Date

CHATTANOOGA HISTORIC ZONING COMMISSION MINUTES

August 16, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 16, 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, Kevin Osteen, David Bryant, Roy Wroth, and Lee Helena

Members Absent: Rachel Shannon, Hannah Forman, Matt McDonald

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Melinda Foster

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer swore everyone in.

Applicants Presenting: Candace Esparza, Glenn Burtis, Mark Scott II, Devin Schnelle, William and Kayb Joseph, Melissa Bradham, and Keith McCallie

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

OLD BUSINESS:

CASE #18-HZ-00097: 4210 Tennessee Avenue

Project Description: New construction of a building addition

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

- Structural second story to side of structure (southern side)
- Front / side second story deck
- Side / rear second story deck

Ms. Robbins presented the PowerPoint presentation.

Candace Esparza, of 3069 S. Broad Street, addressed the Commission. Ms. Esparza said the Commission's concern from last month was having an enclosed space under the second level side addition. She said the budget was an issue for the homeowners and the previous drawings have been updated to show an addition to the second floor for a bathroom, have an enclosed screen porch underneath, and an upper level deck on the rear side of the property. Tennessee Avenue is on the west side of the structure and the deck will be on the east side. The second level addition and screened porch underneath will be on the south side of the structure.

Community Comments: None.

Discussion: Mr. Bryant said he feels the applicant has satisfied the comments that the Commission previously addressed. Mr. Lewin said he was concerned about the screened in porch because of the massing from the addition above. He said he would much rather have a hand-sketched drawing that accurately shows the proposed screened porch instead of a window as shown on the PowerPoint presentation. Ms. Mortimer asked if the window location on the second story would be changed because that window is not shown on the drawings. Ms. Esparza said the windows will not be removed from the original structure other than the window that needs to be removed on the south side for the second level addition. Mr. Helena said he was concerned that there was not enough drawing details to represent how the screened in porch will be built below the second level addition. He said the applicant did not present enough columns nor the size of the columns, to show how the space beneath the addition would be supported to make an informed decision. Ms. Mortimer said it would be good to know where the door would go as well. Ms. Esparza said the column posts will be added to the second level addition that will match the architecture of the existing house. Mr. Helena said every column has a beam and siding, but it also needs to have trim and a transition and that the applicant needs to address that as well. He said those are some of the missing elements that the Commission does not have to make an informed decision. Ms. Esparza said her shortcoming is that her program will not allow her to properly insert or show a proposed screened porch. She said she brought photos of screened porches from the neighborhood that are similar to what her clients wants. Mr. Wroth said he does not like that drawings presented before the Commission are not accurate to what the applicant is wanting and that staff should create a tighter process to help the Commission use the time wisely of making informed decisions. Ms. Mortimer asked Ms. Robbins if the staff report note that the existing style of the columns for the porch are original. Ms. Robbins said the research she did, and according to older photos of the structure, there were no mentions to the Victorian styling or other styling being original. Mr. Helena asked if the entire house would be reroofed along with the addition or if the addition would have shingles. Ms. Esparza said she believed the roof of the existing structure is relatively new and that she will attempt to match it with the roof on the addition using shingles. Ms. Mortimer asked how the existing structure will be delineated with the proposed addition. Ms. Esparza said the siding on the addition will be similar to the existing siding, but she will be using Hardie Board siding. Mr. Helena asked if the reveal would be different. Ms. Esparza said the reveal would be 5 inch for the addition and the existing reveal is 4 inch. Ms. Robbins said a COA (Certificate of Appropriateness) approval from 2010 mentions that the porch would be rebuilt due to a fire and speaks to the porch composition. Ms. Robbins read the approved COA issued for 4210 Tennessee Avenue in 2010. Mr. Lewin asked about the columns as it related to the support of the addition. Ms. Esparza said with the size of the structure, similar columns, like the ones that currently exist, will be used and the code says she can use 3 8 inch columns to create support. Mr. Lewin said he is most concerned about the massing and support for the second level addition. Ms. Esparza said she will have columns in place that matches the existing columns and will have enough columns to create support for the addition. Ms. Mortimer said there is not enough detail to support the case. Mr. Bryant said he supports Mr. Wroth decision about the drawings not being accurate with what the applicant is wanting.

Candace Esparza requested for Case #18-HZ-00097: 4210 Tennessee Avenue to be deferred until the September 2018 meeting.

NEW BUSINESS:

CASE #18-HZ-00126: 4905 Florida Avenue

Project Description: Exterior Bldg. Alterations, New Construction, Site Improvements

The applicant, Karen Wynne, has applied for the following work:

- Replace rear wood door
- Add gutters
- New construction of outbuilding/garage
- Fences, parking areas/walkways, stone wall

Ms. Robbins said CASE #18-hz-00126 has been noted as incomplete based off a deeper analysis of the case that presented conflicting information. When and if the case is presented again, all the proper public notifications will be advertised.

CASE #18-HZ-00130: 5412 Alabama Avenue

Project Description: Site Improvements

The applicant, Glenn Burtis, has applied for the following work:

- Parking area/walkways

Ms. Robbins presented the PowerPoint presentation. She said the structure should be noted as non-historical contribution but is listed as other buildings in the district.

Glenn Burtis, of 7315 Shamrock Lane, addressed the Commission. Mr. Burtis said the driveway is like a rain gutter and funnels the water right into the basement. He said he does not want to leave a partial concrete courtyard and wants to remove it and replace it with something more appealing and appropriate. He wants to remove asphalt, on top of the concrete, and add a driveway with landscaping. Around the parking area there will be a built in curb and there will be an opening in the back corner to allow the stairs to head straight towards the courtyard instead of the rendering he and the owner originally submitted. There is a curb cut there that the applicant or owner did not do. Drainage will be put in the middle of the court yard. He wants to plant some holly trees and the overall goal is to landscape and fix the water issues.

Community Comments: None.

Discussion: Ms. Mortimer said she does not see any issues with the project. She said the St. Elmo Guideline states that parking should not be located in the front yard, but the driveway is already there and limited ability to place it anywhere else around the structure. She asked the applicant if the driveway was raised 3 feet on the back. Mr. Burtis said there will be a curb cut on it, similar to the one that has been approved within the last year at 54th Street and Alabama Avenue. He said the driveway will be a monolithic pour, one solid concrete pour, and will look more appealing. **Tim Biddle, of 5412 Alabama Avenue, addressed the Commission.** He said he plans to put bushes along the driveway area to soften it. He said currently, most of the site is old concrete and asphalt and wants to remove about two thirds of it. Mr. Lewin asked if the driveway will be leveled with the street or will it go over the sidewalk and then level out as you go onto the street. Mr. Biddle said the curb line and the cut will be leveled from the sidewalk. Mr. Lewin asked if the driveway will be no more than 3 feet off the ground

in the back. Mr. Burtis said that is correct. Mr. Wroth said he was concerned about a railing being needed for a parking pad more than 30 inches off the ground and suggested that the applicants stay off the ground within 2.5 feet. Mr. Burtis said staying within 2.5 feet off the back for the driveway may be a challenge but will ask his concrete contractor to try and make it happen. Ms. Robbins said if the City Code requires railing, it has been tradition for the Commission to allow a staff approval for railing. Mr. Burtis said coming off the driveway there would be 3 steps and a concrete pad and if it require railing it would be rod iron. Mr. Bryant said drawings being presented before the Commission are not consistent with the proposed projects concerns him. Mr. Burtis said the client, Mr. Biddle, changed his mind about the layout of the walkway coming from the driveway when they met yesterday. He said he is certain Mr. Biddle will stick to the proposed plans for the walkway as presented if it is more appropriate. Mr. Helena asked about safety and access for handicapped individuals that would come from the driveway. Mr. Burtis said it takes approximately 7.5 feet for a car and there would be about 20 feet and would have easier access. Ms. Mortimer said ADA or handicap accessibility is not part of the Commission's purview. Mr. Wroth said he understands that ADA is not within their purview but if there is an opportunity to provide and consider handicap accessibility during the Historic review than he would like to support that. Mr. Helena said his comments were not necessarily to ADA requirements but to help ensure that the house is overall suitable to be decent for the area. Ms. Mortimer said it is not in the purview of the Commission to redesign a project. Mr. Helena asked Mr. Burtis what material would be used for the courtyard. Mr. Burtis said the material would be concrete pavers, as flat as possible, with a slight pitch to the middle and a drain will be set in the middle that will run off to the side of the house.

Kevin Osteen made a motion to approve Case #18-HZ-00130: 5412 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: Project to be completed as submitted with curving walkway. If handrail is required, it will be wrought iron and staff approved with any stair requirements for access. Patio is approved as submitted. Pavers to match foundation.

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

Vice Chair Mortimer told the Commission that referencing previous cases may be a conflict. Attorney Foster said that discussing a decision of previous cases should not be included in the current case being examined.

CASE #18-HZ-00131: 5608 Tennessee Avenue

PROJECT DESCRIPTION: New Construction

The applicant, Mark W. Scott II, has applied for the following work:

- New construction of building addition

Ms. Robbins presented the PowerPoint presentation. The property has a previously approved COA, Case #18-HZ-00076

Mark Scott, of 5608 Tennessee Avenue, addressed the Commission. Mr. Scott said the more he priced the previous COA approval he realized it would be wise to extend the house at the rear and up for

more space. He said the proposed plans would be more cost effective to extend in that manner. He will use the current windows and the addition would be about 6 feet out from the current structure.

Community Comments: None.

Discussion: Mr. Osteen asked how old the roof was. Mr. Scott said the roof was shingled about 6 years ago. Mr. Osteen said he is not a component of stepping in the roof into the addition as shown on the drawings and that the roof could easily be delineated with a corner board. He said tying into the roof would make the addition easier versus delineating as the Commission normally proposes. He said to open the back of the house and with a cleaner roof, it does not make sense to delineate the roof in the way that was presented. Mr. Lewin asked how far the shed roof on the left goes. Mr. Scott said the shed roof is sticking out about 4 or 5 feet. Mr. Helena said having a corner trim to delineate the extension is more appropriate to help with the massing by pulling the extension out and not delineating with the roof. Mr. Wroth said he has trouble with those pieces of the massing that started out as a typical porch massing and now on both sides it is becoming a building massing. He said he did not want to redesign the drawings but is concerned about building massing. Mr. Lewin said having a hipped return on the right side would prevent large building massing. He said having a trim board would keep the rear of the house to be square faced. Mr. Scott said he would make sure that the roof does not intersect. Mr. Wroth said he does not want to slow down a project but if staff would have said these drawings were not good enough a month ago, then it would not be as difficult to discuss the proposed plans. Ms. Mortimer asked if the side addition was already approved. Ms. Robbins said correct. Mr. Wroth mentioned that if drawings were approved but presented differently in conjunction with the current case should it not all be reconsidered. Ms. Robbins said we are addressing the element on the application and not addressing the side the applicant has gotten approval for. She said now how those two additions tie in needs to be considered today as well. Mr. Bryant asked about the alley way. Ms. Robbins said it is an unopened alley. Mr. Scott said he does not know of any plans for the alley. Mr. Helena asked how the addition material match the existing structure. Ms. Mortimer said the material should match the previously approved addition. Ms. Robbins said any minor modifications can be set to be reviewed by the staff and if it is still consistent with the St. Elmo Guidelines and the motion, then staff can approve it. She said but if there any inconsistencies with the St. Elmo Guidelines and or the motion then the applicant will come back before the Commission.

Lee Helena made a motion to approve Case #18-HZ-00131: 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, approval subject to any and all conditions.

Conditions: The 2 story addition be an extension of the original mass with delineation between trim. The 1st floor roofs of the addition shall hip back to the roof. Applicant provide elevations and roof plan for staff to review for compliance.

Mr. Wroth said he had conflicts about the motion and the Commission addressed his concern about the verbal comment of the scrapping roof to the addition being in alignment with the rear addition. Mr. Helena then restated the motion to address the concerns of Mr. Wroth and stated his conditions as mentioned above. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00132: 4119 Alabama Avenue

PROJECT DESCRIPTION: New Construction, Walkways, Driveway

The applicant, Devin Schnelle / Pickett Homes, has applied for the following work:

- New construction of primary structure
- New construction of carport
- Walkways
- Driveway

Ms. Robbins presented the PowerPoint presentation. The property has a previously approved COA, case #18-HZ-00106.

Devin Schnelle with Pickett Homes, of 4512 Tennessee Avenue, addressed the Commission. Ms. Schnell said she originally wanted a detached garage but due to zoning issues that was not possible. She said they have since added to the structure with office space and storage space. The foundation height is sloping about 2.5 feet on the right side and slope down about 5 feet on the left side. All the eaves will be at 1 foot. The carport roof pitch will be 12 x 12 to stick with the gable. Ms. Robbins said the sidewalk is listed on the application but the cut in the retaining wall was not listed and needs to be mentioned in the motion.

Community Comments: None.

Discussion: Ms. Mortimer asked about the foundation height. Ms. Schnelle said the house to the left foundation height will match the foundation of the proposed development. Mr. Helena is concerned about the 12 to 12 roofs and reducing it to a 10 to 12 roof to reduce the massing and keep the house from appearing too tall. Ms. Schnelle said she prefer the roof pitch to be 12/12 but could lower it to 10/12. Ms. Mortimer said the guidelines allow 12/12 as the maximum. Mr. Helena said the house is 26 feet wide and 10/12 would be more appropriate. Mr. Lewin asked what the overall height be. Ms. Schnelle said it would be about 32 feet which includes the grading and sloping for the right side. Ms. Mortimer said the bump out would be more appropriate for Hardie board siding. Ms. Robbins said the variations are in context with the street and that the Commission's guidance and changes should be in relation to the street, the neighborhood, and the district at large. She said the St. Elmo Guidelines state that new construction should reflect the current times with contemporary designs and historical elements. Mr. Wroth said he noticed a screen porch but does not see any screening on the drawings. Ms. Schnelle said there will be a screen porch, two end columns, and a center roof column with a matching door to go out to the carport. Mr. Helena asked if the front porch column would be more supported by another column. Ms. Robbins said if there is to be a 5 foot foundation then there will need to be a railing on the porch. Ms. Schnelle said the material would be aluminum for the front porch. Mr. Bryant asked if the project was previously approved. Ms. Schnelle said yes, a parking pad was approved but now the clients are wanting to do a carport. Ms. Robbins said there are design changes to the main structure and that is why it is being presented before the Commission. Mr. Lewin asked about the carport and how would it be standing. Ms. Schnelle said it would be on block and framed like a normal framed carport. Ms. Mortimer asked how big the columns are for the carport. Ms. Robbins said that because this is a new design from the previous COA pushes for a new approval. Attorney Foster said the decision for today would need to negate the previously approved COA.

Melissa Mortimer made a motion to approve Case #18-HZ-00132: 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, approval subject to any and all conditions.

Conditions: Siding instead of shake siding on bump out; addition of one front porch column; 10/12 roof pitch; front roof overhang consistent to rest of house; porch railing with square balusters-wood; negating previously approved COA 18-HZ-00106; and cut out of retaining wall approved at max 48" straight to the house with original stone reused for returns, steps to be paved concrete.

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

CASE #18-HZ-00133: 5109 Beulah Avenue

PROJECT DESCRIPTION: Exterior Building Alterations

The applicant, William and Kayb Joseph, has applied for the following work:

- Roof Replacement (material change)

Ms. Robbins presented the PowerPoint presentation.

Will Joseph, of 5417 Shauff Place, addressed the Commission. Mr. Joseph said multiple contractors looked at the roof and have noted that the roof needs to be replaced. He said the property is a rental place and will be for the next 10 years. He said metal roofing will be the best material to use.

Community Comments: None.

Discussion: Ms. Mortimer said she does not have any concerns about the roof. Mr. Bryant said he does not have concerns about the material as well. Mr. Helena told the applicant to be certain that the rib height is not more than 1 inch.

Steve Lewin made a motion to approve Case #18-HZ-00133: 5109 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, approval is subject to any and all conditions.

Conditions: None.

Kevin Osteen seconded the motion. 5 members in favor and 1 member opposed, the motion carried to be approved.

CASE #18-HZ-00134: 4104 St Elmo Avenue

PROJECT DESCRIPTION: New Construction

The applicant, Melissa Bradham, has applied for the following work:

- Outbuilding/Shed

Ms. Robbins presented the PowerPoint presentation. No windows will be on the proposed shed.

Melissa Bradham, of 4104 St Elmo Avenue, addressed the Commission. Ms. Bradham said she had another picture to show without the windows and the shed will be painted to match the house. She passed the photos around for the Commission to review.

Community Comments: None.

Discussion: Mr. Lewin asked if there was an existing fence going along the rear of the property. Ms. Robbins said the fence is within the St. Elmo Guidelines and it was previously approved. It is a 6' privacy fence and the shed will be within that fence. Mr. Lewin asked if the shed would be visible. Ms. Bradham said it will not be visible and would be on a concrete pad or a pressure treated wood.

Lee Helena made a motion to approve Case #18-HZ-00134: 4104 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:

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

CASE #18-HZ-00135: 4603 Guild Trail

PROJECT DESCRIPTION: Demo & New Construction

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

- Demolition of primary structure
- New construction primary structure

Ms. Robbins presented the PowerPoint presentation. The structure is not listed as within the original boundary of the historic district on a national level but the structure is over 50 years old and considered a historic structure. Ms. Robbins called for Charlie Young to be present during the meeting due to a site visit that she and Mr. Young made to the property after the application was submitted. Mr. Young is present to speak to the condition of the existing structure.

Kevin Osteen recused himself from this case.

Keith McCallie, of 1611 Read Avenue, addressed the Commission. Ms. McCallie said she owns the lot next door to the property in question. She said she had a structural engineer go through the property and the report stated that the structure is in horrible condition. She said the structural engineer recommended that the structure be torn down

Community Comments: None.

Charlie Young, Assistant Director of Land Development Office, addressed the Commission. Mr. Young said he went to the property, walked through and underneath the structure, but was unable to get to the attic. He said the first thing he noticed was the foundation. He said the foundation is typical for the era in which the house was constructed and has caused a lot of settlement. The outer band of the

foundation was rotted off. The floor system has a lot of rot. The structure is still sound but in regards to rehabbing the house the house would have to be jacked up for the structure to have a new foundation installed underneath. He said the amount of the mold is extensive, with several roof leaks. He said there was a fire in the kitchen at one point. He read the structural report and it does not clearly report that it is an immediate need of demolition due to possible collapsing and he says that it seems to be desirable to remove the structure.

Discussion: Mr. Wroth asked if there were anything on the existing structure to reuse. Ms. Robbins said that there is nothing left, architecturally, contributing of historical value. Ms. Robbins said the structural integrity does not meet code. Mr. Helena asked the applicant if any materials from the home would be used. Ms. McCallie said if there is anything salvageable, on the interior and exterior, she would reuse it. **Kerrick Johnson, of 1611 Read Avenue, addressed the Commission.** Mr. Johnson said according to the engineering report, the entire foundation is separating from the house and it would not be long before the house fell in.

Keith McCallie addressed the Commission with the proposal of the new construction. Ms. McCallie said the house proposed is narrower but slightly taller. Parking and entrance will remain as is, which is through the adjacent property.

Community Comments: None

Discussion: Ms. Mortimer asked how tall the home would be. Ms. McCallie said it is 34 feet tall. Ms. Mortimer asked if there were drawings to address the grade. Ms. McCallie said the grade would be mostly flat and there is a bolder behind the house and they may have to cut back slightly and it would be excavated some. Mr. Helena said since the proposed roofline is pushed away from the street it would help the height of the home not be so tall. He said according to the drawings, the west elevation seems that the door will take you to the cliff. Ms. McCallie said the door will have a small deck at the rear. She said she is uncertain how tall the decking would be. She said the foundation would be 9 feet but she did not have a solid answer for that. She said there will be about 5 feet from the edge of the bolder to the door in the rear. Mr. Wroth said the front foundation shows 6 inches and asked the applicant what would be in front as it relates to the drop and grade. Ms. McCallie said the front of the house drops further away from the porch and it would have stepping stones and would not be a foundation but a rock and gravel path. She said the front foundation would look like it is a 9 foot foundation or a 0 foot foundation using a stone exterior slab. Ms. McCallie said the rise from the front to the back of the house is about 3 or 4 feet and it would be a fairly flat house and would be leveled out. Mr. Johnson said in the back of the existing structure are natural retaining walls. Mr. Wroth said if anything changes for the foundation for what is being described it needs to come before the Commission because he feels it may be more excavating needed. Mr. Helena said the rear door area will need a porch or deck of some kind and needs to come before the Commission. Ms. Robbins said the design of the rear porch area would need to be set as a condition and needs to be presented before the Commission.

David Bryant made a motion to approve Case #18-HZ-00135: 4603 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: Submit rear porch design to Commission for review and approval.

Lee Helena seconded the motion. All in favor, the motion is unanimously approved.

Kevin Osteen joined the Commission.

OTHER BUSINESS:

CHZC Education Sessions, next education session: September 20 – Christian Shackelford, Greenspaces Empower Program Director: Improving the energy efficiency of the home without impacting the historic elements of the exterior.

STAFF APPROVALS

Case 18-HZ-00124 – 101 Morningside Drive – Rear shadowbox fence

Case 18-HZ-00127 – 1501 W 45th Street – 3' tall front picket fence/6' tall rear privacy fence

Case 18-HZ-00128 – 5508 St Elmo Avenue. – Repoint/replace/repair existing brick foundation

Case 18-HZ-00129 – 4104 St Elmo Avenue – Rear yard 6' tall wood privacy fence

Melissa Mortimer made a motion to approve the staff approvals. Lee Helena seconded the motion. All in favor, the staff approvals were unanimously approved.


Announcements:

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

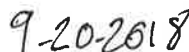
Steve Lewin made a motion to adjourn.

Kevin Osteen seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 11:23 a.m.



William Steve Lewin, Chair



Date



Rosetta Greer, Secretary



Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

September 20, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held September 20, 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: Steve Lewin, Melissa Mortimer, Kevin Osteen, David Bryant, Rachel Shannon, Roy Wroth, Hannah Forman, Matt McDonald, and Lee Helena

Members Absent: None.

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Melinda Foster

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer called the role and swore everyone in.

Applicants Presenting: Karen Wynne, Michael Cardillo, Autumn Francis, and Jeremiah Moore and Leslie O'Hare.

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

OLD BUSINESS: None.

NEW BUSINESS:

Steve Lewin recused himself from the following case #18-HZ-00126.

CASE #18-HZ-00126: 4905 Florida Avenue

PROJECT DESCRIPTION: Exterior Building Alterations, New Construction, Site Changes
The applicant, Karen Wynne, has applied for the following work:

- Replace rear wood door
- Add gutters
- New construction of garage and carport
- Fences, parking area, walkways, and stone wall

Ms. Robbins presented the PowerPoint presentation.

Karen Wynne, of 4905 Florida Avenue, addressed the Commission. Ms. Wynne said she is proposing a 1 car garage with a side carport that would be swing space or patio. The total square footage is 24 x 24. The roof of the garage would mimic the back of the roof on the existing structure. The intent of the carport is to be a seating area or patio. She said there is a drainage problem in the back yard and would like to add gutters to the house with a French drain. She said the rear door is being tarnished by the harsh sunlight in the current location. The rear door of the existing house would be placed on the proposed garage. The total height of the garage is 12 feet and is taller because of the shed roof. Ms. Robbins said any visual changes that occur for the carport needs to be taken into consideration during the decision process and would need to be reviewed by staff at that time. She said depending upon the changes in detail for the carport, the applicant may need to come before the Commission again. Ms. Mortimer asked if the French drains were listed on the applications. Ms. Robbins said French drains were not a part of the application. Any permanent surface structures that are visible need to be reviewed as site changes. The applicant would need to apply for any site changes on a new COA application.

Community Comments:

William Davis, of 4907 Florida Avenue, addressed the Commission. Mr. Davis read from Attachment A word for word in opposition to the proposed garage location. Attachment A has been filed with these minutes.

Kevin Kalakoski, of 5474 Glenn Falls, addressed the Commission. Mr. Kalakoski said the applicant has had the lot legally surveyed and the driveway is not in the easement. He said her requests and setbacks are appropriate for the zoning and property lines that exists.

Rebuttal:

Karen Wynne, of 4905 Florida Avenue, addressed the Commission. Ms. Wynne said she did not want to debate the property line issues and respectfully asked the Commission to approve or disapprove based on the historic nature of her proposed project.

Discussion: Mr. Bryant asked Attorney Foster how the Commission should review the proposed project considering the debate of the garage placement. He said the Commission have a valid survey presented before them that shows property lines but he also suspected that approving the garage placement would set precedent for the use of the right of way. Attorney Foster told the Commission to focus on the historic nature of the project and that the project could be reviewed as submitted. Ms. Robbins said one thing to take into consideration is that the Commission could request that certain aspects be worked out prior to permits being issued. She reminded everyone of the St Elmo Design Guidelines about the recommendation of rear vehicular access to lots. The placement of the structure, the architectural elements, and site improvements are the main elements for this case. Mr. Wroth asked if CDOT (Chattanooga Department of Transportation) knew about the alley situation between the applicant and neighboring owners. Ms. Robbins said the alley is unopened and unmaintained. There is a CDOT temporary use permit on the alley in question. She said both property owners have been in communication with CDOT. Mr. Wroth asked how the process works for improvements that happen for alley ways. Ms. Robbins said the owner would have to work

with CDOT and because the alley is in a local historic district and a public right of way, she would be involved as well. Mr. Bryant said he was concerned with the portion and overall massing of the garage. He said the St. Elmo Design Guidelines states that additions should be smaller in scale than the primary building. He said if the proposed garage placement was aligned with the existing building then he could make a better informed decision. **John Anderson, of 633 Chestnut Street, addressed the Commission.** Mr. Anderson said the objection is that the placement of the garage encroaches in the parking apron and where the alley exist. He said if the proposed garage placement is reoriented or moved then there would be no objection. **Karen Wynne, of 4905 Florida Avenue, addressed the Commission.** Ms. Wynne said in regards to size and massing of the proposed garage, she must provide two parking spaces. She read in the City Zoning Code that residential homes must have 2 parking spaces. Ms. Robbins said the question is for the rotation of the garage and not the size. Ms. Wynne said she wanted to keep as much useable space between the existing structure and the garage. The space behind the garage is useless space and the lot is small. She said if she changed the garage placement she would lose the entire yard space on the side. Mr. Bryant asked if the carport faces the rear with a fence. Ms. Wynne said the carport face the house and the fence will continue across the carport so it will be fenced in for her dog. Mr. Osteen said the Commission should only review elements that are within the lot and the alley is something that needs to be discussed with CDOT and the property owners. He said making a decision based on what has been submitted is the best way to move forward with the case. Mr. Wroth asked if the design and orientation of the garage be approved and the location be considered as not final. Ms. Robbins said items can be deferred. Mr. Osteen stated that he addressed the window change from vinyl to wood. He asked the applicant would be putting a side lite or transom next to the door on the carport. Ms. Wynne said there will be no transom. Ms. Mortimer asked if the proposed garage was wider than the existing structure. Ms. Robbins said the current house is 27 feet wide and the proposed garage is 24 feet.

Kevin Osteen made a motion to approve Case #18-HZ-00126: 4905 Florida 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: Applicant will change material composition of added garage window from vinyl to wood; this window addition to replicate rear door and window layout on the back of the home and staff approved; gutters approved; fence and stone wall; and Board understand final placement of garage shall come back before the Historic Zoning Commission for review.

Matt McDonald seconded the motion. 5 in favor, 3 opposed. Motion carried to approve.

Steve Lewin came back onto the Commission.

CASE #18-HZ-00149: 4405 Alabama Avenue

PROJECT DESCRIPTION: Restoration, Exterior Building Alterations, Addition

The applicant, Mike Cardillo, has applied for the following work:

- Change overall rooflines of the structure
- Addition of two north and south side gabled dormers to include wood windows with Hardie trim, 6" reveal wood composite siding, skylights;
- Rear of structure renovation to include 2 fiberglass full lite double doors, new window, and wood composite siding at 6" reveal with Hardie trim
- Addition of a wood flat deck to back and side of structure
- Restore original wood siding on existing structure
- Replace roof with asphalt shingles
- Replace non-original windows with wood window
- New carport to rear of lot – metal roof and 6x6 pressure treated wood

Ms. Robbins presented the PowerPoint presentation.

Mike Cardillo, of 4401 St Elmo Avenue, addressed the Commission. Mr. Cardillo said the second story is not raised in rooflines except in dormers. The hipped roof is being brought out on the gable front roof. Ms. Robbins said the roofline on the front porch is not original. Mr. Cardillo said the front porch was not original to the house. He wants to salvage what is there and replace what needs to be replaced. The shakes on the front will match the gable in the rear. He said the octagon light is not original over the front porch and will be replaced. The windows are all vinyl and functioning and are not original. He wants to do vinyl windows for the renovation on the rear of the structure. Ms. Robbins said the St Elmo Design Guidelines allow for vinyl clad as long it is not in the front. She said the existing windows are not vinyl clad.

Community Comments: None.

Discussion: Ms. Mortimer said she was concerned with the rooflines. The St Elmo Design Guidelines state that original rooflines should be maintained and preserved. Mr. Lewin asked how many steps would be on the rear. Mr. Cardillo told Mr. Lewin there would be 4 or 5 concrete steps on the rear. Ms. Mortimer said the roofline seems to be changing with the addition. Ms. Shannon was concerned about the rooflines as well. Mr. Bryant said the guidelines for St. Elmo state that the hipped roof could not be changed. He recommended that the applicant modified the front roofline to be gable and hipped in the rear. Mr. Lewin asked if the roofline could be a hipped roof in the front and gable in the back. Mr. Cardillo told Mr. Lewin that it would be a challenge. He said there is precedent for a shed roof and would see very little from an actual street view. Ms. Hannah said she had a question about a second addition in St. Elmo. She asked the Commission what is the precedent for that. Mr. Lewin said the St Elmo Design Guidelines have more restrictions for the front of the structure than the rear. Mr. Wroth asked about the octagon window being original. Mr. Cardillo said the octagon window is not original. Ms. Robbins agreed. Ms. Shannon said if the dormers were gabled for the addition instead of the shed, the roof line would be more appropriate. Ms. Forman said unless the applicant change the roof proposals to gable for the back and hipped

for the front it would be difficult to make a decision. Mr. Cardillo said having a gable on the back of the house would not be to his advantage and that he would not be gaining interior space. Mr. Osteen said he agreed with the plans. He said the plans change the character of the house, but the house is within the character of the neighborhood. Ms. Robbins said the roofline on the front porch and how it is tied into the house does not look original. She told the Commission that changing the roofline because of original character may not be feasible in this case because it does not look original. She said the skylights would be less apparent if the roof is shed versus gable. She asked the Commission to remember that the proposed plan is an addition and needs to have contemporary feel with historical elements. The siding would be wood. Mr. Lewin said per the St Elmo Design Guidelines one should restore or repair the existing materials before replacing. Mr. Osteen said the Commission has approved dormers to be removed and second additions for years and the massing on the proposed project works and the motion he was writing reflected his opinion. Mr. Cardillo asked if he could change all the windows to vinyl clad. Ms. Robbins said typically wood windows would be asked to be kept for the front but the windows are already vinyl and therefore the request is consistent with the St Elmo Design Guidelines.

Kevin Osteen made a motion to approve Case #18-HZ-00149: 4405 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: Siding replacement in kind approved cedar shake gable, vent replacement to a more appropriate style approved; windows added in dormers and on the rear may be wood or vinyl clad, it is not require that existing vinyl windows be replaced; because existing front porch design appears to not be original, construction of front gable as submitted is approved, dormers approved as submitted.

Hannah Forman seconded the motion. 6 in favor and 3 opposed. The motion carried to approved.

Kevin Osteen recused himself from the following case #18-HZ-00150.

CASE #18-HZ-00150: 5609 Tennessee Avenue

PROJECT DESCRIPTION: Modify an existing COA

The applicant, Autumn Francis, has applied for the following work:

- Changes in window sizes and location on rear addition
- Changes in rear door size and location
- Relocation of a side dormer and increase in size of the accompanied window
- New siding: 6" reveal Hardie Board, vertical trim delineating addition

Ms. Robbins presented the PowerPoint presentation.

Autumn Francis, of 5613 Tennessee Ave, addressed the Commission. Ms. Francis said the vent on the front elevation would be kept. The windows will be changed to meet egress and will be proportioned with the structure.

Community Comments: None.

Discussion: Mr. Lewin said the size of the gable, the placement of the roof, and the distance are significantly different from the previously approved COA drawings to the proposed drawings. Ms. Francis said she is only requesting to change on the roof shingles and the size of the windows. The door location is not changing. Mr. Lewin said having the new proposed changes for the rear looks better than the previous plans. Mr. Helena said the existing front porch has 3 posts and they could do 3 posts on the new proposed rear porch as well. Ms. Francis said she could do 3 columns and a window on the rear. Mr. Wroth asked about the siding. Ms. Robbins said the siding has been reported as unsalvageable but originally the goal was to salvage the siding. Ms. Mortimer asked if all the original openings were changing. Ms. Francis said the windows were only presented to show what windows were changing from the original COA approval. She said they will not be removing any original locations of the windows. Mr. Wroth asked if the lot was a corner lot. Ms. Robbins said one side of the lot faces a commercial structure and the other sides are facing an empty lot and a lot with a structure. Mr. Wroth said he was uncertain about the windows. He said he did not know what windows were under review for replacement and what windows were salvageable. Mr. Lewin said there needs to be a condition set that requires the applicant to come before the Commission before changing anything. Ms. Francis said she did not changed anything and only put the windows that need a change in size on the proposed drawings so it would be clear to the Commission. Ms. Robbins said typically St Elmo Design Guidelines do not require rebuilding an entire window. Mr. Wroth said the window openings do not need to be changed. Ms. Shannon said the Commission could specify in the motion that none of the openings be changed on the front of the structure. Ms. Francis said if the original windows are kept than they would not be consistent. Mr. Lewin said some diversity of the composition would not strike as inconsistent. Ms. Francis asked if the Commission would prefer that if any windows are replaced that they match the specific window that is being replaced. Mr. Lewin said for window replacements to match the current light composition.

Melissa Mortimer made a motion to approve Case #18-HZ-00150: 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 is subject to any and all conditions.

Conditions: preserve original windows when possible and submitted and approved by staff; windows to match current light composition and proportions when added; all original locations of windows to remain (where not all shown on the submitted drawings); maintain original roofline on front façade; maintain decorative gable elements on front façade; addition of 3x3 window on rear laundry room; porch post added to rear porch; rear door double 15 light; final elevations of all windows and light compositions submitted to staff for record; all conditions from previous COA stand; all original window openings on front façade to remain.

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

Kevin Osteen came back onto the Commission.

CASE #18-HZ-00151: 4018 St Elmo Avenue

PROJECT DESCRIPTION: Modify an existing COA

The applicant, Leslie O'Hare, has applied for the following work:

- Main structure: window configuration changes, redesign of rear screen porch, reduce rear addition footprint and change garage / building addition covered walkway connection
- Garage / building addition: change front roofline, add door opening (south side) and change window configurations

Ms. Robbins presented the PowerPoint presentation.

Leslie O'Hare, of 4018 St Elmo Avenue, addressed the Commission. Ms. O'Hare said the reason for the changes was due to expenses. She said it was cost effective to minimize the size of the garage by revising the way the stairs tie into the garage from the main structure. She changed the swooped, tutor styled roofline. She said she originally asked for 6 windows and due to the expense she wants window configuration changes.

Community Comments: None.

Discussion: Mr. Wroth asked if the building code request that the garage be attached to the existing structure. Ms. Robbins said R1 zoning does not allow for a 2 story accessory structure. Mr. Bryant said he liked the old drawings but liked the revised drawings much better. Ms. Mortimer said she loved the revised drawings as well. Mr. Osteen said the breezeway may be an issue due to building code requirements for breezeways. Ms. Robbins said the original COA approval will be honored by the building inspectors due to the applicant already being in the construction process and the validity of the existing COA. Ms. Forman said some of the proposed changes have happened and asked if the applicant needed permission for these changes after the fact. Ms. Robbins said yes.

Melissa Mortimer made a motion to approve Case #18-HZ-00151: 4018 St Elmo, 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: None.

Matt McDonald seconded the motion. All in favor, the motion is unanimously approved.

OTHER BUSINESS:

CHZC Education Sessions, next education session: October 18 at 9:00 a.m. – Phil Noblett, Special Council to City Attorney: Sunshine Law & Open Records Act

STAFF APPROVALS

- Case 18-HZ-00098 – 4418 St Elmo Ave:** Replace siding per CY
- Case 18-HZ-00136 – 1409 W 43rd St:** Demo of noncontributing shed
- Case 18-HZ-00137 – 1404 W 54th St:** Gutters and chimney cap
- Case 18-HZ-00138 – 4514 St Elmo Ave:** Replace rotted vinyl siding, repair/replace – in kind – front porch floor; rear deck/stairs; and rear door/trim
- Case 18-HZ-00139 – 5606 Alabama Ave:** Material updates to COA approval 18-HZ-00110
- Case 18-HZ-00140 – 4405 Alabama Ave:** Foundation repairs in kind, per City Code
- Case 18-HZ-00141 – 5199 Alabama Ave:** Repair/Replace–windows, doors, foundation, awning
- Case 18-HZ-00142 – 5201 Alabama Ave:** Repair/Replace–windows, doors, foundation, awning


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

Announcements:

NEXT MEETING DATE: October 18, 2018 (application deadline will be August 17, 2018 at 4 pm)

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

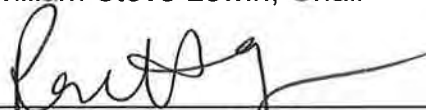
The meeting was adjourned at 11:52 a.m.



William Steve Lewin, Chair

10-18-18

Date



Rosetta Greer, Secretary

10-18-18

Date

ATTACHMENT A

TO: HISTORIC PLANNING AND ZONING, ST. ELMO
FROM: WILLIAM R. DAVIS AND STEPHEN W. RUMBAUGH
ADDRESS: 4905 FLORIDA AVE., CHATTANOOGA (KAREN WYNNE)
DATE: SEPTEMBER 20, 2018
CC: JOHN R. ANDERSON, ESQ.
EXHIBITS: EXHIBIT A—PROPOSED STRUCTURE DRAWING AND LOCATION
EXHIBIT B—PHOTOS OF ACTUAL USED, PAVED AND GRAVELED ALLEY
EXHIBIT C—EASEMENT REQUEST FROM STEPHEN DUGGINS

Good morning. I am William Davis, and this is Stephen Rumbaugh. We are the homeowners at 4907 Florida Avenue. We are Ms. Wynne's next-door neighbors, and this construction request before this historic commission directly and negatively impacts the access to our property, if the construction is allowed in the location where the alley actually exists, and is actually used.

Last month, we respectfully requested the approval of Ms. Wynne's project be tabled until the matter of the alley width be addressed to the satisfaction of both parties. The width of the alley was clearly defined in the Chadwick Atlas as 15 feet. The platted alley is 10 feet, and as platted, does not allow sufficient and safe turning radius at the corner of Ms. Wynne's property. The alley, as located on the ground and is actually used, conforms to the topography of the property, and to the ditches and fences. (The Chadwick Atlas clearly states that Ms. Wynne's back lot line is 106 feet from the street, but her survey shows it at 117 feet.)

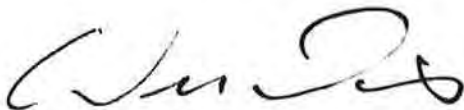
We are asking that you table this construction request until this situation is mutually and permanently rectified. The temporary sketch, Exhibit A, is actually the location of the alley that's been used for decades. The alley as used, paved, and graveled has adversely and/or prescriptively changed from the platted location of the alley. The alley as it exists on the ground is depicted in the photographs we have attached as Exhibit B. The photographs of the alley show the use for decades and that it conforms to the temporary sketch I mentioned above, and also conforms to the topography. To be clear, we're not opposed to proceeding with the building of Ms. Wynne's structure—so long as it's not in that area. We do not object to the construction of Ms. Wynne's garage as proposed, as long as it is outside the temporary sketch that was supplied. We believe it is fair to build it inside of it, and it's a matter of a handful of feet to move it so that it does not impact us. We're simply asking that the actual location of the alley be used, as it is clearly defined in the photographs we have attached as Exhibit B, and it be recognized so that 4907 is free from any restriction or construction in that area of the actual location of the alley. The alley as used, paved, and graveled gives us clear and safe access to the two off-street parking spots that this Historic Commission required Lewin Construction to provide when the homes were built in 2017.

When we bought the property, Steve Lewin, of the seller LLD Series 1 of the Lewin Brothers LLC, did not disclose that access to our property was other than as is used, paved, and graveled. Mr. Lewin, his company, and any affiliates should refrain from any further involvement in Ms. Wynne's request and this hearing as he is the developer and seller of both properties. A year after we purchased our property, we were told by Ms. Wynne and by an employee of Lewin Construction that this property access issue, i.e. the difference between the platted alley and the actual location of the alley was known to and discussed by her and Lewin Construction.

On June 12, 2018, we received an unexpected letter, attached as Exhibit C, from Ms. Wynne's lawyer informing us that any time we access our property, we are trespassing on her property. As such, his letter demands we sign an easement agreement that would prohibit guests, pedestrians, and construction vehicles from access to our property, among other far-reaching and egregious items. Agreeing to a contract like this would negatively impact the value and salability of our property, especially when the proposed agreement—as it states—could be terminated by Ms. Wynne and only Ms. Wynne, at any time, for any reason, and does not transfer to future homeowners. As a result, we have retained attorney John R. Anderson of Grant Konvalinka & Harrison as our lawyer in order to protect our best interests.

In conclusion, we are requesting that Ms. Wynne's request to proceed with building her garage is approved so that it does not encroach, impede, or have any construction in the temporary sketch attached here as Exhibit A. Then such request should be tabled until there is a final determination in the appropriate form as to the actual location of the alley. This determination will then assure an equitable and clear easement situation between 4905 and 4907 Florida Avenue now and for future buyers of both properties. We're confident that there is sufficient evidence as to the actual location of the alley as used, paved, and graveled.

We appreciate your time and consideration. If there are any questions, we'll gladly answer them. Thank you.



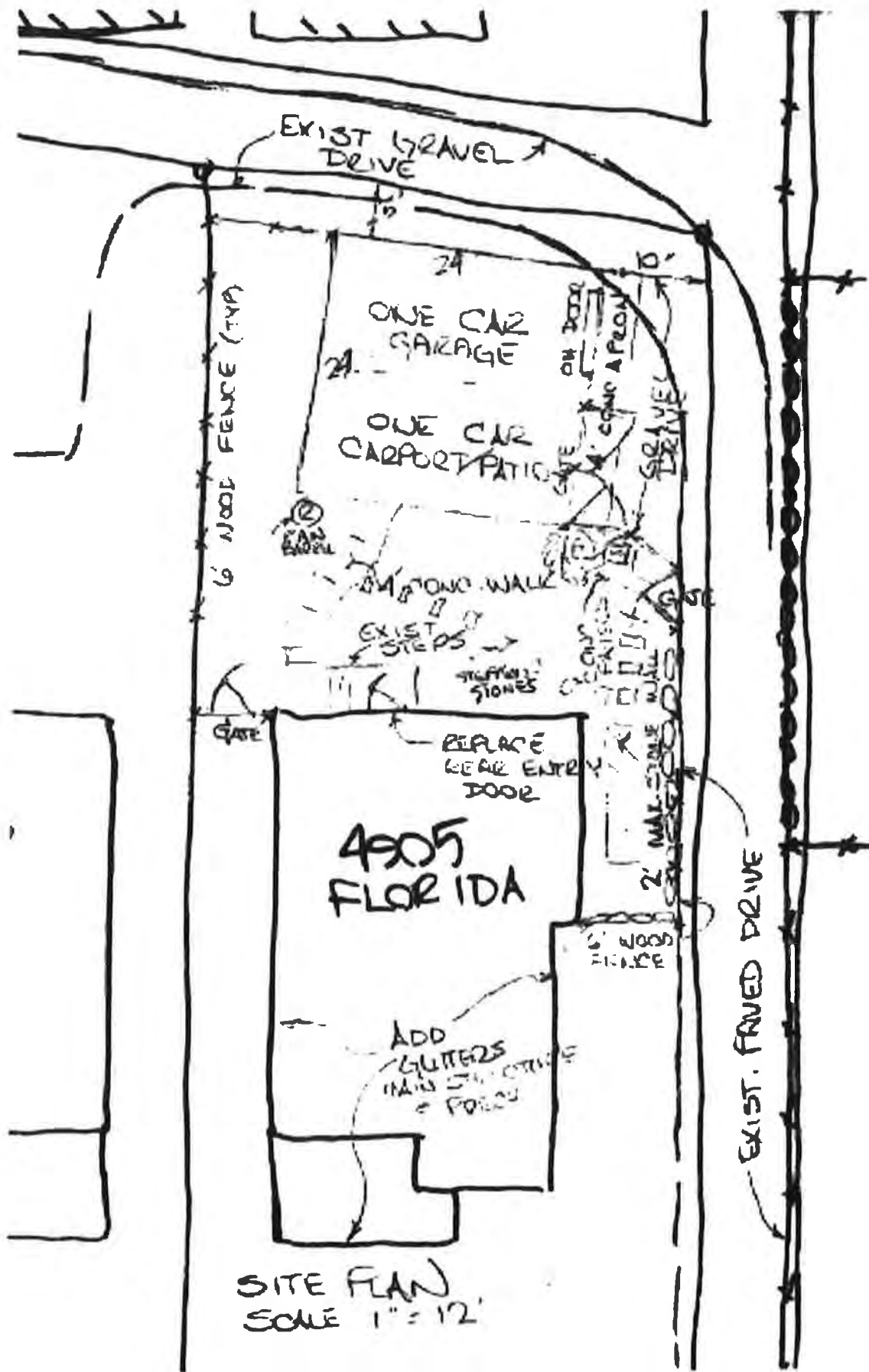
WILLIAM R. DAVIS
9/20/18



STEPHEN W RUMBAUGH
9/20/18

Exhibit A

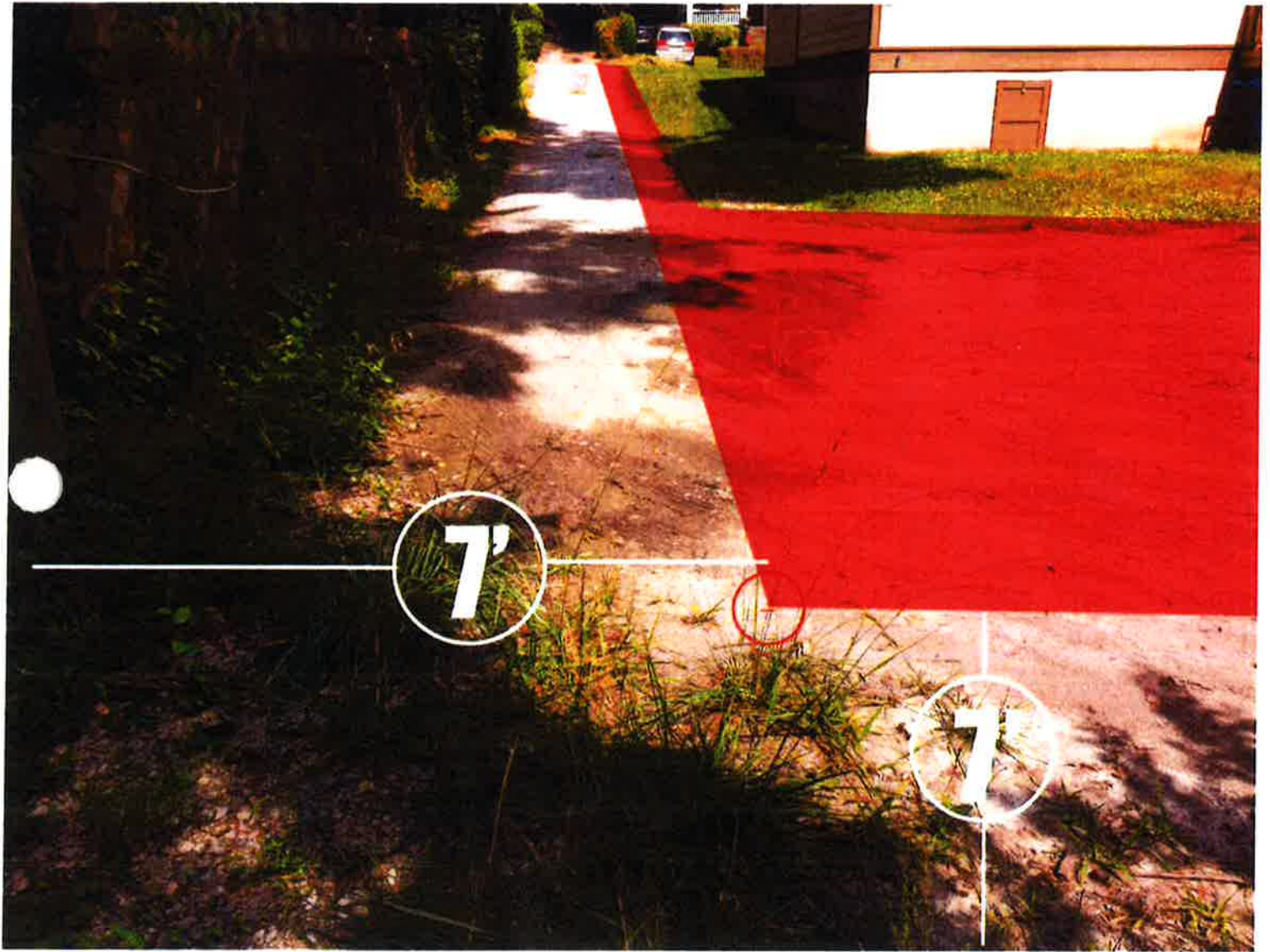
**Proposed Structure Drawing
and Location**



SITE PLAN
SCALE 1" = 12'

Exhibit B

**Photos of Actual Used, Paved and Graveled
Alley**



DITCH 7'



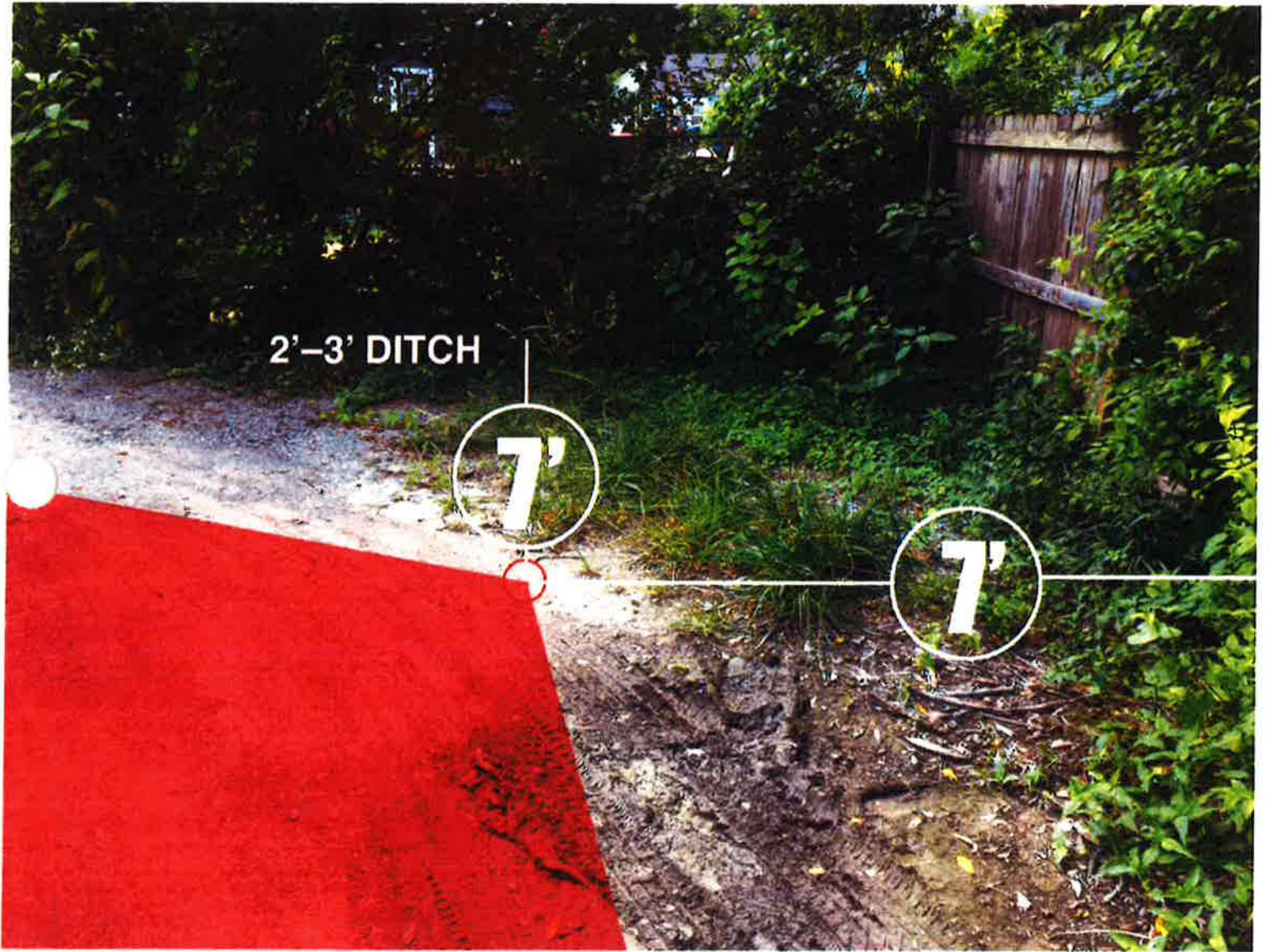




Exhibit C

**Ms. Wynne's Request for an
Easement Agreement**

LAW OFFICE OF
STEPHEN S. DUGGINS

June 12, 2018

Mr. Stephen Rumbaugh
Mr. William Davis
4907 Florida Avenue
Chattanooga, TN 37409

In re: Temporary easement across limited portion of 4905 Florida Avenue

Dear Mr. Rumbaugh and Mr. Davis:

I represent your neighbor at 4905 Florida Avenue, Karen Wynne. But don't worry. This is not a hostile or antagonistic letter. Rather, this is intended as a friendly letter and is written for the purpose of memorializing a temporary easement agreement.

As you know, you presently drive across Ms. Wynne's property to access your own property. Your travel path extends approximately 10 feet onto Ms. Wynne's property along the back corner of her property. For present and temporary purposes, and subject to the other conditions discussed in this letter, Ms. Wynne does not have a problem with your limited use of her property for the purpose of accessing your own property. However, Ms. Wynne naturally wants to make sure there are no misunderstandings, and she has accordingly asked us to prepare this letter as a way of memorializing the terms and conditions of her permission for you to use a portion of her property for access purposes.

As a condition for your continued ability to travel across the corner of Ms. Wynne's property—extending no more than approximately 10 feet onto Ms. Wynne's property at the widest point—Ms. Wynne requests that you sign and return this letter as confirmation of your agreement to the following terms and conditions:

1. Your right and ability to travel across Ms. Wynne's property is temporary only and can be revoked by Ms. Wynne at any time and for any reason.
2. The temporary right to travel across Ms. Wynne's property is limited to your cars only. Your guests, invitees and tenants have no such rights unless they are passengers in your cars. Likewise, members of the public have no such rights.

8052 Standifer Gap Road
Suite B
Chattanooga, TN 37421

423-635-7113 (telephone)
423-635-7114 (facsimile)
steve@sdugginslaw.com


3. The temporary right to travel across Ms. Wynne's property is limited to your cars or ordinary pick-up trucks. Other trucks or large vehicles are not permitted. Pedestrian traffic is also not permitted.
4. You agree to be responsible for any damage to Ms. Wynne or her property caused by your travel across her property. For example, and for purposes of illustration only, Ms. Wynne anticipates building a garage and/or fence on her property, and if you were to hit her garage or fence, you would be liable to Ms. Wynne for that damage. Likewise, if you damaged her yard or driveway, you would be liable for that damage.
5. You release Ms. Wynne from any liability for damage to you or your vehicles or property while traveling across Ms. Wynne's property.
6. Your limited rights under this agreement are not transferrable or assignable to any other person or entity. For example, if you were to sell your house, the buyer would not have any right to travel across any part of Ms. Wynne's property. If you sell your house/property, you agree to inform any buyer of Ms. Wynne's property boundaries and that he/she/they do not have any right to travel across Ms. Wynne's property.
7. You agree to share, on a 50/50 basis, the costs of maintenance of any part of Ms. Wynne's property over which you cross on a regular basis.
8. Your limited right to travel across a strip of Ms. Wynne's property is limited to the approximately strip presently used across the back corner of Ms. Wynne's property. The approximate area of the easement (not drawn to scale and extending no more than 10 feet onto Ms. Wynne's property at the widest spot) is shown on the attached diagram.
9. Your limited right to travel across a portion of Ms. Wynne's property automatically expires upon Ms. Wynne's sale or transfer of the property.

Assuming the above conditions meet with your approval, please sign in the designated area below and return this letter to either Ms. Wynne or me by June 23, 2018.

Ms. Wynne apologizes for the formality of this letter, but I am sure you can understand how it is in everyone's best interests to ensure that there is no misunderstanding.

Ms. Wynne looks forward to hearing back from you and looks forward to continuing a good relationship with you as neighbors.

Sincerely,


 Stephen S. Duggins (for Karen Wynne)

AGREED TO BY:

 Stephen Rumbaugh

 Date

 William Davis

 Date

TEMP. ACCESS
SKETCH PLAN (NTS)
JUNE 13, 2018

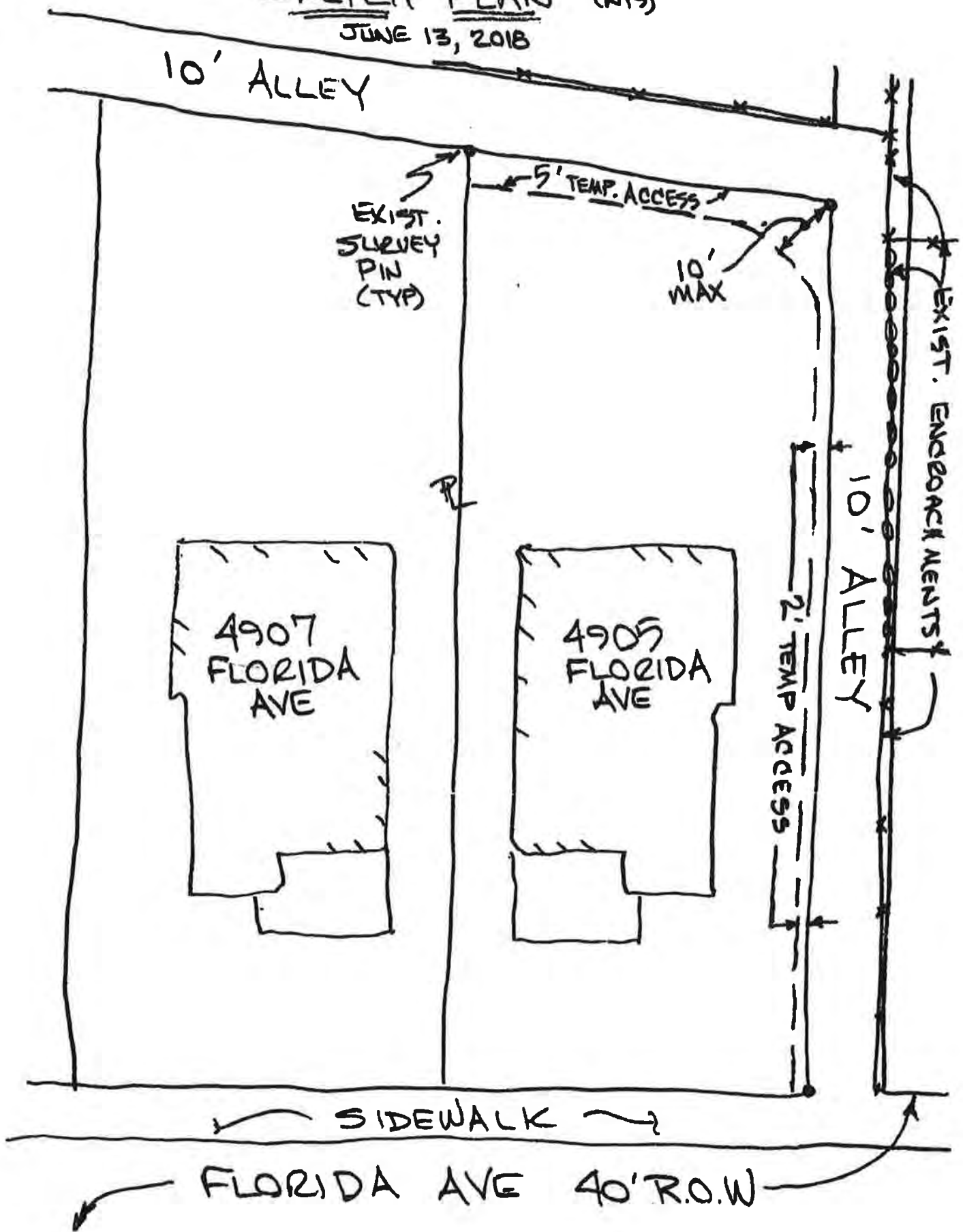


Exhibit D

**Additional Photos of
Survey Information**



SURVEY PIN A



**VIEW WEST FROM
SURVEY PIN A**



SURVEY STAKE B



**VIEW WEST FROM
SURVEY STAKE B**



SURVEY PIN E



**VIEW EAST FROM
SURVEY PIN E**



**DRIVEWAY AT
4906 BUELAH**



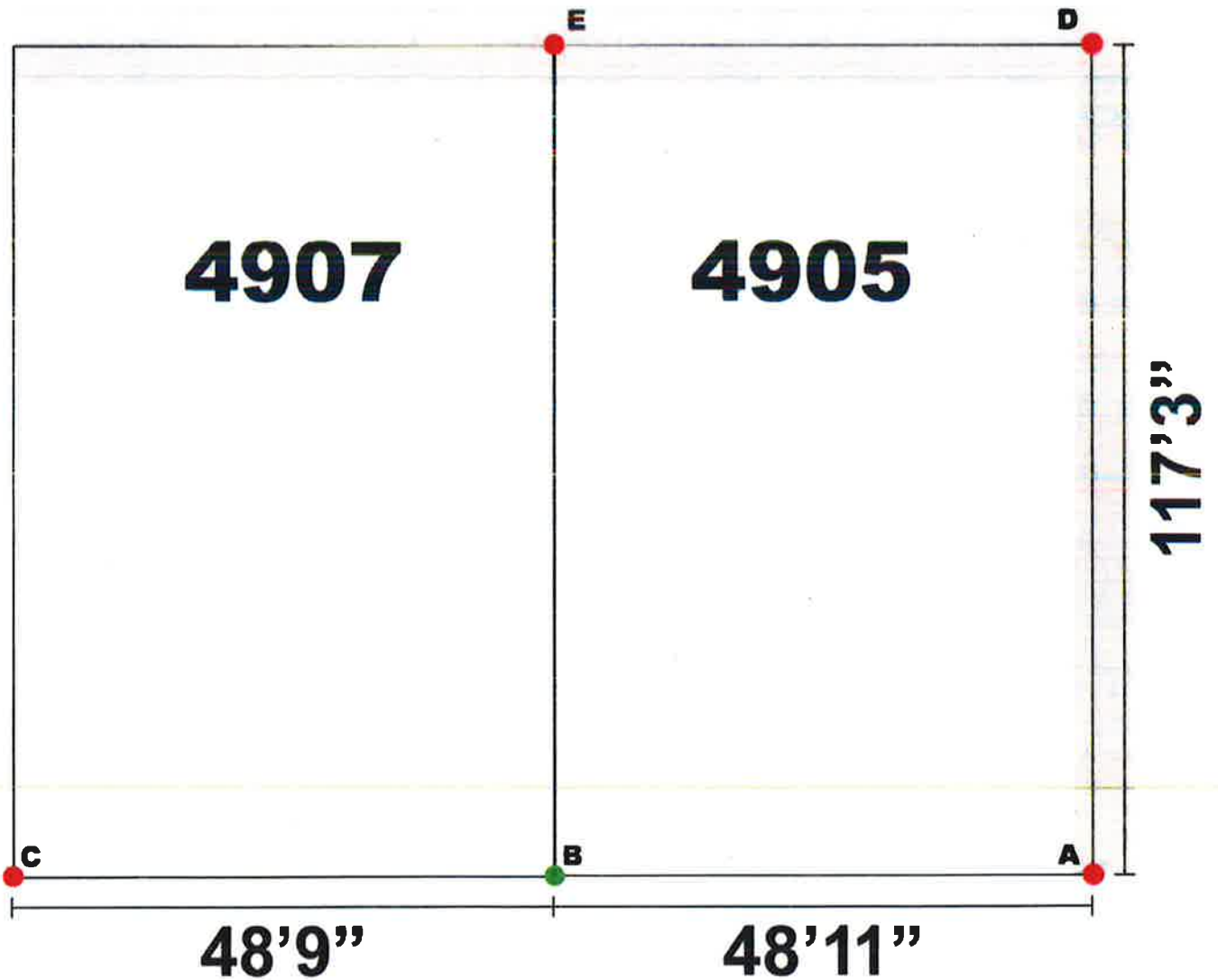
**ALLEY ENTRANCE AREA AT
51ST STREET**

Exhibit D

**Additional Photos of
Survey Information**

EXISTING PROPERTY MARKERS

(not to scale)



- survey pin
- survey stake



SURVEY PIN A



**VIEW WEST FROM
SURVEY PIN A**



SURVEY STAKE B



**VIEW WEST FROM
SURVEY STAKE B**



SURVEY PIN C



**VIEW WEST FROM
SURVEY PIN C**



SURVEY PIN D



**VIEW EAST FROM
SURVEY PIN D**



SURVEY PIN E



**VIEW EAST FROM
SURVEY PIN E**



**DRIVEWAY AT
4906 BUELAH**



**ALLEY ENTRANCE AREA AT
51st STREET**

CHATTANOOGA HISTORIC ZONING COMMISSION MINUTES

October 18, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held October 18, 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, Matt McDonald, David Bryant, Hannah Forman, Lee Helena, and Roy Wroth

Members Absent: Rachel Shannon and Kevin Osteen

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Melinda Foster

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer called the role and swore everyone in.

Applicants Presenting: Francesco Pizzuto, Kathleen Schumacher, Debbie Sue Przybysz, Raymond Giornelli, Andrew C. Sellers, Kenneth Morris, and Susan Brown

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

OLD BUSINESS: NONE.

NEW BUSINESS:

CASE #18-HZ-00156: 5207 Beulah Avenue

PROJECT DESCRIPTION: Fence & Off Street Parking

The applicant, Francesco Pizzuto, has applied for the following work:

- Re-establish off-street parking area
- New 6' wood privacy fence
- New 3.5' side lot, wood fence

Ms. Robbins presented the PowerPoint presentation.

Francesco Pizzuto, of 4809 St Elmo Avenue, addressed the Commission. Mr. Pizzuto said the previous horizontal fence was approved by the Commission. The difference with the proposed fence and the previously approved fence is that the proposed fence will be 3.5' x 6' but 4' x 6'.

Community Comments: None.

Discussion: Mr. Bryant said he did not have any concerns regarding the proposed project. Ms. Mortimer asked if the horizontal proposed fence could be approved by the Commission due to the updated St. Elmo Design Guidelines stating horizontal fences are not appropriate. Ms. Robbins said she could not find a written record about the updated St Elmo Design Guidelines being approved by an official body. Therefore, she uses the old and updated versions of the St. Elmo Design Guidelines during the review process. Ms. Robbins said the old St Elmo Design Guidelines will soon be posted online as a reference. Ms. Mortimer said the proposed horizontal fence is more modern but the updated St Elmo Design Guidelines specifically states that horizontal fences should not be allowed. Mr. Helena asked Mr. Pizzuto if he planned to put the fence on the inside of the posts or outside of the posts. Mr. Pizzuto said the fence will be opposite of being inside and outside of the posts. Ms. Mortimer asked if there would be different size boards on the proposed fence as it is on the existing fence. Mr. Pizzuto said the boards will be different sizes of one 2 x 6 and two 2 x 4 at 10 feet apart to create a visual design of waves. Mr. Wroth said he has mentioned in past meetings about a corner lot being labeled as one front, one back, and two sides instead of 2 fronts, one back, and one side. He said there are neighboring properties near the property in question that would consider both streets as a fronting street. He said he would not like to see a 6' fence right across the street from a property because the street is considered a side and not an additional fronting street. Mr. McDonald asked Mr. Pizzuto if he would consider doing a 3 foot fence along the front side of the property. Mr. Pizzuto said he would be willing to go to 5 feet or 5.5 feet along the front side of the property. Ms. Forman asked if the horizontal railing would be used for the entire fence including the 3.5 foot section. Mr. Pizzuto said yes. Ms. Forman said *Section G of Fences* in the St. Elmo Design Guidelines state that *of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards but may be added at rear yards or non-readily visible side yards.* She asked Ms. Robbins if that section about fences apply to the property in question that appears to have two fronting streets. Ms. Robbins said the property in question is a side yard. She mentioned Mr. Wroth concerns about visibility and said his concerns along with Ms. Forman's comment support the reasons the case is being presented before the Commission. She said fences on the side and front of the property, visible to the street, should *always* come before the Commission. Mr. Helena said he understand Mr. Wroth's comments but he said the side street is behind the back wall of a house. He said when it comes to back yards you do not want to get into 3 foot fences due to the exposure of anything in the rear yard. Mr. Pizzuto asked if the Commission had any questions about the gravel area. Mr. Helena asked if there will be a gate. Mr. Pizzuto said there will be a gate. Ms. Robbins said a gate was not presented on the application and the Commission would need to identify that in their motion if they move to approve. Mr. Helena asked if the gate designed to match the fence. Mr. Pizzuto said the gate design will match the fence and would be horizontal. Mr. Lewin asked if the gate would be the same height as the request for the proposed fence. Mr. Pizzuto said the gate will be lower than the proposed height fence.

Matt McDonald made a motion to approve Case #18-HZ-00156: 5207 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, approval subject to any and all conditions.

Mr. Bryant said the St Elmo Design Guidelines state fences could be up to 6 feet. Matt McDonald justified his reasoning by referencing *Section G of Fences* in the St Elmo Design Guidelines about horizontal fences being appropriate for *non-readily visible side yards*. He said certain portions of the fence on the side yard are readily visible, and he would like to find a happy medium for the applicant by setting a condition to 5 feet and 3 feet at the locations as mentioned.

Conditions: The height of the fence to the rear of the home and along the street is to be 5 feet. The gate design is to be staff approved with the application.

Hannah Forman seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00157: 863 Oak Street

PROJECT DESCRIPTION: Building Addition and Repair

The applicant, Kathleen Schumacher, has applied for the following work:

- Building addition of a roof with gutters and wood support posts to the existing rear deck (replacing existing smaller shed roof)
- Maintenance repair on rear deck: replacement of deck boards with composite wood or 5/4 deck pressure treated wood boards. Removal of underfloor for drainage.

Ms. Robbins presented the PowerPoint presentation.

Kathleen Schumacher, of 863 Oak Street, addressed the Commission. Mr. Schumacher read from an email from Josh C. Cooper of JCC Design Studio in regards to his stamped drawings that were altered by Ms. Schumacher. Mr. Josh Cooper originally designed the drawings and Ms. Schumacher was informed by Ms. Robbins to get written permission to use certain elements of the drawings. The email has been printed and attached to these minutes. The email was reads as written below:

Katie, I just received your voice mail. I believe that I understand the situation you are in and I do not see any problem with you using our drawings as an underlay or base drawing to convey your conceptual renovation ideas to the review board. That being said, I want to make it clear that JCC Design Studio has no involvement or understanding of the proposed renovations you are proposing and furthermore JCC Design will assume no responsibility or liability for insuring that the current existing conditions are as drawn or as indicated in any of the drawings previously issued by JCC Design Studio for the Martin Residence renovation. I hope your project goes smoothly. Please let me know if you have any additional questions or concerns. Thank you, Josh C. Cooper, AIA

Ms. Schumacher said the deck boards on the deck needs to be replaced and the removal of the underfloor for drainage. She said the existing shed roof will be replaced and the replacement will be used for the existing patio and mainly to solve drainage issues.

Community Comments: None.

Discussion: Ms. Mortimer said she does not have a problem removing the shed roof because according to the Sanborn map the shed is not original. Ms. Schumacher said she thinks the shed roof was added at some point and no one ever noticed. Ms. Mortimer said she likes the design for the awning and it does not appear to impact the structure drastically. Mr. Helena said the columns that are to support the roof need to extend straight up from top to bottom to properly support the roof. Ms. Schumacher said she can have two columns instead of one. Mr. Helena said he mentioned the extra column support for the massing of the house. Ms. Mortimer said the deck is not original. Ms. Schumacher said the decorative posts were taken off in 2012 and put in the basement and she is trying to preserve and use them. She said she did not realize the Commission needed to know about structural elements. Mr. Helena said he was not speaking of structural engineer elements. He said there are structures needed to make an exterior element supported and strong. He said the openings in the porch are so spaced out and need more support for the massing. Ms. Schumacher said she did not understand the direction of Mr. Helena. Mr. Helena used the pointer to explain on the presentation where extra column posts would need to go to make the deck structurally sound with the roof and deck massing. Ms. Mortimer said the additional columns and the existing historical columns should be different and would be appropriate according to the Fort Wood Design Guidelines.

Lee Helena made a motion to approve Case #18-HZ-00157: 863 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 subject to any and all conditions.

Conditions: The addition of vertical columns (4 vertical supports) at sides and rear. Vertical columns style consistent with existing and to be staff approved. New gutters to match existing style.

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

CASE #18-HZ-00158: 1710 W 56th Street

PROJECT DESCRIPTION: Demolition

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

- Demolition of the entire primary structure and two metal outbuildings

Ms. Robbins presented the PowerPoint presentation. She read a statement from the Land Development Office Building Inspector, Matt Cooper. The statement is attached to these minutes. The statements was read as written below:

Sarah, I inspected the property at 1710 W. 56ht Street as requested. The foundation and floor system has deteriorated beyond repair. The floor joists and box seal are completely gone in places, the multiple layers of siding are most likely concealing the same conditions inside the walls. I would be on board with the demolition of this property. Thanks, Matt Cooper, Building Inspector.

Debbie Sue Przybysz, of 4509 Tennessee Avenue, addressed the Commission. Ms. Przybysz said she is a licensed general contractor and lives in St. Elmo. She said she is not in the house removing business but the house is the worse house she has ever been in. She said the house is too far gone and infested with rats on the interior. She said the foundation is gone and has caved to the earth. The exterior of the house shows a cute house but it is in bad shape. She have purchased the home and will apply for a home grant through the City of Chattanooga Housing Urban Development and make the home affordable for the old property owner to live in and pay rent.

Community Comments: None.

Discussion: Mr. Bryant asked if the neighboring property owners were outraged about the home being demolished. Ms. Przybysz said the neighbors have been in support and hired the son of the neighboring property. Mr. Bryant said he is in favor of demolition because the structure is not listed as a national register contributing structure and the engineering of the house proves that it is in bad shape. Mr. Bryant is in favor of demolishing the structure. Mr. Helena asked if a house is being demolished is there a requirement for the size of the new construction of the primary structure. Ms. Robbins said if a structure is approved to be demolished the person who decide to do the new construction would have to come before the Commission. She said the St Elmo Design Guidelines recommends that new construction stay within the scale of the structures within the block. Mr. Helena asked if the Commission is to review new construction. Ms. Robbins said the Commission is to only review the element presented and that is the request to demolish the primary structure. Mr. Bryant asked how long have the structure been vacant. Ms. Przybysz said the previous owner has been moved out for 2 months. Mr. Bryant stated that the case is not a case of demolishing a structure because the property has been vacant for years and noted that the owner has not attempted or had a chance to restore or preserve the structure. Mr. McDonald said he wanted to note that the Commission have received a letter from a licensed structural engineer and from a Building Inspector of the City of Chattanooga, Matt Cooper. Both the engineer and the building inspector support the demolition of the structure about public safety being a reason for demolition. Ms. Mortimer mentioned that Ms. Robbins is trying to get surveys to be done that would allow updates to the St Elmo Design Guidelines. Ms. Robbins reminded the applicant about the 100th day rule to use the exact same footprint of the structure that was demolished. Mr. McDonald asked Ms. Przybysz if she owned the property via deed or contingency. Ms. Przybysz said the sale is final and she is the current property owner.

David Bryant made a motion to approve Case #18-HZ-00158: 1710 W 56th 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

Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00159: 1711 W 57th Street

PROJECT DESCRIPTION: New Construction

The applicant, Raymond Giornelli, has applied for the following work:

- New construction of an outbuilding: storage shed

Ms. Robbins presented the PowerPoint presentation.

Raymond Giornelli, of 1711 W 57th Street, addressed the Commission. Mr. Giornelli said he needs the shed for storage. The shed will match the color scheme of the primary structure. The siding will be like the house, horizontal. The shed roof will be asphalt shingles. He said he put down 6 x 6 beams on the application for the platform but the beams are 4 x 6.

Community Comments: None.

Discussion: Mr. Lewin asked about the window composition. Mr. Giornelli said he have left over windows and they are vinyl clad, double-paned. Mr. Bryant asked if the windows matched the windows on the main structure. Mr. Giornelli said yes. Ms. Helena asked what the dimensions of the windows were. Mr. Giornelli said the window dimensions are 27 x 20, 31 x 20, and 35 x 20 and he can place them to be taller than they are wide. Mr. Lewin asked what the reveal was for the siding. Mr. Giornelli said the siding reveal would be 6 inches.

Melissa Mortimer made a motion to approve Case #18-HZ-00159: 1711 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, approval subject to any and all conditions.

Conditions: The 6 inch reveal siding is to match the main house. The proposed windows to be used vertically.

Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00160: 5011 Beulah Avenue

PROJECT DESCRIPTION: Building Addition and Deck

The applicant, Andrew C. Sellers, has applied for the following work:

- Building addition to rear of primary structure
- Wood deck – rear of primary structure

Ms. Robbins presented the PowerPoint presentation.

Andrew Sellers, of 5011 Beulah Avenue, addressed the Commission. Mr. Sellers is with Timberwolf Construction representing the property owner. He said the purpose of the addition is to add a master bathroom on the back of the house in a way so it would not drastically affect the primary structure. He added a T116 cedar siding for the purpose of delineating the addition but he is now wanting to use T117 cedar siding that is currently existing on the

structure and will have a corner board to delineate the addition. He said he would like remove the deck from the application. He said there are storm windows on the house and would like to remove them and restore the old existing windows. Ms. Robbins said the restoration of the main windows are not on the application and would need to be added as an element on the COA if approved.

Community Comments:

Debbie Sue Przybysz, of 4509 Tennessee Avenue, addressed the Commission. Ms. Przybysz asked if the siding for the proposed addition must be different from siding on the main structure. Ms. Mortimer said the siding does not have to be different for additions, there needs to be some type of delineation to show where the addition was added. Siding is an option for delineation.

Discussion: Mr. Wroth asked if the wood windows could be repaired. Mr. Sellers said the wood windows behind the storm windows are operable and would only need to be repainted. Ms. Forman asked if the painting needs to be addressed. Ms. Robbins said typically if you are repainting the windows, and not re-glazing, it does not need to be addressed as an element on the COA. She encouraged that applicants apply for restoration when painting just in case repair is needed throughout the construction process. Mr. Helena asked if the addition will have one new window. Mr. Sellers said the window for the proposed addition would be wood and double hung. Mr. McDonald asked about the concrete steps on the rear. Mr. Sellers said the entrance way is to be as is for now until the home owners decide on what to do with the deck. Ms. Robbins said typically small decks that do not harm the architectural design of the structure and not readily visible can be staffed approved.

Steve Lewin made a motion to approve Case #18-HZ-00160: 5011 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, approval subject to any and all conditions.

Conditions: Remove deck from application. Addition siding to be of T117 type, with existing corner board marking transition to addition. Storm windows to be removed to restore existing windows. New rear window to be wood double hung and consistent with other window in the rear. Gutter along rear to match the existing house.

Hannah Forman seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00161: 4700 Florida Avenue

PROJECT DESCRIPTION: Restoration, exterior alterations, new construction, site improvements, and roof line changes

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

- Restoration from a fire: replace front door, wood siding replace in kind, repair of front and street side windows, repair and possible replacement of side lot line side windows, replace gutters, front porch bead board ceiling replace in kind
- Exterior outbuilding alterations: replace siding and repurpose windows
- New construction: outbuilding addition with a four full light doors with wood steps for entry, deck and breezeway to existing shed
- 3' max tall wood fence, re-gravel drive
- Existing front roofline changes

Ms. Robbins presented the PowerPoint presentation.

Debbie Sue Przybysz, of, addressed the Commission. Ms. Przybysz said this property will be her future home. Her framer is aware that he made a mistake for the roof and is missing the gabled roof. She said her solution is that she could roof an extension to the front roof so it will be a second gable in front of the existing one. Front door is 15 lite and was destroyed in the fire and will go back as a 15 lite. Every single window pane needs to be replaced due to the heat of the fire breaking the glass. A total of 10 windows. She requested to salvage what she can and replace what needs to be replaced. For the shared lot line, she want the option to fix the door or get a new one. She requested to bump out the door for the true entrance and kitchen entrance in the rear. She requested to re-gravel the area where there is currently an existing street cut. Both of the rear doors would be original wood doors after it is bumped out more for the purpose of additional area on the interior. She requested to remove the siding on the shed and because it is sitting on the lot line it would have to be brought up to fire code. She requested to replace the shed siding and existing siding on the main structure with a 6 inch reveal.

Community Comments: None.

Discussion: Mr. Bryant asked if the Commission approved for the proposed project to move forward would it be appropriate that the drawings and revisions be concurrent with the approved COA. Ms. Robbins said yes. Mr. Bryant said the floor plan reflect what the doors would look like and its placement. Mr. Wroth said adding a second gable in front of the gable for the front of the roofline would not be adding character to the building. Ms. Robbins said it is a different composition and different balancing and asked the Commission to be descriptive when writing the motion if moved to approved. Mr. Helena asked if the second gable will be added. Ms. Przybysz said yes. Mr. Lewin said adding a second gable will add to the structure of the house even if it does not have the depth. Mr. Helena said he thinks adding it to the house in that way will be giving an appearance. Mr. Wroth said this house have went through several additions and alterations over time and is not certain that the porch is original. Ms. Robbins said that is why she added the 1990 survey for the structure. Mr. Wroth said this structure is not an ugly structure but informal because it has undergone so many changes.

Hannah Forman made a motion to approve Case #18-HZ-00161: 4700 Florida 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: Not necessary to add back the false gable.

Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00162: 5409 St Elmo Avenue

PROJECT DESCRIPTION: Exterior building renovations and new construction
The applicant, Kenneth Morris, has applied for the following work:

- Window restorations / replacement to aluminum clad
- building door
- window opening changes
- siding replacement
- New construction of rear building addition and deck

Ms. Robbins presented the PowerPoint presentation.

Ken Morris, of 5613 Tennessee Avenue, addressed the Commission. Mr. Morris said the structure has had four additions over the years. The new renderings show the side bump out for the widows as remaining and would like to remove them from the structure. The two doors facing front on the front of the structure are not original and would like to remove one of the doors and remove the opening next to the original window. He requested to remove the left window on the front porch from the application. The existing slope and style will remain as is on the structure and will not be styled as listed on the drawing for the front. He requested to restore all the windows and if they need to be replaced, he wants the request for replacement to be staff approved. He said the siding needs to be replaced. The storm door on the rear will be removed all together.

Community Comments: None.

Discussion: Mr. Wroth asked about the new dormer on the renderings. Mr. Morris said to keep the nice roof slopes he needed to keep it visually appealing. Mr. Wroth said the north view of the roof was concerning to him. Mr. Morris said he will get rid of the odd 1 /12 to 3/12 roof pitch changes. Mr. Wroth asked if the two slightly different ridge heights changes would be removed. Mr. Morris said it will stay as it is shown on the original structure. Mr. Wroth said Mr. Morris is describing things that are not presented on the drawings. Mr. Bryant said it would be helpful if the drawings could convey exactly what is being requested. He said the drawings need to be revised. Mr. Lewin said a lot of the elements could be stated in the motion and approved by staff. Mr. Morris said the roof slope will have a step down and will have the same roof pitch brought out for the addition. The shed roof will make one pitch. Mr. Lewin asked about the window on the south side of the structure. Mr. Morris said the windows on the south side of the structure is not original and will match the existing window. Ms. Mortimer said the

sanborn map from 1930 shows the window on the south side of the structure but is not original to the 1917 structure. Mr. Morris said if the window is removed it will match the window currently existing. Mr. Wroth asked about the roof slope on the rear of the structure. Mr. Lewin asked if the gable was necessary. Mr. Morris said the roof could be shed all the way across. Mr. Wroth asked about the window placement on the addition for the bedroom. Mr. Morris said he could center them instead of placing them where they are placed on the south view of the structure. Ms. Hannah asked if the gable detail on the north side of the structure would remain. Mr. Morris said the gable detail will remain and would like to recreate the added vents on the front of the structure. Ms. Mortimer asked about the shutters on the renderings. The shutter are on the renderings and it is not an element to be approved. The trim has yet to be determine. Ms. Robbins said if the Commission does not specify the trim for staff to approve then the trim to be added will have to be consistent with the guidelines.

Steve Lewin made a motion to approve Case #18-HZ-00162: 5409 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 subject to any and all conditions.

Conditions: Approved the removal of the left window on front porch. Keep and restore front gable architectural detail. Removal of front entry storm door. Keeping difference in roof heights between main east-west gable and addition gable. Removal of north side added gable over door. Changing two single windows in master bedroom into double window centered in room at side of structure. No board and batten. Main freeze board and trim around openings to be consistent with original or 1 x 4 corner board, 1 x 5 casing and 1 x 6 header trims. No shutters around windows.

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

David Bryant recused himself from the following case.

CASE #18-HZ-00163: 1614 W 54th Street

PROJECT DESCRIPTION: Site Improvement and Existing Building Alterations

The applicant, Susan Brown, has applied for the following work:

- Fence
- Add wood lattice under the side deck

Ms. Robbins presented the PowerPoint presentation.

Susan Brown, of 1614 W 54th Street, addressed the Commission. Ms. Brown said the placement of the deck created her reasoning for the placement of the fence to not go all the way back. She requested the lattice under the deck for the purpose of storage.

Community Comments: None.

Discussion: Ms. Mortimer asked if the fence line were to match the neighbors. Ms. Brown said no because she wants to have space under the deck. Ms. Mortimer said the St Elmo Design Guidelines allow lattice. Mr. Helena said the location is minor. Mr. Helena said the lattice need to be more durable and fastened or behind a wood frame. Ms. Brown said she can do that.

Steve Lewin made a motion to approve Case #18-HZ-00163: 1614 W 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: Lattice to be fastened to or behind a wood frame.

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

David Bryant came back onto the commission

OTHER BUSINESS:

CHZC Education Sessions, next education session: November 15, 2018 at 9:00 a.m. – Emily Dixon: Period Appropriate Architecture

Staff approvals are not required to be voted upon by the Commission.

Announcements:

NEXT MEETING DATE: November 15, 2018 (application deadline will be October 19, 2018 at 4 pm)

**Steve Lewin made a motion to adjourn.
David Bryant seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at 11:52 a.m.



William Steve Lewin, Chair

11-15-18

Date



Rosetta Greer, Secretary

11-15-18

Date



FOR 18 HZ-00157 863 Oak Street

Sarah Robbins <srobbins@chattanooga.gov>

Fwd: Oak Street Drawings

Katie Schumacher <schufoo@gmail.com>
To: Sarah Robbins <srobbins@chattanooga.gov>

Wed, Oct 17, 2018 at 9:59 PM

Is this sufficient Sarah?

Thank you so much for alerting me to this problem. I am removing the seals now.

All the best,

Katie

----- Forwarded message -----

From: "jcooper@jccdesignstudio.com" <jcooper@jccdesignstudio.com>
Date: Wed, 17 Oct 2018 21:53:14 -0400
Subject: Oak Street Drawings
To: schufoo@gmail.com

Katie,

I just received your voice mail. I believe that I understand the situation you are in and I do not see any problem with you using our drawings as an underlay or base drawing to convey your conceptual renovation ideas to the review board. That being said, I want to make it clear that JCC Design Studio has no involvement or understanding of the proposed renovations you are proposing and furthermore JCC Design will assume no responsibility or liability for insuring that the current existing conditions are as drawn or as indicated in any of the drawings previously issued by JCC Design Studio for the Martin Residence renovation.

I hope your project goes smoothly. Please let me know if you have any additional questions or concerns

Thank you,

Josh C.Cooper, AIA
principal

JCC Design Studio
400 East Main Street - Suite 160
Chattanooga, TN 37408

423.752.1903

e-mail: jcooper@jccdesignstudio.com <<mailto:jcooper@jccdesignstudio.com>>

web: jccdesignstudio.com <<http://jccdesignstudio.com/>>

find us on Facebook:

[facebook.com/jccdesignstudio](https://www.facebook.com/jccdesignstudio) <<https://www.facebook.com/jccdesignstudio>>



F.F.
THIRD FLOOR

F.F.
SECOND FLOOR

F.F.
FIRST FLOOR

F.F.
BASEMENT LEVEL

1 East Elevation
A2.0 SCALE: 3/16" = 1'-0"

*shingle roof
certainteed Grand
manor to match*

Matching

WOOD FRAMED SHED
AWNING - to be
removed

WOOD SPINDLES
MATCH EXISTG

863 Oak Street
Chicago, Illinois 60611

MR-26-12
1931/12

East
Elevation
A2.0

*to 9. re. h. 1-1-
dov.
to*



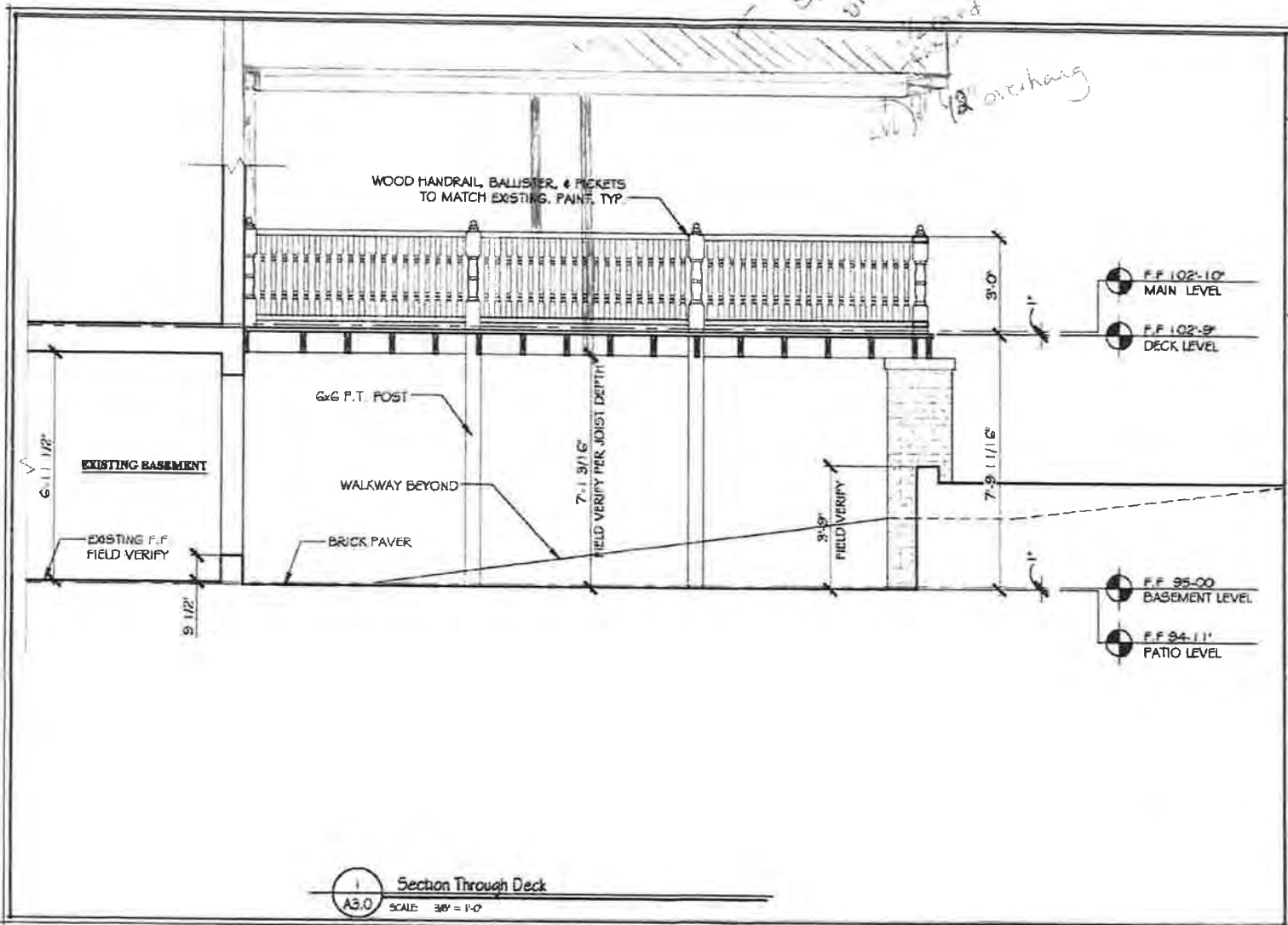
Project Address
the Martin Residence
 863 Oak Street
 Chicago, Illinois 60611

2
 North Elevation
 A2.0

does not hit window or brick arch at attachment to house

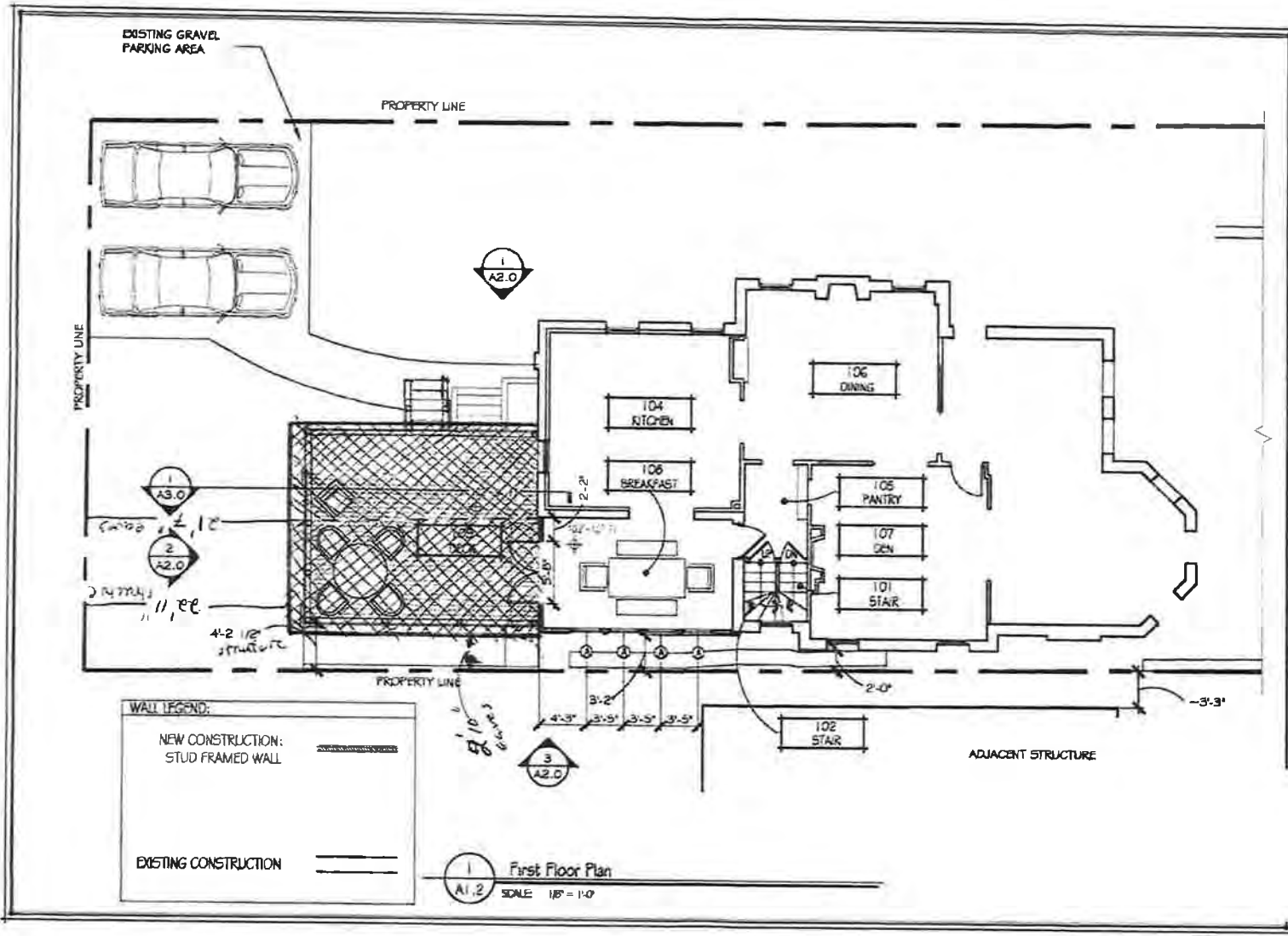
Certainteed
Shingles
wood manor

overhang



the Martin Residence
 863 Oak Street
 Chicago, Illinois 60611

Sheet
 Section
A3.0



EXISTING GRAVEL PARKING AREA

PROPERTY LINE

PROPERTY LINE

1
A2.0

1
A3.0

2
A2.0

5'-0" 1/2
11'-0"

4'-2 1/2" structure

PROPERTY LINE

10' 0" (approx)

3
A2.0

104
KITCHEN

106
BREAKFAST

106
DINING

105
PANTRY

107
DEN

101
STAR

102
STAR

ADJACENT STRUCTURE

WALL LEGEND:

NEW CONSTRUCTION: STUD FRAMED WALL	
EXISTING CONSTRUCTION	

1 First Floor Plan
A1.2 SCALE 1/8" = 1'-0"

Prepared by
the Martin Residence
863 Oak Street
Chattanooga, Tennessee 37411

First Floor Plan
A1.2

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

November 15, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held November 15, 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, Matt McDonald, Lee Helena, Roy Wroth, and Rachel Shannon

Members Absent: Hannah Forman, David Bryant, and Kevin Osteen

Staff Members Present: Planner Sarah Robbins, Secretary Rosetta Greer, and City Attorney Melinda Foster

Steve Lewin went over the rules and regulations.

Secretary Rosetta Greer called the role and swore everyone in.

Applicants Presenting: Steve Lewin, Matt Sliger, and Francesco Pizzuto

Melissa Mortimer 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:

Steve Lewin recused himself from Case #18-HZ-00180 and Case #18-HZ-00181. Melissa Mortimer acted act as Chair for the following two cases.

CASE #18-HZ-00180: 5513 St. Elmo Avenue

PROJECT DESCRIPTION: New Parking Pad

The applicant, Lewin Construction, has applied for a Certificate of Appropriateness (COA) for the following work:

- New concrete parking pad, at the rear of the structure

Ms. Robbins presented the PowerPoint presentation.

Steve Lewin of Lewin Construction, located at 1322 Stuart Street, addressed the Commission. Mr. Lewin said the parking pad is 24 x 24 feet in size.

Community Comments: None.

Discussion: Ms. Mortimer said the proposed parking pad meets the St. Elmo Design Guidelines and is in the rear of the structure. Mr. McDonald agreed with Ms. Mortimer and said he is in support of the proposed parking pad.

Lee Helena made a motion to approve Case #18-HZ-00180: 5513 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 subject to any and all conditions.

Conditions: None.

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

CASE #18-HZ-00181: 5511 St. Elmo Avenue

PROJECT DESCRIPTION: New Parking Pad

The applicant, Lewin Construction, has applied for a Certificate of Appropriateness (COA) for the following work:

- New concrete parking pad, at the rear of the structure

Ms. Robbins presented the PowerPoint presentation.

Steve Lewin of Lewin Construction, located at 1322 Stuart St, addressed the Commission. Mr. Lewin said this proposed parking pad is the same as the parking pad located at 5513 St. Elmo Avenue. The parking pad is 24 x 24 feet in size.

Community Comments: None.

Discussion: Mr. McDonald said Case #18-HZ-00181 is the same as the previous case, he is in favor of approving the request for the 24 x 24 feet sized parking pad.

Matt McDonald made a motion to approve Case #18-HZ-00181: 5511 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 subject to any and all conditions.

Conditions: None.

Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

Steve Lewin came back onto the Commission and acted as meeting Chair again.

CASE #18-HZ-00182: 5007 Tennessee Avenue

PROJECT DESCRIPTION: Exterior Building Alterations and Building Addition

The applicant, Matt Sliger, has applied for a Certificate of Appropriateness (COA) for the following work:

- New construction of a building addition: covered and screed rear deck
- Replace chimney cap
- Replace front door
- Replace gutters
- Replace roof (architectural shingles)
- New shutters
- Fence, front-side 4 foot tall and wood material

Ms. Robbins presented the PowerPoint presentation and explained the history of the property relating to a previous COA. She continued to explain that the fence component of this case was previously approved by the Historic Zoning Commission and that COA has expired. During the review of the application for re-issuance, she noticed the height elements were miscommunicated and misunderstood. She said the fence at the front of the property appeared to look like a privacy fence because of the elevation of the lot. The height changes, due to the elevation, were higher than the St. Elmo Design Guidelines preferred height of 3 feet.

Matt Sliger, of 5007 Tennessee Avenue, addressed the Commission. Mr. Sliger said a cinder block wall is located on the front edge of the property. He said the front/side of the fence is taller than 3 feet. The proposed front/side fence is 4 feet tall and the panels are 6 feet long. The existing fence is 8 foot long panels. The existing front door does not match the period appropriateness of the structure. He requested to do a 30 x 12 foot screened-in porch and said it will have an architectural shingle roof. He said the proposed lattice is more traditional to what has been allowed in the surrounding area.

Ms. Mortimer said that the St. Elmo Design Guidelines state that lattice is allowed.

Community Comments:

Tim McDonald, property owner within the St. Elmo Historic District, emailed Ms. Robbins in opposition to the proposed project. (*The email has been attached to the Case file and to these minutes.*) His email reads as written below.

Sarah, I have two concerns/points of opposition for the proposed alterations to 5007 Tennessee Avenue. I cannot attend the hearing due to my work schedule so please include my comments in the meeting. 1. The high privacy fences, while increasing in popularity, are unattractive and I think detract from the neighborhood has had few high fences in the last 65 years since I have been there. 2. I pass this house often; shutters will not embellish its appearance, and I don't recall the house ever having functional shutters.

Discussion:

Ms. Mortimer – I believe that the St. Elmo Design Guidelines allow 3 foot fences. According to the Secretary of Interior Standards, which the Guidelines are based on, any new elements that can be removed without causing damage to the historic property are fine. The 4 feet for the side front fence is understandable because there are elevation changes. She does not think there are any shutters original in St. Elmo and I would need to look into the shutters as a historic element. I do not have a problem with the roof on the back, because it will be keeping the same roof form.

Mr. Helena – Based on the challenge of the grade, would the finished fence be 3 feet above the sidewalk and my hopes are that that is the intention of the Guidelines?

Ms. Robbins – Yes.

Mr. Helena – The screening underneath the rear of the porch needs to have a vertical or a horizontal orientation, then that is appropriate. The shutters would need to be the appropriate half of the width of the window and as tall as the window. This is to make sure that if they were operable, then they would fit and close over the opening of the windows. Please describe the specifications on what kind of gutters you are going to use, because this house is more of an informal house and putting a crowned gutter may not look as appropriate as a half round gutter.

Rick Standish (Contractor), of 565 Elizabeth Crest Rd, addressed the Commission. Mr. Standish said the existing gutter is a standard 4 inch gutter and the intent is to have a larger, 5 inch, gutter of the same style.

Mr. Helena – There are different kinds of gutters. Whatever gutter the applicants choose need to be appropriate and can be staff approved.

Ms. Robbins – The gutters should be half round rather than OG. She said if the applicant had any other details that need to be mentioned, please mention them now. Those elements not noted on the application need to be listed in the Commission's COA motion. The replacement of the fascia board was not listed on the application and it needs to be addressed in the Commission's motion.

Mr. Sliger requested to replace the fascia board and the gutters for the entire perimeter of the house.

Ms. Shannon – How will the addition be connected to the original structure. According to the St. Elmo Design Guidelines on page 67, *shutters should not be added unless they are original to the structure.*

Mr. Wroth – I did not want to see any shutters go on the structure.

Ms. Mortimer – The chimney cap is not original and asked if any other members were concerned.

Mr. Helena – He does not think the chimney is original.

Ms. Robbins asked the applicant where the fence would go near the historic cinder block wall in the front of the property. Mr. Sliger said the fence will be placed on top of the historic cinder block wall. Ms. Robbins said her understanding was that the fence would be placed in front of the cinder block wall. She asked the Commission to review the new information of the fence being placed on the wall. Mr. Sliger said he cannot place the proposed fence in front of the cinder block wall because that is public property. Ms. Mortimer said she does not see a problem with the fence being attached to the cinder block wall. She said she interprets the historic walls to be stone walls. Ms. Robbins said there is not enough information within the St. Elmo Design Guidelines that speak to walls. She said there is not a lot of record of when walls were built within St. Elmo. Mr. Wroth said the cinder block wall does not add to the character of the neighborhood as a stone wall does. Ms. Mortimer said she agreed with Mr. Wroth. Mr. McDonald asked the applicant if there would be any elements for the proposed addition that would differentiate between the historical structure and the new addition. Mr. Wroth commented that the change in material is the screening-in of the addition.

Rachel Shannon made a motion to approve Case #18-HZ-00182: 5007 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: Fascia board to be replaced around the entire perimeter, as well as the gutters. Gutters to be half-round profile. Shutters are not approved. Fence approved as submitted – attached to existing concrete block retaining wall.

Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

CASE #18-HZ-00185: 5207 Beulah Avenue

PROJECT DESCRIPTION: Site Improvements - fences

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness (COA) for the following work:

- New board design above 6 foot tall privacy fence

Ms. Robbins presented the PowerPoint presentation. A previous COA 18-HZ-00156 was approved by this Commission. She said that this Commission would need to negate the previously approved COA if a motion is made to approve the proposed case.

Francesco Pizzuto, of 4009 St. Elmo Ave, addressed the Commission. Mr. Pizzuto said that he is the contractor of the property. He said the property owner changed his mind and the fence planters were not a component of the previously approved COA. He said that having a privacy fence board design continuing to the 6 foot height would provide a visual element facing the street. He said the property owner requested to add an additional foot to the fence on the corner lot because the sidewalk height is taller than the height of the street. He said the secondary street would cause visibility into the rear of the property if the fence is left at the 5

feet. He said that the request is to place an additional 1 foot design at the top of the approved fence. He said that the fence's built in planters are to help the fence not look like a wall.

Community Comments: None

Discussion:

Mr. Helena – I am comfortable with the 6 foot fence at the previous meeting for the case and Mr. Wroth was concerned that the 6 feet fence was too high. I am okay with the additional foot for the 5 foot fence that was previously approved with the condition of having planters. The planters were not included in the previously approved COA.

Ms. Mortimer said the St. Elmo Design Guidelines state that *fences should not be more than 6 feet and that horizontal railing is not appropriate for front yards*. Ms. Robbins asked Ms. Mortimer to recite the guideline in regards to fences on the side yard. Ms. Mortimer said the St. Elmo Design Guidelines state that *wood boards and privacy fences should be located in the rear and no taller than 6 feet and should be located on the side halfway back to the rear of the house*. Mr. Lewin said the challenge is that the side yard is visible from the street which is why the Commission previously granted only a 5 foot fence. Mr. Helena said he would agree that having planters would make the fence look less like a blank wall. Ms. Mortimer said she agreed with Mr. Helena. Mr. McDonald asked if the fence planters would be facing the right-of-way. Mr. Pizzuto said the planters would be on the outside of the fence, along the street side. Ms. Shannon asked if the planters would be encroaching onto the sidewalk and asked how deep the planter boxes were. Mr. Pizzuto said the planter boxes will be about 6 inches and not in the right of way. Ms. Shannon said she would be comfortable with the 6 foot fence located in the side yard being placed further back towards the rear. Mr. Pizzuto said there is a bathroom and bedroom window there at that location and the homeowners want to create the privacy right within that area which is why it would start at that location. Ms. Robbins said all the previous COA language for the property and the conditions are on the staff reports. Ms. Mortimer said the foundation and window height is tall and asked if a 6 foot fence would create privacy. Mr. Pizzuto said the fence would come up to half the height of the bottom part of the windows on the side of the house. He said that the previously approved 5 foot fence is already built and the only portion not completed is in regards to the proposed design above the fence. Mr. Pizzuto said that his understanding of the conditions was that he is approved to do that board design for the 6 foot height at the neighboring area, but not in the street sides. Mr. Lewin said that was correct. He continued to state that even if the Commission is expressing mixed conclusions about that side of the property, they need to only review what is being requested by the applicant. Mr. Wroth said to Mr. Lewin that he felt obliged to question which of the property should be considered the front because there is a street on 3 sides of the property. He said he thinks that the Commission needed to determine how to treat cases like this and future cases in regards to notating the street as either side or more than one front. Ms. Robbins suggested that the Commission could make a request for staff to write a position paper in which the members could vote on how structures sitting on more than one street should be treated. She said this could be stated in other business on the agenda. She said this case would set a precedent. Attorney Melinda Foster agreed that Ms. Robbins' suggestion was appropriate.

Roy Wroth made a motion to deny Case #18-HZ-00185: 5207 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, approval subject to any and all conditions.

Conditions: None.

Matt McDonald seconded the motion. 4 in favor and 2 opposed, the motion to deny carried.

OTHER BUSINESS:

Fee Changes. Application fee changes, adopted by City Council on October 9, 2018.

A discussion occurred between staff and the Commission members in regards to properties on corner lots and how they all should be treated during the review process – either as 2 or 3 fronting streets or 1 street and 2 side streets. Ms. Robbins said she would create a position paper for the Commission members to vote on in Other Business at a later meeting date.

Announcements:

NEXT MEETING DATE: December 20, 2018 (application deadline will be November 16, 2018 at 4 pm)

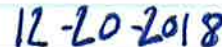
Steve Lewin made a motion to adjourn.

David Bryant seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 11:00 a.m.



William Steve Lewin, Chair



Date



Rosetta Greer, Secretary



Date

CHATTANOOGA HISTORIC ZONING COMMISSION MEETING MINUTES

DECEMBER 20, 2018

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held December 20, 2018 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Dottie McKinney 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: Chairman Steve Lewis, Vice Chairman Melissa Mortimer, Hannah Forman, Rachel Shannon, Matt McDonald and David Bryant

Members Absent: Kevin Osteen, Lee Helena and Roy Wroth

Staff Present: Development Plan Reviewer Sarah Robbins, City Staff Attorney Melinda Foster, City Attorney Phil Noblett and Secretary Dottie McKinney filling in for Secretary Rosetta Greer

Chair Steve Lewin went over the rules and regulations.

Secretary Dottie McKinney called the role and swore everyone in who wanted to speak to the Commission.

Applicants Presenting: Chris Anderson, Debbie Sue Przybysz, Keith Riley, Candace Esparza and Karen Wynne

Approval of Minutes of Prior Meeting: Chairman Steve Lewin made a motion to approve last month's minutes. Melissa Mortimer seconded. All in favor, the previous minutes were approved.

Melissa Mortimer made a motion to proceed with Case 18-HZ-00195 under New Business, as the first case on the Agenda. Matt McDonald seconded. All in favor, Case 18-HZ-00195 was heard first.

OLD BUSINESS:

Case 18-HZ-00126 – 4905 Florida Avenue – Final Placement of Garage

PROJECT DESCRIPTION: Garage Placement

The applicant, Karen Wynne, has applied for the following work:

- Final placement of garage as stated in previous approved and deferred COA – 18 HZ-00126 - Resubmitted

Chair Lewin recused himself from this case. Ms. Robbins presented the PowerPoint presentation. She said this case has been resubmitted under Old Business. This is in the St. Elmo neighborhood and is not a historic structure. This is listed as new

construction. There was a typo was on the slide for the record. Ms. Robbins read the approval and the conditions of this case. She said the location for the structure is the item for discussion today as the previous COA reflects. The material list was discussed at the previous meeting.

City Staff Attorney Melinda Foster asked about the previous COA. Ms. Robbins said the previous COA is on the staff report, which is online also.

Community Comments:

Attorney Steve Duggins with Steve Duggins Law Office, representing Karen Wynne, addressed the Commission. Attorney Duggins said he would like to address one issue and that is the location of the garage. He said a neighbor raised an issue about a boundary dispute. At that point, Ms. Wynne produced 2 surveys showing the layout of the property. He said it is his understanding that Charles Young, Assistant Director of the Land Development Office examined it and discussed it with City Attorney Phil Noblett. All evidence indicates that this placement is well within her property. This has been going on for months now and there is no countersuing going on. He said there is not a boundary issue. It simply boils down to a sympathy plea for rights of property that was deeded to Ms. Wynne. It is not appropriate for this Commission to hear disputes of property. He does not think there would be issues today if Ms. Wynne was here discussing a fence. He said all of the evidence indicates that this is the applicant's property and we request that she be allowed to place the garage.

Karen Wynne of 4905 Florida Avenue addressed the Commission. Ms. Wynne wanted to confirm that she did the second survey. It was confirmed in the first survey submitted with her application. She said there was a lot of time and expense invested in satisfying that this is her boundary. There was some discussion at the last meeting about the alleyway and concerns with CDOT. She had conversations with them and CDOT told her that this would be a private party matter with her, her builder and neighbor. They told her that a temporary use permit issued previously was considered void once the property issue had been conveyed. She said if she needs to do work, she would be getting her own temporary use permit. She said her contractor had touched base with the building department and they said as part of their review, they would have CDOT confirm it is an appropriate application and they would have a chance to review it then. There seemed to be a little confusion about that at the last meeting.

City Attorney Phil Noblett addressed the Commission. Attorney Noblett asked Ms. Wynne if she was building on her property and not the ROW. Ms. Wynne said no, not at all. Ms. Robbins said if there is a change on the materials, it would have to come back to this Commission and she would have to update her COA. Ms. Wynne said she thought she could do it without a temporary use permit. Attorney Noblett said the temporary use permit would be only for the ROW for the construction and asked Ms. Wynne how far the construction was from the ROW. Ms. Wynne said yes it would be used only for the ROW for the construction. The distance was 5' on the back and 10' on the side.

William Davis and Steve Rumbaugh, neighbors to Ms. Wynne addressed the Commission. Mr. Davis said Ms. Wynne was told to contact them at the last meeting. He said she has not contacted them. To be clear they have no opposition to the structure. They are asking to deny the approval so that construction does not encroach or impede on the historic location of the alley used for decades. He said they want to make sure the residents of Florida Avenue have clear access to their properties.

Attorney John Anderson, representing William Davis and Steve Rumbaugh, addressed the Commission. Attorney Anderson said he wanted to give a flow chart for obtaining a Historic Zoning Certificate of Appropriateness from the website to the Secretary for the record. First of all, he believes this is untimely. Secondly, in 2004, he said City Attorney Nelson advised all boards that it required the majority of the Board present to pass any action and to mirror all requirements that the City Council has. This issue is only about 2 feet of the drive. The neighbors have no objection to it being built. They just do not want it to encroach into the historical location of the drive. He said Ms. Wynne has no right to get into the historical location of the drive. This was the concern at the last meeting.

Attorney Steve Duggins addressed the Commission in rebuttal. Attorney Duggins said the flow chart is not backed up by any code or bylaw provisions. There was nothing in the letter that went out to Ms. Wynne that told her to do anything. Regarding the number of votes required, he thinks that is not the way the Commission has been operating. Thirdly, whether it is 2 or 3 feet it is feet she paid for as her own property. He said there is no great history of location.

Karen Wynne addressed the Commission in rebuttal. Ms. Wynne said this is not at all true especially for the back portion. That ROW was previously vegetated and it was behind a shed. It was not paved and used for travel and was partially fenced. She said she saw it before the building was finalized with gravel. The side alley was in fact partially paved but that has not been relevant. It is the back piece and corner that the builder constructed.

Attorney Noblett asked Ms. Wynne if she was building in the alleyway and doing the appropriate setbacks. Ms. Wynne said that was correct. He told her to look at the September minutes at the actions taken. He said there was a motion to approve; 5 were in favor and 3 opposed. The flowchart, attachment and September minutes were submitted for the record.

Discussion: Mr. McDonald said we are supposed to go by the St Elmo Design Guidelines in dealing with these and page 56 of the St Elmo Design Guidelines is most relevant for this circumstance. He thought that Ms. Wynne had captured all the elements of this. He said Ms. Wynne owns the property and it is outside of this Commission's purview to discuss who owns what. He believes it is in keeping with the St Elmo Design Guidelines.

Matt McDonald made a motion to approve Case 18-HZ-00126: 4905 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article

II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: None.

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

Ms. Robbins said she will issue a COA within 1 week of the meeting.

Steve Lewin came back to the meeting and took over as chair of the meeting.

NEW BUSINESS:

Case 18-HZ-00195 – 4210 Tennessee Avenue – Building Addition

PROJECT DESCRIPTION: Building Addition

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

- New construction of a two story, rear of structure building addition.

Ms. Robbins presented the PowerPoint presentation. She said this is deemed a historic structure. The National Registry information is noted on the side next to the sign posted.

Candace Esparza with Durango Construction addressed the Board. Ms. Esparza said she represented the owner for this addition. This is a home on Tennessee Avenue she presented previously with a different plan. She wants to put the addition on the back side (east) of the house. It fronts Tennessee Avenue and backs up to Seneca Avenue. They are asking to take a wall up and bring it to the edge adding a breakfast nook and a bathroom. The roofline will be extended over the addition. She said they will use Hardie board siding. The current house has siding with about a 4 inch reveal and the proposed Hardie has about a 5 inch so there will be a little difference. They also want to add a small porch. This is the main entrance into the driveway. She said the owners want a roofline to protect them from rain and keep that doorway dry. They would match the decorative supports to the best of their ability to what is on the front of the house. They would possibly have 3 architectural supports there. She said you do not see this from Seneca unless you are on top of the house. The roof line will match the hip and go straight out. The materials will be hardi board on the exterior. They will add 2 more small windows that will match the rest of the house. They will also add a small door from the breakfast nook. She said it is all concrete and will be a nice addition. Ms. Esparza said visually from Seneca it will be greatly improved.

Community Comments: None.

Discussion: Chairman Lewin had a comment about the two windows in the back. He said they seemed close to the edge of the corner. Ms. Esparza said it is off a little bit. She said it would be more centered and matched as best as possible. Chairman Lewin asked if they could center it with the same reveal. Ms. Esparza said absolutely.

Mr. Bryant told Ms. Esparza the color should be simple. Ms. Esparza said the plan is to match the white on the front and circle that to the back.

Ms. Mortimer asked if anyone had an issue with the size of the windows. She said the Design St Elmo Design Guidelines states it should be smaller in scale. Ms. Esparza said the new addition will not go any further than what is there. She said the footprint does not really change except the 8 feet for the new addition. She said they will add 2 small vinyl clad windows. In addition, they are not the original windows.

Mr. Bryant said this is much improved from the last attempt and is a good resolution. He asked if there were any conditions. Chairman Lewin said to make it the same reveal to the corner and same face. Ms. Mortimer asked if the 5 inch reveal was in the application and Ms. Esparza said she thought it was. Chairman Lewin asked Mr. Bryant to place it in the motion.

Ms. Forman said the window on the north side will be centered between the door and corner and the window on the east side will be centered between the door and corner.

In response to Mr. Bryant, Ms. Robbins said we do not typically dictate colors in St. Elmo, but it could be referenced in the motion.

James David Bryant made a motion to approve Case 18-HZ-00195: 4210 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: 1st floor north side addition window to be centered between corner and door. 1st floor east side window to be moved away from corner reveal mirroring north side reveal, and new porch framing to match existing paint colors per St Elmo Design Guidelines.

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

Chairman Lewin said it is important for the corners to mirror the reveal.

For the record, City Staff Attorney Melinda Foster is sitting in for City Attorney Phil Noblett since Attorney Noblett left the meeting.

Case 18-HZ-00196 – 5460 Florida Avenue – Demolition of Primary Structure

PROJECT DESCRIPTION: Demolition

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

- Demolition of primary structure

Ms. Robbins presented the PowerPoint presentation. She said this is deemed as a historic structure because it is over 50 years old. This property is not listed on the

National Registry of Historic Places. It faces Florida Avenue. The applicant submitted at a later date showing the property and a survey that shows the flood zone in the area, (100 year flood zone). The applicant submitted photos. Ms. Robbins read a statement from Assistant Director of Land Development Office, Charlie Young. He checked out the structure. This came from Charlie Young and it reads as follows: *"This email is to serve as the record of my professional opinion of the structural integrity of the property located at 5460 Florida Avenue. Based on a visual inspection of the property the structure is not in threat of immediate collapse. Actually the overall structure appears to be structurally sound with the exterior masonry walls showing no signs of stress fractures or cracks and the wood framing members on the roof system appearing to be in fair condition. The roof sheeting does have some water damage due to the shingles needing replaced. This appears to be the only structural item that can be visually identified as needing attention. Thank you!"* The printed email was submitted for the record. The applicant has stated that the building has been saturated with heavy flooding from the rain.

Candace Esparza, Durango addressed the Commission. Ms. Esparza said she owned this piece of property. She said when the home gets heavy rain, it floods. The road floods badly and the structure gets water intrusion. She said the survey presented shows that there is a flood issue. There is a swale that goes through the property so that helps. This is an old concrete block small home. Water coming into the house happens regularly. The roof has damage, the fire place does not work. The windows are single panes of glass, rusted and corroded. There is no HVAC. However there is a window unit. She said there is nothing pretty or historic about this house. While it is an old house, it is not a historic registered home. She said she built the house next door to it but they do not have plans for this house. They completed a home in 2017 and will build a similar type home only smaller. They are requesting the same opportunity for this house. This house brings nothing to the area. Who wants to buy a house that floods? The house speaks for itself. She is requesting that it be demolished.

Community Comments:

Devereaux Stebbins of 4210 Tennessee Avenue addressed the Commission. Ms. Stebbins wanted to add that last year when they were researching contractors, they went inside the home that Ms. Esparza built and it is adorable. She said they saw this block house that Ms. Esparza spoke of and thought how much nicer it would be if they could get rid of it. It does not add anything to the neighborhood. The street has the potential of being a nice street and this takes away from everything. She cannot see any value in keeping it. It looks like it belongs in Florida and not in St. Elmo. She thinks it should be removed and replaced with something compatible with the neighborhood.

Secretary McKinney had to swear Ms. Stebbins in.

Discussion: Mr. McDonald asked what plans she had to remedy the flooding. Ms. Esparza said they plan to raise the house. She raised the other house 6-9 inches.

Chairman Lewin asked where the water came from. Ms. Esparza said it is surface water. It collects and finds its way to the concrete swale and into the front door.

Ms. Mortimer asked if this was actually in the floodway. Ms. Esparza said the house does not actually sit in the floodplain. She said they are close to the floodplain elevation. She said the City could come in and put in a curbing. The City sewer line is only about 10 or 12 inches below the asphalt grade. Chairman Lewin said it seems that there could be other options to divert water from one side of the house to go around it. The northeast corner of the house is lower and there is a remedy to that. It seems that surface water can be addressed. Ms. Esparza said it probably could be fixed but the house brings nothing to the neighborhood.

Ms. Robbins said over 50 years ago this was being built for a reason.

Ms. Esparza said precedent has already been set because she already demolished the house next door.

Ms. Mortimer said you have to be careful about setting a precedent. She said although it may be outside the scope of this Board's way of doing this. We have to maintain historic style of houses. She also does not see any structural deficiencies or large major structure problems. She said she will be opposed to the motion for demolition.

Ms. Esparza asked if she would have to come back and is confused about economic hardship. Ms. Robbins said there is another application and it is for economic hardship. Ms. Mortimer said for it to be advertised in the paper for one half of a million dollars that does not seem plausible.

Chairman Lewin spoke to the architectural style it does speak to the history and keeping it. He continued to say that may not be one he approves or likes. Ms. Esparza understands and does not disagree with this. She does not see this house anywhere else in St. Elmo. Even the house next door although similar, it is different.

Hannah Forman made a motion to deny Case 18-HZ-00196: 5460 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Ms. Forman said the denial is as referenced in the St Elmo Design Guidelines number seven (7), Demolition; Section B1 – *public safety and welfare does not require removal of building*, Section B2 – *building has not lost architectural and historical value and following*, and Sections B3 and B4

Melissa Mortimer seconded. Matt McDonald and James Bryant opposed the motion. The motion carried to deny.

Ms. Robbins said we would take a 30 minute break after hearing the next case

Case 18-HZ-00197 – 1710 W. 56th Street – New Construction

PROJECT DESCRIPTION: New construction

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

- New construction of primary structure
- New parking pad

Ms. Robbins presented the PowerPoint presentation. This property in review was approved for demolition in October 2018. The driveway location, concrete strips and front yard walkway are not determined. She said the applicants might do a landscape stepping stone. She reminded the Commission that the Commission does not review landscaping unless it is poured concrete.

Debbie Sue Przybysz of 4509 Tennessee Avenue addressed the Commission. Ms. Przybysz said the previous structure is gone. She wants to build a 64 square foot home for rental and she is trying to build this affordably. She said the Energy Codes are changing January 1, 2019. She is going to build this in concrete forms. The windows are aluminum clad. The materials list is the same. The door there now is the one she wants to use. Any cost saving she can do is what she will attempt to do. The front porch foundation / base will be built the same way as is shown in the application's example: with horizontal slats. She would like to add a gable vent instead of the levered vent. She will put downspouts on all 4 corners. She would like to put OG gutters on the downspouts. She said she always spends more than she intends. Finally, she said she may do flagstone sidewalks if it is agreeable to the Commission.

City Staff Attorney Melinda Foster addressed the Commission. Attorney Foster asked if the size was in keeping with the other neighboring homes in that area. Ms. Robbins said yes it is keeping with the other footprints in the area. It is consistent and the driveway access is consistent. This house is 601 square feet. There is so much development going on in St. Elmo. Ms. Robbins said Ms. Przybysz is going the opposite route because she is trying to rent to someone in the neighborhood.

Community Comments: None.

Discussion: Chairman Lewin asked if Ms. Przybysz had seen the comments on the staff report. He said there are some to discuss. Ms. Przybysz addressed the comments / questions in the staff report and the Commission was satisfied.

Melissa Mortimer made a motion to approve Case 18-HZ-00197: 1710 W. 56th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: None

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

A 30 minute break was taken at this time.

The meeting resumed a 12:12 p.m.

Case 18-HZ-00198 – 4711 Michigan Avenue – Building Addition, Major Exterior Building Alterations, New Driveway and Parking Pad

PROJECT DESCRIPTION: Addition, exterior renovations, and site changes

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

- New rear of structure dormer (23.5' x 10')
- Chimney removal
- New deck south side of structure & new door and deck north side of structure
- Roof repairs, roofed awnings demolished and removal
- Window removal/replaced & window removed and filled in with siding – all south side of structure
- New door at front of structure and new front porch (deck/stoop/stairs)
- New driveway and parking pad

Ms. Robbins said this is a historic structure and in St. Elmo. This structure was built about 1930 from previous tax record. It is not listed on the National Registry of Historic Places Contributing structure inventory list because it was not included in the properties list and mapped area. She read off the description of proposed projects. The site changes that occur are new driveway, a parking pad located off of the street and in the front yard. The property has received a correction notice which is filed in the City system as a CE. The application is submitted in response to the violation (listed as a correction notice). She went on to describe an outbuilding shed. Also, saying there is a concrete pad and driveway. She said the rear which is the eastern side has a dormer, which is 23.5' x 10' with casement vinyl windows, new roofing and siding to match existing structure. On the northern side of the structure, she could not find any evidence that this door was previously there. None of what she found in property research showed the door and awning. The Sanborn map on the staff report shows other information. The decks are new. A glass block window was replaced with a double hung window, and she has no evidence of anyone getting permission to install the previous block window. She showed pics from 2015, which showed the original chimney, which has been removed. One of the new decks have one small railing. She drew an estimated location and size of the driveway on the presentation's site plan so the Commission understood the elements. She had a list of exterior modifications.

Applicant Comments:

Keith Riley, of 5822 Burnt Mill Road, addressed the Commission. Mr. Riley said he was the agent representing the new owners.

City Staff Attorney Melinda Foster asked him if the new owners have given him a verbal agreement. Mr. Riley said no and he is no longer the owner of the property. Attorney Foster said in that case Mr. Riley can speak in opposition or for in the comments since he no longer owns the property. The actual owners are out of town. She said at this point we can acknowledge Mr. Riley as a citizen.

Community Comments:

Mr. Riley said he had it under contract to sell and that sell fell through. He did not have time for the project and brought someone else on board. It was not his job that he could do on a daily basis. As he got into it, things snowballed. He said major exterior changers would be the dormers on the back and the deck.

Ms. Robbins said that because the addition is on the back, it consistent with that component of the St Elmo Design Guidelines.

Mr. Riley said it is not visible from the street. That shed is not on this property. It is on an adjacent property. On the side of the boulder is the property line. This is a 230 square foot addition. They kept the roofline. You get to the top of the stairs and you lose head room. The roof was sagging and in disrepair. As far as exterior doors, all three doors were original to the house when Mr. Riley bought it. They just flipped the door and window on the side/back of the structure underneath the headers. That was a 2 over 2 sash window. Doors were repaired as far as hinges. You cannot see the back dormer.

Ms. Robbins said Mr. Riley is not a licensed contractor and not residing there. He is doing the work and doing the contracting. He has not pulled any permits on this construction. Mr. Riley said the reason is because it was minor repairs and then it just snowballed. Ms. Robbins said Mr. Riley has done historic work before. In response to why he did not come before the Commission, he said he was out of the country and was not as hands on as normal and had a time crunch.

Discussion: Chairman Lewin said we can discuss this ^{if} as no work had been done. Ms. Robbins said the property owner is not present. Chairman Lewin asked about the back deck on the left corner of the house. There is a side there and there is no way to see that. That looks like an easy yes. The other side is not visible from the street and it is well placed. Only the stairs are visible. Mr. Bryant said he did not have any objections to what he has seen. Ms. Mortimer said according to the St Elmo Design Guidelines, what is the front of the facade? She thinks the new dormer is too large and needs to be appropriate to scale of the structure. Ms. Shannon said it should match the other side proportionately. Ms. Mortimer said those are vinyl windows which would not be approved. Ms. Forman asked where the front was located. Ms. Robbins said the side of the structure facing the street is assumed to be the front. The road curves around the property slightly and pointed out on the PowerPoint presentation where the front of the structure was assumed to be. That is what appeared to be the entrance door. Chair Lewin said the door on the basement does not look prominent enough to be the front of the structure. It is all painted the same color as that wall of the structure. He would like more emphasis to be placed on what appears to be the original front door that is on the southern side of the structure. Ms. Shannon said she agreed that the new dormer is too large and the original awnings need to be returned to the structure. Ms. Forman asked if we need to suggest that the new dormer needs to be consistent with the scale of the dormer facing the street as well as the windows and awnings. Chairman Lewin said the chimney does not seem to be prominent and the addition to the back does not look appropriate. Ms. Mortimer said the doors the applicant added are the prominent

entrance locations. Chairman Lewin read from the St Elmo Design Guidelines page 33 paragraph (1). Ms. Mortimer said she agreed with that. She said on p. 63 of the St Elmo Design Guidelines, it does not say visible from the street. Mr. McDonald asked if the Commission could determine any distinguishable factor of it being historic. Attorney Foster said to look at the application like nothing had been done to it yet. Ms. Robbins said this needs to be as looking at a drawing. Mr. McDonald said he is not sure how to proceed. Ms. Shannon said we could stipulate the material change and asked if that distinguish could distinguish what is historic and what is not. Mr. McDonald said one of the clauses in the St Elmo Design Guidelines, specifically letter D says it should not imitate.... He read off that portion. He said he would just like to see it distinguished. Ms. Robbins said this is also referenced as a bungalow. Because of the square footage it falls under the building addition. That is why the dormer was referenced as a building addition. Ms. Mortimer said she would like to see the proposed addition dormer changed to the size of the street facing dormer.

Hannah Former made a motion on Case 18-HZ-00198: 4711 Michigan Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Ms. Former read conditions to for the motion set and more questions and concerns came up and read as follows.

Ms. Mortimer mentioned the removal of openings in the St Elmo Design Guidelines. Ms. Robbins said if there was an original porch or deck it should not be removed. She read from the St Elmo Design Guidelines. Ms. Shannon asked if the new basement door was added. Ms. Robbins said this is a new addition to the house. So there was other means to get into the house. It looks like there is a platform there. Ms. Shannon said what has been added is not dramatically different. Ms. Forman said if he would have come in we would not have to be debating this and she does not see a problem with the new addition. She asked if we were okay with the proposed deck just having the awnings. Ms. Mortimer said we could stay with the return of the awnings as they were designed in 2008 and 1990 and as shown on the PowerPoint. She is okay with the porch as it is proposed.

New Deck and Door – Ms. Mortimer said when you are moving doors, that is a structural change.

New Roof Awning – Ms. Mortimer read off a portion on page 78 of the St Elmo Design Guidelines, the door issue, under entrances. Ms. Shannon asked if they used the original door. Mr. Riley said he brought no other doors to the house. Ms. Robbins said we cannot have questions answered by Mr. Riley. Ms. Mortimer said entrances should be preserved and maintained. Mr. Bryant said he understood Ms. Robbins. Ms. Robbins said the property ownership changed hands. During the enforcement process, the applicant was instructed that the property ownership should not change hands and it did. Ms. Mortimer said either way this case should have come before the Commission. She said the original door should be preserved. Ms. Forman said the location of the door and window on the north side of the house should not change location.

Ms. Mortimer referenced p. 74 of the St Elmo Design Guidelines. Ms. Forman said we previously discussed the deck and the new roof awning is acceptable and not be visible to the street. She said that the door should have remained where it was before and she wondered how that had access. Ms. Mortimer is fine with the porch. Ms. Robbins does not have any photographic evidence of how this new door was accessed. She said some of these things were not called out in this original application. Chairman Lewin has a problem with taking piece meal of every single item and not considering all of the elements in the broader scope. The intent is to keep the architecture and integrity of the house. Ms. Robbins said we just need each element addressed. Attorney Foster said the property owner chose not to be here. In this case we need to go through each element. The Commission was forced to go element by element because the work was done ahead of time. We need to be clear of what is allowed and what is not. She said that is why we are giving it a little extra attention.

Ms. Robbins said the objective is to look at it as a whole but in this case we need to identify each piece. It was not made aware to the City ahead of time for approval just like Attorney Foster said. The Commission needs to make a decision on each component.

Chairman Lewin read p. 38 of the St Elmo Design Guidelines under decks. He recommended that the back deck be painted as the proposed application. Ms. Forman said the proposed deck and awning on the north side are acceptable per St Elmo Design Guidelines not visible from the street.

Roof Repairs and Siding Repairs with matching materials. Roof awning demolished south side structure. Ms. Mortimer said we talked about putting those back.

Window Removal Replacement with the glass block window. Ms. Robbins said that glass block was not original to the structure. There was an original window in there with a different divider but with that same footprint. Ms. Shannon said that one is acceptable since they reused the sash from another one.

Window Removal – Ms. Mortimer said from the St Elmo Design Guidelines, removal of window openings is not allowed. Ms. Forman said it sounds like it is a different window configuration. Ms. Shannon said she is okay with this one and agrees with Chairman Lewin and Ms. Forman.

New Door at the front of the Structure – the new street side door or deck, stoop, area. Ms. Shannon said it seems that it is safer and she is okay with it. No change needed. Everyone agreed to this.

Site changes – New Driveway and Parking Pad – Ms. Shannon said based on elevation she does not see a lot of options of where you can put a driveway.

Mr. Bryant asked if parking on the street and beyond was for this occupant. Ms. Robbins said that is just for the area. Ms. Mortimer read off a portion on page 42 of the St Elmo Design Guidelines. This material is not traditional for the neighborhood. Ms.

Forman said it is as close as it can be. Ms. Mortimer said if this case came before us we would allow it. Ms. Forman said she knew landscape was not in our purview, but she thought she could suggest it.

Ms. Forman read off her motion again:

Ms. Forman made a motion to approve Case 18-HZ-00198: 4711 Michigan Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Proposed dormer addition on west side of structure should be consistent in size and shape of the dormer on the street-facing side of the house, and siding materials should be distinguishable from existing house. On proposed dormer, the windows should use approved material such as vinyl-clad or aluminum clad. Original awnings on front entrance should not be removed to maintain character. Chimney should not be removed. The location of the door and window on north side of the house should not move from original locations. Proposed deck and awning on north side of house is acceptable. Roof and siding repairs on existing house – keeping materials consistent, approved per St Elmo Design Guidelines. Replacing block window on south side with another original window from house is approved per St Elmo Design Guidelines. Removing window to the left of front (the north-side) door is approved per St Elmo Design Guidelines as it does not appear to be original to the house. Basement door and stoop on street facing side is approved as proposed. Parking pad/driveway is approved as proposed.

Melissa Mortimer seconded. 5 were in favor of the motion. Chairman Steve Lewin opposed the motion. The motion carried to approve.

Case 18-HZ-00201 – 5403 Ansley Drive – New Construction of Primary Structure, Walkway and Driveway

PROJECT DESCRIPTION: New construction

The applicant, Chris Anderson, has applied for the following work:

- New construction of single family structure
- New walkway
- New driveway and parking pad

Ms. Robbins presented the PowerPoint presentation. She said this is in the St. Elmo and not a historic structure. This is a proposed new construction. Ansley Drive is a dead end road and this is a vacant lot. It complies with all property setbacks. It is a lot of record, which would call for 5' on the sides and 15' on the rear. This property has 20' on the front. The materials list was presented.

Chris Anderson with GreenTech Homes 1644 Rossville Avenue addressed the Commission. Mr. Anderson said this is new construction. He said it is similar to the house he built in 2017 that the Commission approved. There are some trees on the

property line, he needs some flexibility to move the parking pad and grass strip so long as the pad is behind the house. He would love to keep a very large tree.

Community Comments:

Ms. Robbins said that a Tim McDonald submitted comments to her in opposition. The comments read as follows: *"Sarah, I have the following comments regarding two cases that are on the agenda for the December 20 meeting. I cannot attend the meeting due to work conflicts. Case 18-HZ-00201 – Ansley Drive - The proposed structure does not meet the guideline of maintaining the historic character of the neighborhood. It does not fit the pattern of surrounding houses."* That was a community comment.

James Millsaps of 5404 Ansley Drive addressed the Commission. Mr. Millsaps said he lives across the street. The houses do not fit the St Elmo Design Guidelines for the historic area. His house was built in 1875. He said he would like to keep it historic. He said it would depreciate the property to allow these homes.

Chris Anderson in rebuttal addressed the Commission. Mr. Anderson said these are lots of record, R-1, 75 feet wide. He said every house they've built has raised property values.

Discussion: Ms. Mortimer said she thinks it should be that we need to allow for evolution of a neighborhood with new construction. She asked about the foundation on the front facade. Mr. Anderson said the foundation height is 2' on the front floor. Ms. Shannon said it would just be similar to the one next door. Mr. Anderson said he did not know how similar it is to that one. The size, foundation, height and location will be similar to that house he built.

Mr. McDonald said he believes what is proposed is compatible with the historic neighborhood in terms of scale, roof pitch etc. and will fit well. Chairman Lewin asked about the topo saying it seems more of an elevation drop. Mr. Anderson said it is a very gradual slope. The closer you get to the property it is fairly level.

Chairman Lewin asked the overall length of the house. Mr. Anderson said the house is 51 feet and the deck on the back are 15 feet. Ms. Mortimer said she thought the house meets St Elmo Design Guidelines and she would be okay in approving. Attorney Foster said no one said anything on boundaries could he move the paving. Ms. Robbins said paving could be in the setbacks. Mr. McDonald said it should be able to move north or south as long as it is north of the house. Chairman Lewin said it shows about 8 feet in elevation drop. Mr. Anderson said that would be an estimation. He asked if he could go 8 feet of the rear. It also has a house behind it. He said Ms. Robbins can always specify if a slight design change is needed to make it consistent with this design to allow for a landing if it needed be staff approved. But this lot is on a hill side. Chairman Lewin asked if there was a way to reduce the elevation. Mr. Anderson said he could do 1 ½ feet elevation. He asked for a range of 1 ½ feet or 2 feet. Ms. Robbins said when you do anticipate another side of the house being visible to the street, the Commission typically recommends some higher quality finishing approaches. The lot does not have

an alley behind it but it is on a hill side. There is a house behind it. Ms. Shannon asked if we are stipulating on the foundation. Ms. Mortimer said we might add a stipulation if the foundation ends up being too tall and needs a landing. Ms. Robbins said that can be staff approved.

Rachel Shannon made a motion to approve Case 18-HZ-00201: 5403 Ansley Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Parking pad may be moved to preserve trees from proposed location, as long as location remains to north side of house. If rear elevation increases so that the stairs need a landing, this needs to be submitted for staff approval.

Matt McDonald seconded. All in favor, the motion was unanimously approved.

Case 18-HZ-00202 – 5405 Ansley Drive – New Construction of Primary Structure, Walkway and Driveway

PROJECT DESCRIPTION: New construction

The applicant, Chris Anderson, has applied for the following work:

- New construction single family structure
- New walkway
- New driveway and parking pad

Ms. Robbins said this in the St. Elmo neighborhood. It is not a historic structure. Ansley Drive is a dead end street.

Chris Anderson with GreenTech homes addressed the Commission. Mr. Anderson said this was approved in 2017. They built this house. This is compatible with building size and placement on the lot. This is a lot of record with 5 feet on the sides, 15 feet in the back and 25 feet in the front. There are no old growth trees. He said he will not need a parking pad on this one.

Community Comments:

There was an emailed comment from Tim McDonald read by Ms. Robbins in opposition to the case. It read as follows: *“Sarah, I have the following comments regarding two cases that are on the agenda for the December 20 meeting. I cannot attend the meeting due to work conflicts. Case 18-HZ-00202 – Ansley Drive - This proposed structure does not fit the neighborhood. The design does not meet the guideline of maintaining the historic character of the neighborhood.”*

James Millsaps of 5404 Ansley Drive addressed the Commission. Mr. Millsaps asked if these houses met the St Elmo Design Guidelines of the area. If it does not he asked if Mr. Anderson needed to get permission.

Attorney Foster said that is what the Commission will be discussing.

Chris Anderson in rebuttal addressed the Commission. Mr. Anderson said yes it does meet the St Elmo Design Guidelines.

Discussion: Ms. Mortimer said the main issue with this design is just the rear and it being open gable and horizontal clear story windows do not fit. Ms. Robbins read from the St Elmo Design Guidelines under Windows in Section 5.

Ms. Forman asked Chairman Lewin if this house had the same topography concerns. Chairman Lewin said it is the same issue. Ms. Mortimer asked if the rear porch is screened.

Mr. Anderson said no it is not screened. Ms. Robbins said to keep in mind about the landing option.

Melissa Mortimer made a motion to approve Case 18-HZ-00202: 5405 Ansley Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design St Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: Staff approval if stair landing required on rear deck.

Hannah Forman seconded. All in favor, the motion was unanimously approved.

OTHER BUSINESS:

None

ANNOUNCEMENTS:

All COA's will be issued a week before the meeting. Any questions regarding this, contact Sarah Robbins or Rosetta Greer. Any deferments, contact staff.

Next Meeting Date: January 17, 2019 (application deadline is December 21, 2018 at 4:00 p.m.)

ADJOURN

Chairman Steve Lewin made a motion to adjourn. Melissa Mortimer seconded. All in favor, the meeting was adjourned.



William Steve Lewin, Chair

1-17-2019

Date



Rosetta Greer, Secretary

1-22-2019

Date



Dottie McKinney, Secretary

1/17/19

Date