

**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

January 19, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held January 19, 2017 at 9:37 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Patrick Ryan, Doug Eckert, Kevin Osteen, Nancy Poston and Melissa Mortimer

Members Absent: JoBeth Kavanaugh

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: John Sullivan, Andy Barker, Keith Riley, Ken Morris, Fred Berger, Robert Parks and Ethan Collier

**Nancy made a motion to approve the Minutes from previous meetings. The motion was seconded by Melissa and unanimously approved.**

***OLD BUSINESS***

None

***NEW BUSINESS***

**CASE #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Joseph Robain, has applied for a Certificate of Appropriateness for the following work:

- Construct carport

**NOT PRESENT** – Applicant asked to be deferred.

**CASE #16-HZ-00140 – 5301 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Laura Patti, has applied for a Certificate of Appropriateness for the following work:

- Replace front door

Linda presented a PowerPoint presentation.

Discussion: Laura Patti **not present**.

**Melissa made a motion to defer Case #16-HZ-00140 – 5301 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

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

**CASE #17-HZ-00001 – 4351 Guild Trail**

**PROJECT DESCRIPTION:**

The applicant, John Sullivan & Lauren Lasseter, has applied for a Certificate of Appropriateness for the following work:

- Excavation
- New construction

Linda presented a PowerPoint presentation.

Discussion: John Sullivan addressed the Commission. We have applied for an open road. Coming in from Guild would not be advantageous. We want to build a 2-story, split level house with first level dug into the hill. We would like to use an aluminum door but can use a wood door. There are front steps from Guild Trail directly to the house which will be stone. Roof will be Galvalume. Siding will be wood or Masonite (preferable) siding, wood windows on front and vinyl on sides and rear. If not full vinyl we can use whatever you want. We can change the diagonal windows on the side to match the other side if you require. Trim on windows will be 1x4 inch wood. The eave overhangs a minimum of 4 inches. There is no chimney on this house. The front gable will have a flat wood face with a 1x4 inch on it painted in a contrasting color.

Kevin – The house next door sits back about 55 feet. John – Due to elevation we can't go back further than 35 feet or closer to the road. Roof pitch is 8-12. Kevin – What does the back look like? John – It has an open porch – not visible from the road. It is inset to the house. Columns and handrails will be wood. The 15 lite-door will be on the side of the house. Windows will be 1:1.

Community Comments: none

Kevin – The roof and siding materials are all allowed. Nancy & Melissa – The vinyl needs to be vinyl clad. John – Side and back will be vinyl or aluminum clad. The front door is wood. Melissa – I would like to see all the doors alike. Nancy – What is the front porch? John – Poured concrete. Kevin – Are you going to have corner boards? John – Yes 1x4 inch painted white. Nancy – What about the four small diagonal windows? Doug – Nothing prohibits it in the Guidelines but it is not usual. Nancy – I have seen them but they usually have space in-between them.

**Patrick made a motion to approve Case #17-HZ-00001 – 4351 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, subject to any and all conditions. Conditions: all doors to match the 6 lite style of front; all windows to be aluminum or vinyl clad windows.**

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

**CASE #17-HZ-00002 – 220 Morningside Drive**

**PROJECT DESCRIPTION:**

The applicant, Andy Baker, has applied for a Certificate of Appropriateness for the following work:

- Renovations

Linda presented a PowerPoint presentation.

Discussion: Andy Baker addressed the Commission. Owner lives in Ferger Place at another location and wants to improve this house. Nancy – When was it built? Andy – 1968. There is a lot of different brick on the house. Owner wants to put tongue and groove system wood with polyurethane on front of house. We are keeping the same lines. Doug – You said to paint brick on your application and the Guidelines say should not be painted unless brick is mismatched. Andy - I think it would improve the appearance of the house to have it painted. Melissa – Painting is against the Secretary of Interior’s guidelines. I think this was intentional the way the brick is laid out. Andy - Windows will be metal clad wood windows casement to match the size. The big window on the left will be some fixed glass with casement on part of it. Half of the original windows are cracked or broken and most of them do not work currently. By code we would have to replace the bedroom windows anyway and we would like to have all them match. Melissa – I would hate to see the louvered windows go away. Andy – I’m not sure I could find some of the missing parts that are not there. We want to add a deck on the back and a front porch on the front. We will also add gutters. We want to add walls on the side and back of the garage. The front porch would be more like the picture with the cable rail system. The existing porch is falling away from the house. The new porch would be the same size. Kevin – I think we don’t have clear drawings of what you want to do. It’s hard to tell how the step system you are proposing is going to look like with this house. Andy - The back deck will be a wood frame deck with 2x6 foot treated lumber with a wood horizontal rail; will be about 8 feet off the ground. A door will replace the window. The fence would go across the back of the house to replace the chain link existing, will not go up the sides.

Community Comments: Keith Riley – I know in St. Elmo a house has to be 50 years old to retain so if the house was built in 1968 you don’t have to retain.

Nancy – There was a point in history that Victorian houses were torn down. There will be a point where brick ranches will be considered that way.

Doug – Brick is a mismatch. Melissa – I think it is intentional. Doug – It does not clarify that in the Guidelines. My opinion is that it is a mismatch and it could be painted. Melissa – What if he could get the wood siding the same size as the existing siding. Patrick – He should find studies of houses built at that time and look at the design elements of that time period. I have no problem with replacing the windows. Nancy – Building out of the carport looks good. Melissa – I think it makes it look modern. I think all the changes proposed are changing the character of the house. It changes the integrity of the architecture of the house. Nancy – The addition of the yellow siding makes the house modern to me. Andy – That part looks like it was added not long after the rest of the house.

The brick I will have to put on the addition of the porch will have to be different also. Kevin – I don't think we have enough information to make a decision. I would like to have more information on the porch and steps. I would like to see if there is something we can approve on this project while we consider the parts in question. Nancy – I would like to see a sketch with the proposed changes. We need a clearer picture of what it will look like.

**Patrick made a motion to approve Case #17-HZ-00002 – 220 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: fence and gutters are approved. All other items on application are deferred pending more information on materials, window inspection results, drawings showing proposed changes on house.**

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

### **CASE #17-HZ-00003 – 4702 Glyndon Drive**

#### **PROJECT DESCRIPTION:**

The applicant, Keith Riley, has applied for a Certificate of Appropriateness for the following work:

- Addition to south elevation to match north elevation

Linda presented a PowerPoint presentation.

Discussion: Keith Riley addressed the Commission. We want to duplicate the left portion of the house to the right side. It would match the façade of the left side. We would get cement board to match the existing siding. It would match the dimensions of the existing. It would be 2 bedrooms and a bathroom.

Community Comments: none

Melissa – The Guidelines say any additions should be on the rear of the house. The addition should not be an exact copy of it. I think he should go with the cheaper siding so it will distinguish it. Keith - The house is about a 1940. You can tell the right side is already an addition. There would be grading issues to go out the back. Cement would distinguish the difference even though it would be like existing. Kevin – I don't have an issue with the placement of the addition. Patrick – The transition from old siding to new siding should be a separation. Keith – There would be a corner board and the front would bump out and there would be a slight offset on the back also.

**Doug made a motion to approve Case #17-HZ-00003 – 4702 Glyndon Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: materials used do not need to be asbestos siding but will use a Hardi lap matching reveal.**

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

**CASE #17-HZ-00004 – 5409 Shauff Place**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. I have a full size set of plans if you want to look at them. We built an identical house to this just a few blocks away. Roof is a 12 pitch. Columns on front will be wood stain; windows clad will be 2:1 double hung. Foundation will be concrete for the porch. Gutters on sides, exposed rafters on front porch. Concrete sidewalk to street sidewalk. On street parking. The grade of front porch should not require handrails. Stucco foundation.

Community Comments: none

Kevin – What is the front gable material? Ken – Hardi board and batten. Nancy – The neighboring houses are similar to this. What is the set back? Ken – This is a lot of record so we had to maintain the 10 feet on the sides and the front is as close as possible to the other houses. The depth of the porch is 6 feet. The porch will be smooth concrete

**Nancy made a motion to approve Case #17-HZ-00004 – 5409 Shauff Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as presented**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00005 – 1709 W. 57<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Fred Berger of Gilbert Construction, has applied for a Certificate of Appropriateness for the following work:

- New construction

**DEFERRED – WRONG ADDRESS**

**CASE #17-HZ-00006 – 5303 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Robert Parks, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Robert Parks addressed the Commission. Roof – 10-12 pitch 30 year shingles; cedar shakes on dormer; Hardi siding; wood casement windows; stucco foundation; 6 inch reveal on siding; 6x6 inch columns with rail on porch; on street parking on Belmont. A 2 story home.

Community Comments: None

Patrick – The house fronts St. Elmo right? Robert – Yes. Doug – What is the height? Robert – 24 feet. Parking will be on street. Porch steps will be wood and porch is concrete with a depth of 6 feet. Kevin – Would you resubmit the handrail detail? Robert – Will do.

**Doug made a motion to approve Case #17-HZ-00006 – 5303 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: resubmit handrail details.**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00007 – 5411 Beulah Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Mallery Delaney of Field LLC, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Linda presented a PowerPoint presentation.

Discussion: Ethan Collier addressed the Commission. You are far better than the Board of Zoning Appeals. I respect the time and energy you put in this. We see a lot of new investment happening in the historic neighborhoods. I have lived in this exact house plan. There is no historic zoning in Hill City and it has not been kept like St. Elmo. Roof shingles, windows are 3x6 feet, front and back porch, brick foundation about 2 feet; the site is fairly flat. We prefer to have a condition that we can reduce the lap on the siding and we would rather not do exposed rafter tails. It will have a flat metal roof on front and back porch and the porches will have exposed rafter tails. I would like to do wood vinyl clad windows or all wood, I would like the flexibility to pick which to use. We would prefer to do an all wood front door (instead of the lighted front door on the drawings). The decks will be under roof and the floors will be wood, the handrails would be 2x2 inch picket; steps would be wood and 6x6 inch columns. The pickets will be sandwiched.

Community Comments: None

Kevin – I like the rafter tails but I would give them up for a closer lap. Ethan – I would like to use a 5 inch reveal.

**Melissa made a motion to approve Case #17-HZ-00007 – 5411 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: brick foundation; wood or vinyl clad windows; 5 inch reveal on siding.**

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

***OTHER BUSINESS***

Motion sheets – make sure explicit. Kevin wants to hand them out at the start of the meeting

Nancy – Want to thank Angela and Kevin on acting on the fence issue in Fort Wood.

***STAFF APPROVALS***

**None**

***NEXT MEETING DATE:*** February 16, 2017

**Patrick made a motion to adjourn.**

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

**The meeting was adjourned at 11:35 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# CHATTANOOGA HISTORIC ZONING COMMISSION

## MINUTES

February 16, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held February 16, 2017 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Patrick Ryan, Doug Eckert, Kevin Osteen, Nancy Poston, JoBeth Kavanaugh and Melissa Mortimer

Members Absent: None

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Tron Wilder and Andy Barker, Ken Morris, Fred Berger, Brian Whitacre, Francesco Pizzuto, Stephanie Pons and Ethan Collier

**Patrick made a motion to approve the Minutes from previous meetings. The motion was seconded by JoBeth and unanimously approved.**

## ***OLD BUSINESS***

### **CASE #16-HZ-00090 – 4300 Seneca Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Autumn Francis of GreenTech, has applied for a Certificate of Appropriateness for the following work:

- Staircase

Linda presented a PowerPoint presentation.

Discussion: NO ONE PRESENT. The house was approved previously. The Board asked that the applicant present an alternative to initial design for the stairway. Kevin – They have cut the run in half. It looks like maybe 18 total steps. This is preferable to the first drawing we saw. Doug – The Guidelines state that stairs should not be visible from the street. Melissa – That's for existing, this is a new construction. Doug – The Guidelines talk about existing and new construction.

Community Comments: None

JoBeth – I would like to ask about the number of stairs, 18 are a lot of stairs. They could break for that landing half way up. I think it would look more inviting if the stairs go to the side. Nancy – It would look better if it were wider. JoBeth – The fact that we don't know the number of stairs is a problem. Patrick – It appears to be 11 steps to the landing and then 6 additional. It is inset from the front of the house, it could be wider. Kevin – I don't think it fits with the house to make it wider all



the way down. Patrick – There is a gap between the columns and the stairwell. Kevin – Would we approve if they made it wider? I think we have too many questions.

**Doug made a motion to defer Case #16-HZ-00090 – 4300 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00002 – 220 Morningside Drive**

#### **PROJECT DESCRIPTION:**

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

- Renovations

Linda presented a PowerPoint presentation. Applicant submitted evidence of the condition of the windows.

Discussion: Tron Wilder addressed the Commission. We are going to use aluminum clad casement windows. Windows over the carport will be raised up and casement. The width will be the same. They will be fixed picture windows. The front will have one picture window and two casement windows – it will mirror the back of the house. JoBeth – What is with the brick on the front? Tron – It is two different bricks. Nancy – What material for the steps? Tron – Concrete and brick with handrails like in the picture. The footprint of the house and steps will not change. The concrete cap will overhang slightly. Doug – I’m comfortable with approving. Melissa – I am not comfortable with painting the brick. Doug – The Guidelines say mismatched brick can be painted. Melissa – I do not feel it is mismatched – it was intentional. Tron – The porch will also be a different brick. From what I have learned, I think the original builder had different kinds of brick to use. The red brick is on most of the house, all except the top of the front. The paint color will be off-white. The siding would be wood siding. I have submitted pictures of homes from that era that has the wood siding. The current siding clearly needs to be replaced. Melissa – My hesitation is that you are getting rid of all the historic pieces of the house. The design is beautiful but it is changing. Tron – In my mind we are maintaining the look of that period. JoBeth – The door is typical. The railing and the painting are hot items. The windows have to be addressed for code issues. The only thing to me is the brick on the front of the house. It doesn’t add a lot of historic value. There is no design feature that separates the brick. Tron – The carport is not a big change. It will be an open look. Nancy – I don’t see any egress from the deck. Tron – I just didn’t put that on the drawing, it will probably come down from the back left of the deck to the back yard. Kevin – You will have to submit a drawing of that. Tron – I didn’t put the steps on because I didn’t know how to do it in this program. Kevin – There is a “column” of the red brick up the side of the front next to the siding. That is what makes me feel the difference is not a big issue.

Community Comments: Michael Olinger – Melissa, are you ok with everything except the brick? Melissa – I think my other big concerns have been addressed. Michael – I don’t think this is such a big deal. I feel leaving the brick would look awful next to the other changes he is making. JoBeth –

We have to stick to the Guidelines. Michael – You said that usually there is a distinct difference in the brick which is not here. I'm not sure this water table look is consistent with that time period. Andy – I am going to have to take that porch off so when I put it back the brick will never match the brick that is already there. Tron – How do you differentiate between what was intentional and what was not. JoBeth read Guidelines. Kevin – Patrick has a picture of the brick right under the window which also matches the red brick on the rest of the house. Kevin – Would you be agreeable to everything except painting the brick? Tron – No. Doug – The Guidelines just say mismatched with no statement about intentional or historic. That is enough for me.

**Doug made a motion to approve Case #17-HZ-00002 – 220 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: resubmittal of drawing of rear deck with stairs; the front steps will have an overhang; and paint color for brick is off white.**

**JoBeth seconded the motion. The motion was approved. 2 opposed – 4 in favor**

### **CASE #17-HZ-00005 – 1707 W. 57<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Fred Berger of Gilbert Construction, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Fred Berger addressed the Commission. The picture shows Hardi above the rock and in the gable. The windows will be 3:1 instead of the 4:1 on the pictures. The front door will be a 6 over with sidelights. The gable brackets will be hemlock. The porch will be rock steps with flagstone on the porch. The sidewalks and driveway will be poured concrete. The windows will be vinyl clad double hung. The architectural plans are what we are going to use. The artist rendering is just that and some of the colors and details are a little exaggerated. The garage is detached. Kevin – The columns are wood. What is the overhang on the eaves? Fred – 2'. The lot is flat. There are 3-4 steps and hope to have it where a handrail is not necessary. Kevin – If you do you will have to bring that back. Doug – How does this fit in the neighborhood? JoBeth – I don't know of any house like this in St. Elmo. Kevin – That doesn't mean he can't build it. Fred – If we need to change the style, we could lower the house and use stucco and remove some of the gable brackets. There is more detail in the renderings than we are planning to do. We can get rid of the gable brackets and lower the foundation. Kevin – We prefer wood or fiberglass on the front door. Fred – There are not a lot of houses around this property. Nancy – So the size of the house will fit in the neighborhood. Melissa – Does anyone have a problem with the style on the garage doors? Fred – There will be a pool built behind the house. Kevin – That will have to be done on a different application. Tron – 5" gutters. Patrick – I would like to see more of a craftsman style door on the garage. Tron – Ok. Nancy – Is there is a breezeway to the garage? Fred – No it is 25' away. We will match the front door to the door on the garage, without the sidelights.

Community Comments: None

Doug – I worry about this one being a standout example style not being anywhere in the neighborhood. This may be seen as inappropriate in that neighborhood. Nancy – I would if some of the features could be brought into the craftsman style. Patrick – Looking at the drawings I don't think it is as ornate as the pictures. JoBeth – I think using the stucco and the difference in the door is more acceptable. We are not supposed to imitate in new construction. Kevin read Guidelines. I don't see this design falling outside the Guidelines. There are some things we can do. JoBeth – If we tone it down a bit, it will be fine. Kevin – There are some houses with gable treatment in St. Elmo. They are primarily on new construction. Fred – I am not opposed to dropping the water table at all. It is about 5' now. There will be no brick on the foundation, it will be stone and stucco. Melissa – Are you going to have a separate band like in the picture? Fred – No there will be no band there. Doug – This house sits over from the other houses. It is off by itself so I am more inclined to approve it. JoBeth – I wish there were pictures of the surrounding houses. Patrick – What if the arched pieces were removed? JoBeth – I think it would help. Doug – I don't like that we diminish the design.

**Melissa made a motion to approve Case #17-HZ-00005 – 1707 W. 57<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: remove the sidelights at the front door; front door to be more of a craftsman style; garage pedestrian door to match the front door; reduce the water table to match height of column base; eliminate lower arch gable trim to simplify; windows to be 3:1 double hung windows; if handrail is needed, design to be submitted.**

**Doug – I have a problem with the removal of the arch in the gable.**

**Patrick seconded the motion. The motion was approved with 5 in favor, 1 opposed (Doug).**

***NEW BUSINESS***

**CASE #17-HZ-00012 – 4605 Tennessee Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. Aluminum clad windows; exposed wood in the gable and porch. This lot drops about 3' to the sidewalk. Driveway will be off the left of the house. The garage will be under the house. Front door will be fiberglass. The rear of the house is about 8' below the road. We should not need any additional retaining walls. The pitch on the roof is 10/12. The columns will have a trim on the bottom and top. The shed roof on the porch is metal.

No gutters on the front but will be on the back. No handrail should be needed. If I have to add them I will bring them back to you. Windows will be 1:1.

Community Comments: none

Front door is half-light. Ken provided large drawings for viewing.

**Patrick made a motion to approve Case #17-HZ-00012 – 4605 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions are: Fiberglass front door one light over panel.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00013 – 4428 Seneca Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Brian Whitacre, has applied for a Certificate of Appropriateness for the following work:

- Replace siding
- Replace storm windows
- Replace porch railing

Linda presented a PowerPoint presentation.

Discussion: Brian Whitacre addressed the Commission. We have done a lot to the inside. The front porch is awful. We plan to remove the siding from the porch and open it up. The siding will match what is on the house now. Kevin – Would you consider a trim piece across the front of the porch gable? Brian – I would be willing to look at it.

Community Comments: none

**Melissa made a motion to approve Case #17-HZ-00013 – 4428 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as submitted**

**JoBeth seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00014 – 4508 Balcomb Street**

**PROJECT DESCRIPTION:**

The applicant, Josh Legg, has applied for a Certificate of Appropriateness for the following work:

- Replace front step
- Add front deck
- Repair retaining wall
- Clean off-street parking

Linda presented a PowerPoint presentation.

Discussion: NO ONE PRESENT. There are too many questions about the project to proceed.

Community Comments: None

**Nancy made a motion to defer Case #17-HZ-00014 – 4508 Balcomb Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

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

**CASE #17-HZ-00015 – 4811 Virginia Avenue**

**PROJECT DESCRIPTION:**

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

- Replace windows

Linda presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. These are aluminum sliders. All the seals and mechanics do not work. I have to enlarge the window in the bedroom to meet egress code. It will also be a slider. We can use the windows as submitted or a Lincoln window. There is currently no trim around the windows. The picture window on front sits right on the brick.

Community Comments: None

**JoBeth made a motion to approve Case #17-HZ-00015 – 4811 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as submitted**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00018 – 4718 Florida Avenue**

**PROJECT DESCRIPTION:**

The applicant, Stephanie Pons, has applied for a Certificate of Appropriateness for the following work:

- Enlarge kitchen window

Linda presented a PowerPoint presentation.

Discussion: Stephanie Pons addressed the Commission. This window is on the side. There are several trees outside the window on that side and we own the adjacent lot. This is in the kitchen. It is about 6' off the floor. All the other windows have been replaced. This window is not original to the house but the size is. Melissa – The Guidelines say the size of windows should not be changed. Stephanie – I can't see out the window as it is now. There is a bump out at the side of this window. JoBeth – When the size of the window is changed on these old houses it is very hard to make it blend in. You are going to have a patch area around the window and it will be very noticeable. Since it is on the side, it may not be a big deal. The Guidelines do state that the size is not to be changed. Doug – Would you consider putting an additional window in? Guidelines say it is allowed to add a window at the side or back of the house. Melissa – You would still be able to tell where it was done. Stephanie – I have talked to a contractor. He feels confident that it should not be a problem. Melissa – The bottom seal extends longer than is visible. Kevin – It is a “should” not a “shall.” The location is important. I feel confident with Stuart's (contractor) work. How would you feel about Stuart coming in and talking about how he is going to do it? Melissa – I could get behind it if it was done properly.

Community Comments: Ethan Collier – I know Stuart's work and he is very good at what he does. He is better at it than anyone I know. Rather than delaying the project another month, could you approve it and let him pull the permit?

Melissa – Would you use the same lintel? Stephanie – I would certainly want to. The window would be aluminum clad and match the rest of the windows in the house. Nancy – I would like to see us approve this.

**JoBeth made a motion to approve Case #17-HZ-00018 – 4718 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, subject to any and all conditions. Conditions: brick work and lintel will match existing exactly; use existing lintel if possible; Stuart Beckley will do the work.**

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

**CASE #17-HZ-00019 – 5413 Beulah Avenue**

**PROJECT DESCRIPTION:**

The applicant, Ethan Collier, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Linda presented a PowerPoint presentation.

Discussion: Ethan Collier addressed the Commission. I was here last month with another plan for this property. We went to BOZA and they did not approve a 2' setback. They want 10' setback. We do have 2 lots here. We are limited to our width. We can lengthen the house. We have built this same house in Hill City. It shows a block foundation but we will use a brick foundation in St. Elmo. The siding will be Hardi. I was appalled that BOZA did not give us the variance. I don't know what else to do now. The house needs two fronts because it actually faces both streets. The front is on Beulah. The back of the house will be very much like the front. There will be an entrance from both the front and back that enters into an entry way/foyer. I like the board and batten but I am ok with the lap siding also, whichever you want. Patrick – I feel like there is no other context like the board and batten. Ethan – I am fine with using lap siding all the way around. Patrick - I think bringing the scale of the house down some would help. It is 19'3" to the eave. Ethan – We will keep it as low as we can. Accessibility is key to this house and its owner. The master is on the main level. The handrail will be wood picket. We will grade so the ramp to the back would not be noticeable from the front of the house. JoBeth – I think it would look good using board and batten and lap but switching the placement. Ethan – We will use shake in the gables.

Community Comments: None

**Melissa made a motion to approve Case #17-HZ-00019 – 5413 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: brick foundation; lap with 5.25 reveal on 2 story section and board and batten on one story section.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### ***OTHER BUSINESS***

Ethan Collier - I want to thank you for what you do. I know you don't get a lot of appreciation. I think you do a good job listening to the issues. You actually read the rules. I think that is a good thing.

JoBeth – We went to a meeting in Franklin and they said we were not supposed to rule on cases where people are not there. I think we need to look into this. Melissa – I will contact Jane Coleman and check on what that was. JoBeth – We need to be sure we are in compliance about that.

### ***STAFF APPROVALS***

- 17-HZ-00008: 5410 Tennessee Avenue – Fence
- 17-HZ-00009: 4428 Seneca Avenue – Replace front door
- 17-HZ-00010: 826 Vine Street – Trim trees
- 17-HZ-00016: 4500 Alabama Avenue – Replace roof
- 17-HZ-00017: 4811 Virginia Avenue – Replace siding, fascia & soffit
- 17-HZ-00020: 4905 Florida Avenue – Privacy fence

*NEXT MEETING DATE:* March 16, 2017

**Melissa made a motion to adjourn.**

**Patrick seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 12:00 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary



# CHATTANOOGA HISTORIC ZONING COMMISSION

## MINUTES

March 16, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held March 16, 2017 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Patrick Ryan, Doug Eckert, Kevin Osteen, Nancy Poston, and Melissa Mortimer

Members Absent: JoBeth Kavanaugh

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Paul Teruya, Joseph Raboin, Ken Morris, Gary & Debbie Fiser, Francesco Pizzuto, Jay Martin, Jeremiah Moore, Martin Klinghard, Nancy Poston

**Nancy made a motion to approve the Minutes from previous meetings. The motion was seconded by Patrick and unanimously approved.**

## ***OLD BUSINESS***

### **CASE #16-HZ-00090 – 4300 Seneca Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Paul Teruya of GreenTech, has applied for a Certificate of Appropriateness for the following work:

- Staircase

Linda presented a PowerPoint presentation.

Discussion: Paul Toruya addressed the Commission. House is complete except for the staircase. There will be a set of stairs, a landing and more stairs. The handrail will be painted. I submitted an alternate plan showing the stairs going to the left as well. (Staff does not have it.) Kevin – On the left hand side if it breaks that way it will not be utilized. Patrick – Another concern was the width. Paul – We have no problem with widening the stairs. We can bring them off up to 6 feet. Nancy – Is there a way to keep the column width the same but flare out at bottom. I think it would balance it out. Paul – They are now at 4 feet but could be stretched out to 6 feet. Doug – What sort of spindles will it be? Paul – They are 2x4 inches sideways and they sit on top of the vertical and a 2x6 inch sits on top of the spindles. They will match what is on the porch spindles.

Community Comments: none

Kevin – I think stretching it to 6 feet would help.

**Doug made a motion to approve Case #16-HZ-00090 – 4300 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: expand the width of the stairs to 6 feet; at the landing stairs will split and go left and right to the ground.**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Joseph Raboin, has applied for a Certificate of Appropriateness for the following work:

- Carport

Linda presented a PowerPoint presentation.

Discussion: *Joseph Raboin was not present*

Community Comments: None

**Melissa made a motion to defer Case 16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

***NEW BUSINESS***

**CASE #17-HZ-00011 – 1315 W. 45<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: *Ken Morris was not present*

Kevin – The rendering does not look like the elevation.

Community Comments: None

**Nancy made a motion to defer Case #17-HZ-00011 – 1315 W. 45<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None.**

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

**CASE #17-HZ-00022 – 1314 W. 45<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Gary & Debbie Fiser addressed the Commission. It is very similar to what we have done on this street before. It will be horizontal siding on the front with cedar shake in front gable; the lower gable will have siding. I am anticipating one step to the porch so there will not be a need for the handrail. There is a very gentle slope to the lot. On our plan, the brick does not come to the window. There will be Hardi below the band around the house. I will put a storage area of about 5x8 feet at the back of the house with a hip roof and it is on the drawing.

Community Comments: None

Kevin – Do you think there should be a belly band around the sides of the house? Patrick – I think it would help the look of the house to have something at the eave across, just a simple piece of trim. A 1x8 or 1x10 inch trim piece across there might break it up. Gary – I'm not sure it would even show up unless it is a different color. Debbie – The way the roof comes in on the left I think it will look weird. As close as these houses are, you hardly see the sides of the house. We will do whatever you want though. Melissa – I don't think it would be necessary.

**Doug made a motion to approve Case #17-HZ-00022 – 1314 W. 45<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the drawings show a band under the windows which will not be added; there will or will not be a handrail on the front porch; there will be a band around the bottom of the house.**

**Melissa seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00023 – 5207 Beulah Avenue**

**PROJECT DESCRIPTION:**

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

- Replace siding
- Replace window
- Replace roof
- Remove door

Linda presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. We are adding a dormer and changing the roof to a gable roof on the back of the house. We are removing the vinyl siding on the house which is over 1-17 siding and we will restore that siding. We are going to add a second story and that is why we are adding the dormers. The windows on the bottom are staying. We are adding a window on the top. Will continue the 1-17 siding up and will put hardi board on the dormer with a 6 inch reveal. The one vinyl window that was previously installed (in a bathroom) we close in (that room will become a closet). Melissa – I have a problem with the dormers. It changes the character of the house and it is visible from the front of the house. Francesco – Everything on the front is the same except for the dormer. In the past we have seen those things get approved. It is just on one side of the house. Doug – Are you removing the chimney? Francesco – The shed room is behind the chimney. Nancy – There is a dormer on the other side of the house presently. Could you match the height and pitch of that dormer? Kevin – The height would not allow another room. It is more obtrusive from the front than it is from the side. He is separating it with a different siding. Could you run a dormer out and allow what you want on the inside? Francesco – I think I would not have enough head height. The space would be a bedroom and a bathroom. Kevin – I think the elevation in the picture is a little misleading. How wide is the shed room going to be? Francesco – I think it is about 4 feet. From the chimney to the front of the house is about 18 feet. So this would be on the rear half of the house. Kevin – I think the dormer sits far enough back to be acceptable. This has been approved before.

Community Comments: None

Melissa – We need to look at the removal of the front door. I do not want to see the door removed, it is original. Francesco – I guess we could leave it there and still utilize the inside. Roof will be architectural shingles. Melissa – What about changing the roof line on the back of the house? Kevin – I think if we approve the gable it is fine to change this. I don't like the 6 inch siding against the 1-17. I think it would stretch the dormer out. Francesco – I could use the 1-17 siding and match the rest of the house. Kevin – We are supposed to delineate the addition so I think the Hardi makes the most sense. The second front door does not have to stay functional so it can be closed in on the interior.

**Melissa made a motion to approve Case #17-HZ-00023 – 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, subject to any and all conditions. Conditions: 6 inch reveal on the Hardi and keep original door on the front.**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00024 – 4013 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Jay Martin, has applied for a Certificate of Appropriateness for the following work:

- Addition

Linda presented a PowerPoint presentation.

Discussion: Daniel Hangland addressed the Commission. The addition will not be seen from the front. We are removing the gable vents and putting them back in the same location. The addition will meet the same roofline as the shed on the other side. The new materials will match all the existing materials on the house now. We will take the existing windows out and reuse them. We will match the original ridge line. Melissa – Could you put a trim piece between the original and the addition? Daniel – The entire wall at the back will be “new”. Nancy – We are asking that you show where the addition was made. Daniel – The only place you could put one is the corner on the side at the bump out. We want to maintain the same materials as much as possible. Kevin – I don’t know how necessary it will be to delineate the addition on this project.

Community Comments: None

**Nancy made a motion to approve Case #17-HZ-00024 – 4013 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as submitted**

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

**CASE #17-HZ-00025 – 4018 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- Add garage
- Add gables to house

Linda presented a PowerPoint presentation.

Discussion: Jeremiah Moore addressed the Commission. We want to add a garage with a space above it attached to the house by a walkway. Then we want to add a room to the back of the house. We will use Hardi with a 6 inch reveal for the siding. We will be staying in the garage while we work on the house. We want the house to look like the rendering. There will be about 500 sq. ft. of livable space over the garage. Kevin – That is allowed if it is attached to the home via the walkway. Melissa – You want to change the porch columns? Jeremiah – Yes the current ones are rotted out at the bottom. The addition on the back is about 300 sq. ft. All the siding will be replaced with Hardi plank. The garage will also be Hardi plank. Kevin – What is the existing siding? Jeremiah – Wood siding. The front and back is new wood siding but not on the sides of the house. We want the new gables and the garage to tie all in with the new Hardi siding. The piece that is in the vent area on the front is not original. Kevin – Having the applicant take pictures around the house and the neighboring properties is not sufficient. Jeremiah – The siding on the sides is in bad shape. Melissa – I’m against the porch columns. Jeremiah – The ones that are there now are not original, they have been replaced. Linda – There has to be two means of egress from the garage. This is a code item

not Historic. Kevin – If we are going to approve this garage and it is going to have Hardi, I don't have a problem with him replacing it on the house. Jeremiah – I can match the reveal. Kevin – I think the gable vents need to stay the same. Jeremiah – That size is not original to the house, it was a bigger size than presently. The columns were originally wrought iron.

Community Comments: None

Kevin – Brick columns were not original to this style but it is in the neighborhood. Melissa – Could you extend the columns down and not use the brick? Jeremiah – We could but we are trying to eliminate the rotting of the bottom of the columns. Kevin – You could use a different material. There are additions on the side and the rear. Patrick – It looks like the addition is larger than the original house. Jeremiah pinpointed the addition. Melissa – It still looks like the same size of the original house. The addition is about 10 feet off the original house. (Read a portion of Guidelines) Jeremiah – The drawings show it comes out 5'8" and it comes out 3'10" on the other side. Kevin – If you could step down the height of the gable it would help with the look of the house. Even a hip roof on the left would help the look of it. Jeremiah – I will run all this by the architect and see what we can do. Kevin – I see no problem with the rear of the house. We would like to see less mass on that side of the house. Jeremiah – When we bought the house there were shakes on the front of the house. Melissa – I think you could use shake shingles in the new gables. Patrick – It's hard to know what the original elements of the house were but does that give license to change what is there. We have approved changes to other houses in St. Elmo. Jeremiah – This would be a remodel to a remodel to a remodel.

**Melissa made a motion to approve Case #17-HZ-00025 – 4018 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: porch columns to extend to floor with no brick piers; hip roof on north addition and reduce the massing; DEFER garage, rear stair and handrail.**

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

### **CASE #17-HZ-00026 – 5616 Orchid Lane**

#### **PROJECT DESCRIPTION:**

The applicant, Martin Klinghard, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

*Melissa recused herself from this case.*

Discussion: Martin Klinghard addressed the Commission. We had planned to renovate this house. While we were cleaning it out, lightning struck the house and it was a total loss. So now, we want to build a new house. We are going to set this house in line with the houses on the street. It will be a simple house with a front and back porch. We want to do away with the roof lines on the back of

the house. Windows will be 1:1. The doors will be craftsman style with 3 lights at the top. The siding will be Hardi with a 6 inch reveal. Doug – What is the foundation? Martin – Stucco. Patrick – Are you doing a handrail on the front porch? Martin – Yes with 1x1 inch spindles.

Community Comments: None

Nancy – Explain the back to me. Martin – We are doing away with the shed area, it will be straight across.

**Nancy made a motion to approve Case #17-HZ-00026 – 5616 Orchid Lane, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: windows will be 1:1; rear addition not as shown on drawings, one bump out addition on rear with window; addition of wood handrail with pickets on front.**

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

*Melissa rejoined the Commission.*

### **CASE #17-HZ-00027 – 5000 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Bill Batey, has applied for a Certificate of Appropriateness for the following work:

- Add gutters
- Replace roof
- Remove and replace front porch roof

Linda presented a PowerPoint presentation.

Discussion: Bill Batey addressed the Commission. We moved in a couple months ago. We want to redo the front porch because there are some water issues. The columns are about 3x3 inch and we want to replace them. We want to change the pitch of the front roof and get rid of the gap but keep the width. The interior height will be raised a little.

Community Comments: None

There are no gutters right now so would like to add 6 inch half round gutters. We want to put a metal roof on the porch. There will be no soffit at the porch roof. The entire roof will be replaced with a metal roof. Kevin – There is a wedge you can buy to make the K style gutter work if that is what you want to use. We do not want to see you pull the dental molding out though. I would not like to see the space between the main and the porch roofs go away. There is a way to make a separation in the roof work. Patrick – I can agree with beefier columns but I would want them to be turned columns. Bill – What about the handrail? Kevin - I don't think these are original. Patrick – The pickets need to be turned as well to match the columns.

**Patrick made a motion to approve Case #17-HZ-00027 – 5000 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: keep original porch roof pitch and soffit; columns on porch and pickets to be turned; handrail acceptable; maintain molding behind gutters.**

*Nancy recused herself from this case.*

**CASE #17-HZ-00029 – 608 Palmetto Street**

**PROJECT DESCRIPTION:**

The applicant, Nancy Poston, has applied for a Certificate of Appropriateness for the following work:

- Renovation

Linda presented a PowerPoint presentation.

Discussion: Scott Burnett and Nancy Poston addressed the Commission. We have a list of repairs. The balcony is in bad shape and needs to be removed and then we will rebuild it. We want to make the handrails and deck to be more in keeping with the period. We will also replace the roof. Nancy – This is the carriage house for my house. Nancy showed a picture of the original carriage house. The deed said 1908 and I think it burned at some time and was rebuilt. Scott – We want to use larger columns and railings to match the front porch. We will paint the trim and re-glaze the windows. The columns may be a shade lighter than what is there now. We will only replace what is necessary due to rot or broken. We will replace the aluminum windows with wood to match the rest. We will replace the damaged sections of the slate siding. The front steps are way out of code. We will form over the top of the existing steps and match the aggregate to bring them to code. There is brick on two of the columns on the front porch and we will brick the other two columns which are of wood so the four columns will match. Nancy – I feel the columns need to be bucker than what they are taking them out to the footprint that was original. Scott – If brick is not an option I would like to replicate the existing. Melissa – I don't know if I would put brick. Scott – I was thinking of making a wood replacement. Parking is in the rear. This house has no parking at all. There is just enough room behind this house to put 2 cars. The only thing we would have to do is very little grading. There is a small tree there that belongs to the city and we would talk to Gene Hyde about it. I would like to put in a brick ribbon strip. There are some garage doors on the side of the house. These were originally sliding doors and we would like to go back to that look – sliding barn door look.

Community Comments: None

Nancy – The arched window facing north (the house) underneath it the brick is different. It is believed that is where the carriage came out. Scott – There is a 3.5 foot aluminum fence that is very flimsy but is used to protect the drop off there. We want to replicate that up the side of the house. Nancy – There is a rock wall that is about to fall. I have contacted the city about repairing it but have heard nothing. It is one of those walls that is half owned by the city and half owned by me.



**Patrick made a motion to approve Case #17-HZ-00029 – 608 Palmetto Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: maintain the wooden columns similar to the sketch shown at meeting and build out to original footprint.**

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

*Nancy rejoined the Commission.*

### ***OTHER BUSINESS***

Kevin – Mr. Moore has another drawing to show us if you agree. Yes - **CASE #17-HZ-00025 – 4018 St. Elmo Avenue** I just talked with codes across the hall and he said I did not have to have 2 means of egress from the second floor of the garage. Applicant was asked to confirm the code and return next month for review.

### ***STAFF APPROVALS***

17-HZ-00021: 4905 Florida Avenue – Construct rear deck  
17-HZ-00028: 1707 W. 57<sup>th</sup> Street – Construct 6' privacy fence

***NEXT MEETING DATE:*** April 20, 2017

**Patrick made a motion to adjourn.**

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

**The meeting was adjourned at 12:15 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

April 20, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held April 20, 2017 at 9:33 a.m. at the Development Resource Center, Conference Room 1A. JoBeth Kavanaugh called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. JoBeth Kavanaugh explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Patrick Ryan, Doug Eckert, Nancy Poston, JoBeth Kavanaugh and Melissa Mortimer

Members Absent: Kevin Osteen

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Ken Morris, Jeremiah Moore, Francesco Pizzuto, Trip Farmer, Prescott of New Blue, James Trey Baldwin, Ethan Collier, Paul Teruya, Laura Patti

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

***OLD BUSINESS***

**CASE #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street      DEFERRED – NO SIGN**

**PROJECT DESCRIPTION:**

The applicant, Joseph Raboin, has applied for a Certificate of Appropriateness for the following work:

- Carport

**CASE #17-HZ-00011 – 1315 W. 45<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. Similar design to another house we built in St. Elmo. This one sits higher so foundation will be larger. Driveway comes off 45<sup>th</sup> Street. Fence in back yard. Hardi siding, aluminum clad windows, stacked stone foundation, exposed rafters on front porch. JoBeth – What is the divided light in the window? Internal divided light. Ken – The driveway will come off 45<sup>th</sup> and will be concrete. Foundation will be about 5 feet on front. Melissa – Guidelines say 2 feet above grade. Ken – That is not feasible, we had to have 5 feet for code. The back side will have about 2 feet. Doug – Would you outline the building? Ken – Yes. There

will be a parking pad in the back. Patrick – Since the foundation is so high, what is the material? Ken – Stacked stone. Just the front porch will have a gray metal roof. The fence will be around the rear of the property and will be a 6 foot privacy fence, as shown on the site plan. Melissa read the Guidelines regarding windows.

Community Comments: None

JoBeth – The Guidelines are vague regarding windows. I don't think we have approved this before. Doug – I don't see a problem with it. JoBeth – I don't think they imitate the historic district. I would prefer to see 1:1 if they are going to have a sash. Patrick – You said internal dividers right? Ken – Yes, they are internal. I have had 4 cases in front of you and they all have been internal. Melissa – I haven't seen this come up since I have been here. I don't have a problem with it since it is new construction. The Guidelines for new construction doesn't speak to this issue.

**Melissa made a motion to approve Case #17-HZ-00011 – 1315 W. 45<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

### **CASE #17-HZ-00025 – 4018 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- Add garage

Linda presented a PowerPoint presentation.

Discussion: Jeremiah Moore addressed the Commission. This is about the garage. Everything on the exterior will match existing house. The garage is the issue to be addressed today. Nancy – I think the detail on the front is fine.

Community Comments: None

**Patrick made a motion to approve Case #17-HZ-00025 – 4018 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

## ***NEW BUSINESS***

### **CASE #17-HZ-00031 – 4704 Florida Avenue**

#### **PROJECT DESCRIPTION:**

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

- Addition
- Remove vinyl siding
- Replace roof, windows, rear door, front porch ceiling
- Add crusher run driveway in rear

Linda presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. Coming from the roofline out and doing an addition. We are removing the vinyl siding. The foundation will match. We are adding about 600 sq. ft. The little shed will come out and this addition will go on. The windows on the back and front are 1:1 and the sides are 2:2. The addition will be the same. JoBeth – What do you think needs to be replaced? Francesco – It doesn't make a lot of sense to restore some and replace some. I would say we need to replace existing so it will all match. JoBeth – We would prefer you to repair what you could. Doug – Will you see the new roof line from the street? Francesco – No. JoBeth – What trim will you use? Francesco – If I reuse the windows, I will use the existing trim. There is a cut in in the alleyway that is dirt. We are going to use that same cut in but put in crusher run. There will be a sitting area of about 20x20 feet that we will gravel. We are replacing the porch ceiling to bead board.

Community Comments: None

Melissa – I think we need to decide on the windows. JoBeth – I think repairing the windows is best. If there is a hardship with this, he can come back to the Commission.

**Doug made a motion to approve Case #17-HZ-00031 – 4704 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, subject to any and all conditions. Conditions: repair windows; if not feasible return to the Board with alternative plan.**

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

### **CASE #17-HZ-00032 – 822 Vine Street DEFERRED BY APPLICANT**

#### **PROJECT DESCRIPTION:**

The applicant, Cynthia Rice, has applied for a Certificate of Appropriateness for the following work:

- Fence

**CASE #17-HZ-00033 – 4505 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Trip Farmer, has applied for a Certificate of Appropriateness for the following work:

- Patio
- Terraced Yard

Linda presented a PowerPoint presentation.

Discussion: Trip Farmer addressed the Commission. Install a patio with pavers. Want to put a terraced area of 3 walls 3.5 feet tall each. Walls are of Belgard pavers, they are all interlocking.

Community Comments: None

Patrick – I think this is a good response to having a raised deck.

**Melissa made a motion to approve Case #17-HZ-00033 – 4505 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00034 – 828 Oak Street**

**PROJECT DESCRIPTION:**

The applicant, New Blue Construction, has applied for a Certificate of Appropriateness for the following work:

- Garage door
- Siding
- Side door

Linda presented a PowerPoint presentation.

Discussion: Greg Pescott of New Blue Construction addressed the Commission. We plan to remove the two wide doors, frame in the wall and install a smaller metal door (two 6 foot doors). We may replace the side door with a 6 panel door with no glass for security issues. Doug – Did you consider a door closer to what is there such as a sliding barn door? Greg – No, mainly because of security. They are mainly using this building for storage.

Paula Z. – We originally changed these doors 20 years ago. We have been broken in on many times because it is hard to secure these doors.

Doug – Where is this viewable from? Greg – From the alley only. Doug – I feel this is not a historic look.

Community Comments: None

Melissa read the Guidelines. The item on garage doors is mainly regarding new construction and it doesn't really say a lot. Doug – My concern is maintaining a historic look. JoBeth – The Guidelines are vague. I love the old look. I do worry about the security of it. Doug – I believe if you had heavy wood doors that were chained together, it would be impossible for anyone to get in. They don't insulate very well though. Melissa – This doesn't look like an original carriage house to me, I think it was built later.

Hill Craddock (owner) – I can tell you that when we bought it, it had no roof and no door. We tried to match surrounding buildings. I do not think it was original to the house. Doug – Would you be agreeable to compromise on this project? Hill – It was originally fairly well built. The way the water flowed, it frequently floods. We are planning to pour a concrete floor that will divert the water running in.

Nancy – Do you need access from the alleyway? Hill – Yes. Doug – I would like to see that door changed into 2 large doors to be consistent to that building. Patrick – Are you positive the water is coming from the outside and not through the structure. Hill – There is some coming in through the building and we are addressing that problem also. Melissa – I would like to see the side door stay. Hill – The siding to be used on the front will match the house. Patrick – If we do the siding, I would want it to disappear as much as possible. If you match the house, it is going to stand out. JoBeth – Would you be open to painting it to match the trim on the house, the blue-gray? Hill – Yes we could do that.

**Patrick made a motion to approve Case #17-HZ-00034 – 828 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: repair or replace in kind the side door; siding and double doors on front of building to be painted to match blue-gray trim color.**

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

### **CASE #17-HZ-00035 – 5415 Beulah Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, James Trey Baldwin, has applied for a Certificate of Appropriateness for the following work:

- Replace roof & gutter
- Replace French doors with window
- Replace siding

Linda presented a PowerPoint presentation.

Discussion: James Trey Baldwin addressed the Commission. I want to replace the French door with a window. All that entrance area is deteriorated. There was a shed roof added at the back, I want to remove it and leave that area open. The house has vinyl siding all the way around. The best I can get to match is Hardi plank. Work has already been done.

Community Comments: None

JoBeth – It looks like an improvement. He should have come here before doing the work though. The new window is a vinyl window. All the other windows are aluminum. Patrick – It is definitely an improvement.

**Patrick made a motion to approve Case #17-HZ-00035 – 5415 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

**CASE #17-HZ-00036 – 812 Fortwood Street      DEFERRED – NO SIGN**

**PROJECT DESCRIPTION:**

The applicant, Larry Wade, has applied for a Certificate of Appropriateness for the following work:

- Carport

**CASE #17-HZ-00037 – 5500 Tennessee Avenue      DEFERRED – NO SIGN**

**PROJECT DESCRIPTION:**

The applicant, Charles Reynolds, has applied for a Certificate of Appropriateness for the following work:

- Change windows & doors
- Redo front porch
- Patch siding
- Pave driveway

**CASE #17-HZ-00038 – 5413 Beulah Avenue**

**PROJECT DESCRIPTION:**

The applicant, Ethan Collier, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Ethan Collier addressed the Commission. The back foundation will be about 8-12 inches and in front about 50 inches due to the topography of the lot. The house next door front foundation is 54 inches. The driveway will come off Virginia and there will be a parking pad. The side elevations will be the same as the house next door. I would like to do a smaller lap siding, 5.5 inches. Brick foundation goes all the way around. The handrail will be the same as the other house. Windows are all wood double hung. The shake will be fiber cement. The front door will be an all wood front door with 3 windows across the top. The back will be pretty much on grade.

Community Comments: None

**Melissa made a motion to approve Case #17-HZ-00038 – 5413 Beulah Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: brick foundation; mission style 3 light door on front; single light door on back.**

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

**CASE #17-HZ-00039 – 1614 W. 54<sup>th</sup> Avenue**

**PROJECT DESCRIPTION:**

The applicant, Paul Teruya, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Paul Teruya addressed the Commission. **APPLICANT NOT PRESENT**

Community Comments: None

**CASE #17-HZ-00040 – 5301 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Laura Patti, has applied for a Certificate of Appropriateness for the following work:

- Exterior stairs to basement

Linda presented a PowerPoint presentation.

Discussion: Laura Patti addressed the Commission. I did not submit for the door. Everything there has deteriorated. There will be 4 steps to the door with sides framed in. I'm still trying to find a door that will fit the opening. These are two of the ones I have looked at. This is on the side of the house.

Community Comments: None

JoBeth – Either of the doors shown are acceptable. Patrick – It looks a lot better than what is there now.

**Doug made a motion to approve Case #17-HZ-00040 – 5301 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**



***OTHER BUSINESS***

**CASE #17-HZ-00005 – 1707 W. 57<sup>th</sup> Street**

- Sidelights
- Arches

Linda presented a PowerPoint presentation.

Discussion: The homeowner has come back wanting to put the sidelights back in and asking again to have the arch the way it is shown on the rendering. Patrick – I'm okay with sidelights but not the arches. The eyebrow is too much. New construction has to fit in with the neighborhood. JoBeth – We are to make calls on new construction. Melissa – Read some sections of the Guidelines.

**Melissa made a motion to amend earlier decision on Case #17-HZ-00040 – 5301 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: APPROVED - Putting the sidelights at the front door; DENIED – adding the eyebrow arch to the gables.**

**Patrick seconded the motion. The motion was approved with 4 in favor and 1 opposed (Doug).**

**CASE #16-HZ-00092 – 1613 W. 51<sup>st</sup> Street**

- Foundation

Linda presented a PowerPoint presentation.

This Applicant appeared before the Commission and was asked to let you know what was under the sheet metal that was on your foundation at the front porch. Applicant submitted photos of what was under sheet metal. She also submitted some examples of material she would like to use.

Discussion: The top selection is acceptable – Rock Mountain Shadow

**Patrick made a motion to approve Case #17-HZ-00040 – 5301 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Melissa seconded the motion. The motion was unanimously approved.**

**CASE #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Joseph Raboin, has applied for a Certificate of Appropriateness for the following work:

- Carport

Discussion: The applicants asked that we talk about the case because they both have working schedules that prevent them from attending the meeting. The Commission does not feel that is sufficient cause for not appearing at the meeting. There are too many questions about the project.

**Patrick made a motion to DEFER Case 16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: must be present**

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

***STAFF APPROVALS***

- 17-HZ-00021: 4905 Florida Avenue – Construct rear deck
- 17-HZ-00028: 1707 W. 57<sup>th</sup> Street – Construct 6' privacy fence

***NEXT MEETING DATE:*** May 18, 2017

**Patrick made a motion to adjourn.**

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

**The meeting was adjourned at 11:32 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# CHATTANOOGA HISTORIC ZONING COMMISSION

## MINUTES

May 18, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held May 18, 2017 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Rachel Shannon

Staff Members Present: Linda Guest-York, Angela Wallace and Phil Noblett

Applicants Present: Heather Raboin, Charles Reynolds, Fred Berger for John Sillery, Debbie Sue Przybysz, Chris Anderson for Green Tech, Matthew Lewis, Lawrence Jaubert, and Brian Porter

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

## ***OLD BUSINESS***

### **CASE #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Heather Raboin, has applied for a Certificate of Appropriateness for the following work:

- Carport

Linda presented a PowerPoint presentation.

Discussion: Heather Raboin addressed the Commission. We have been here about 10 years. The carport would be off the alley in the backyard. There is a carport in the neighborhood that is exactly like what we want. It would be a wood structure 20'x20' with asphalt shingles. There would be a gravel floor. The total height is 14' with 8' clearance. We will match the home as close as possible. Kevin – You are showing open gable and trusses. The one you want to copy does not have open trusses. Patrick – If it is going to be an attic style truss, it needs to be more open. Heather – We don't have a strong preference to looks so we can change to what you would prefer. Patrick - I would be happy with either a closed gable look or totally open. Kevin - We did approve the sample she submitted.

Community Comments: None

**Doug made a motion to approve Case #16-HZ-00133 – 1407 W. 53<sup>rd</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: if attic style trusses are used then siding is used to close off the gable and the siding will match the siding on the house or it can be stick frame style.**

**JoBeth seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00037 – 5500 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicant, Charles Reynolds, has applied for a Certificate of Appropriateness for the following work:

- Replace windows & doors
- Redo front porch
- Patch siding to match
- Pave driveway in back

Linda presented a PowerPoint presentation.

**Discussion:** Charles Reynolds addressed the Commission. We want to pull part of the front wall out 2' and do away with the duplex door. We want to put an egress door in. We want more head clearance at the entrance to the front porch. It is only 6'5" tall. There are 3 different styles of windows in the house and the bedroom windows are not egress size. I will use whatever windows you want. There is one wood window on the side of the laundry room which may have been an original window. The house was changed to a duplex at some time. I want a transom window in the bathroom. The siding is the original siding and we want to patch and match. The 70's addition has Hardi board on that part. Patrick – What is the condition of the column head? Charles – It has some swelling. Anything I add I will replace in kind.

**Community Comments:** Mark Przybysz – I own the house behind this house and I would like to hear more about the driveway. Charles – It will be about 5' deep at the back of the house. We will come in off 55<sup>th</sup> Street and about 5' to the house. It will be a concrete drive pad about 15' long. Mark - I would like a survey done to make sure the driveway is not on my property. Charles – I will get a survey.

JoBeth – I would like to see 1:1 windows used. Melissa – I don't mind moving the wall out in this case. My concern is that it is the front façade. Nancy – Would you bump out the entire front wall? Kevin – Let's not redesign. JoBeth – I think the windows will help the look of the house. Kevin – The foundation vents are to be replaced? Charles – Yes with wood louvers. Nancy – In the pictures you show the chimneys painted white. Charles – We do not have to do that. Patrick – We need to have a style of the door. David – The proportion of the existing windows are nice and there are casement windows that would fit that opening. Kevin – We do not approve solid vinyl windows.

**Patrick made a motion to approve Case #17-HZ-00037 – 5500 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and**

**pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: windows to be 1:1, match existing openings or full casement to match egress of acceptable material; remove header from front porch; patch outside siding to match existing; shift front door and window on left 1' to the left; front door to be made of wood and match style in drawings; rear door to be replaced with similar style steel door; porch handrails to be 2 by material and no exposed fasteners.**

**JoBeth seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

### **CASE #17-HZ-00043 – 1707 W. 57<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Fred Berger for John Sillery, has applied for a Certificate of Appropriateness for the following work:

- Install pool with deck

Linda presented a PowerPoint presentation.

Discussion: John Sillery addressed the Commission. I want to build a 20'x60' pool. There will be a river flow in the pool. The coping is canter leaver with cement on the sides and ends, about 8' on sides and 10-12' on end. The pool is not visible from the street or the alley. Melissa – The submission is acceptable per Guidelines.

Community Comments: None

**David made a motion to approve Case #17-HZ-00043 – 1707 W. 57<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

### **CASE #17-HZ-00044 – 1317 W. 46<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Debbie Sue Przybysz, has applied for a Certificate of Appropriateness for the following work:

- Demolition

Linda presented a PowerPoint presentation.

Discussion: Debbie Sue Przybysz addressed the Commission. I am a preservationist. There have been a lot of problems with this home and it has had a fire. It is a complete loss

Community Comments: Hannah Thatcher - I live in front of this house. It is an eyesore.

Angela - The Chief Building Inspector inspected and deemed it a life safety issue and should be demolished.

Debbie – I will eventually build a house on this lot. Melissa – It is not listed as a contributing structure.

**Steve made a motion to approve Case #17-HZ-00044 – 1317 W. 46<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00045 – 5521 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Debbie Sue Przybysz, has applied for a Certificate of Appropriateness for the following work:

- Demolition

Linda presented a PowerPoint presentation.

Discussion: Mark and Debbie Sue Przybysz addressed the Commission. This house was built in 1920 and an addition in 1981. Melissa – It was listed as a contributing structure in 1980 but it is not now after the renovations.

Angela – The Chief Building Inspector investigated and deemed it a life safety issue and should be demolished.

Community Comments: None

**Melissa made a motion to approve Case #17-HZ-00045 – 5521 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00046 – 5508 Alabama Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This same design was approved previously at another location. Garage is a 2 car and accessed from the rear. There will be 1:1 wood windows throughout. Kevin – It is flat except at Alabama, how are you going to address that? Paul – We will install handrails. The front porch columns will be 6x6” wrapped.

Community Comments: Debbie – I have noticed a trend with new construction. There are generally 1 level homes on this street and this is a 2 story. It is not appropriate to build a larger house next to a bungalow. Kevin – Size and scale is a factor. What is the ridge height? Paul – 24’ from the top of the foundation. Kevin - I don’t think at 24’ it is out of line with the surrounding structures. JoBeth – There is a minimum of windows on the sides of the structure.

**JoBeth made a motion to approve Case #17-HZ-00046 – 5508 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00047 – 1614 W. 55<sup>th</sup> Avenue**

#### **PROJECT DESCRIPTION:**

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

- Demolition

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. Angela – The Chief Building Inspector inspected and found it a life safety issue and should be demolished. Paul – The floor is falling in and there is a lot of rot underneath. The house has been added onto several times. Melissa - The house is a contributing structure. JoBeth – I would like to get more information on the inspection of this house.

Community Comments: Mark Przybysz – We have repaired houses that were in this condition and even worse.

Paul – I am fine with deferring this and let us bring in a structural inspection.

**Nancy made a motion to defer Case #17-HZ-00047 – 1614 W. 55<sup>th</sup> Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: Need more detail information from building inspector; and owner to bring in an engineering report.**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00048 – 5510 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson and Paul Toruya addressed the Commission. This design has been approved previously for another property. Same specs as the house just submitted for 5508 Alabama Avenue. The front columns will be partly brick and then 6x6” wrapped. The roof is a 10-12 pitch. The windows will be 4:1 wood with applied grids or we can do 1:1. Kevin – The garage has a garage door with a pedestrian door on the back and siding will match house. Melissa – In a new construction, it does not have to look historic per Guidelines. David – The use of snap on dividers is discouraged.

Community Comments: None

**Melissa made a motion to approve Case #17-HZ-00048 – 5510 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: windows will be 1:1.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00050 – 4808 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Matthew Lewis, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace damaged siding on house and garage to match
- Remove/replace front porch railing, columns
- Remove piping on side of house
- Repair fascia, soffits and windows
- Rebuild deck
- Replace gutters and garage doors

Linda presented a PowerPoint presentation.

Discussion: Matthew Lewis addressed the Commission. There has been a significant amount of rot damage to this house. I want to restore the property using the material on the house and then match what has to be replaced. I have had to remove some of the exterior in order to repair the bathroom. I have some siding that has been enclosed on the top floor that I will use on the exterior to replace where needed. I want to pull the bead board on the roof of the porch and use to repair the



soffits where needed. The windows are in really bad shape, they are wrapped and rotted. I want to replace just the sashes in the windows. I would prefer to put 1:1 windows in. Nancy – I like you wanting to replace the sashes, not the windows. Melissa – The existing windows are mostly 5:1 and I would prefer seeing the windows stay 5:1. I want to pull the “fence” off the front porch and would like to leave the porch with no railing. The fancy columns were not in the original picture we have and I want to put everything back to the way it was originally. Nancy – At the back deck what is the door underneath? Matthew – They just covered it up at some time. I want to take that out and open up that area back to the original. Nancy – I would like to see caps on the pickets.

Community Comments: None

Kevin – We need to make a determination on the windows. JoBeth – There are people in town who can repair the windows for less than replacing them. Matthew – There are some windows missing and there are some that appear to be beyond repair. I am willing to replace the sashes and match all the windows to 5:1. I would prefer to replace them. JoBeth – I would like to see more detail on the windows and see if they can be repaired. Kevin – I would prefer to defer all the windows until we get further information. Matt – I can do that but I do not want to have miss-matched windows in this house.

**JoBeth made a motion to approve Case #17-HZ-00050 – 4808 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: all windows will be inspected by David Perry, documented and findings presented to the Board.**

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

**CASE #17-HZ-00051 – 4406 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicant, Lawrence Jaubert, has applied for a Certificate of Appropriateness for the following work:

- Change windows & doors
- Redo front porch
- Patch siding
- Pave driveway

Linda presented a PowerPoint presentation.

Discussion: Lawrence Jaubert addressed the Commission. The porch decking has been deteriorating for years. I want to bring it back to the original condition. The columns are salvageable. I will be replacing in kind. Kevin – What is the railings? Lawrence – The railings are in pretty good shape and I will only replace the cap rail. If I decide to change the caps, I would bring that back to you. Kevin – That could possibly be a staff approval. Lawrence – There was originally a brick foundation that was demoed at some time and changed to what it is now. If the railing becomes an issue, I would come back before you.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00051 – 4406 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00052 – 949 Fort Wood Street**

#### **PROJECT DESCRIPTION:**

The applicant, Brian Porter, has applied for a Certificate of Appropriateness for the following work:

- Remove overhead wires
- Repair 2<sup>nd</sup> story guard rails
- Replace doors, 2 windows
- Install central H/A, security lights, central trash container
- Add exterior lighting, sign, ornamental fence, retaining walls
- Paint exterior with Sherwin Williams Historic Color

Linda presented a PowerPoint presentation.

Discussion: Brian Porter addressed the Commission. Brian explained where all the new a/c condensers would go. The colors of the building and trim would stay about the same. We want to use 5 different colors on the doors to add a pop of color. We want to put some sitting areas on the 5<sup>th</sup> street side. Angela – Brian did meet with Gene Hyde and they agreed on the tree and landscaping plan. Brian – I tried to borrow elements from the neighborhood. We want to have stucco wall. The fence is a 42” ornamental just like the one across the street. Our piers would be 20x20’. The fence would be 60” on the Central Avenue side. The building was built in 1940. Nancy – Brian did present this to the Fort Wood Neighborhood Association and they were in full support of the project. Patrick – I don’t see an issue with any of this. JoBeth – Where is the dumpster going? Brian – I don’t have a back but I want to put it near the building on the 5<sup>th</sup> street side. I want to build a small 4’ retaining wall and put the dumpster in that nook. I am working with a company on getting a dumpster that will fit there. The pillars will be stucco and painted the same color as the building. The pillar cap will be cultured stone. The signs I want to cut the corner at Fort Wood and Central and Central and 5<sup>th</sup> with pillars about 4 feet with a sign that states the name and phone number. Nancy – I think the phone number is an issue. I don’t know of a sign with a phone number. Kevin – just because it is not anywhere is not an answer. Is there anything in the guidelines? Brian – The sign would be a synthetic material that looks like wood. Nancy – Nothing bothers me except the phone number. Melissa – I don’t see a problem with the phone number. Brian - I can come back with the sign design.

Phil Noblett – I researched this because it is an unusual case. The sign would have to be compatible with other multiple family structures. It is proper with the underlying zone. It should be compatible to the area.

Community Comments: None

This is a definite improvement. This is definitely more compatible with the neighborhood.

**Patrick made a motion to approve Case #17-HZ-00052 – 949 Fort Wood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: submission of the substitute door is approved; signage to be approved when decided; replacement windows to match existing openings.**

**JoBeth seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Phil Noblett – We are working on development or regulations for small cells across the city. I want you to be aware that this is in the works and we may need to have some input from the CHZC. We want to develop a uniform design for the city but they would have to come before us if in our districts. Maybe look at putting them in the back yards so they would not be noticeable. Phil will provide proposals to us for review.

Melissa asked Phil research the need to have someone from the Planning Commission on the CHZC Board.

***STAFF APPROVALS***

- 17-HZ-00041: 4214 Tennessee Avenue – Rebuild front porch due to storm damage
- 17-HZ-00042: 938 Fort Wood Street – Replace roof; install gutters
- 17-HZ-00049: 5438 Glenn Falls – Repair storm damaged siding, trim & fascia to match

***NEXT MEETING DATE:*** June 15, 2017

**Patrick made a motion to adjourn.**

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

**The meeting was adjourned at 12:15 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# CHATTANOOGA HISTORIC ZONING COMMISSION

## MINUTES

June 15, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held June 15, 2017 at 9:35 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Patrick Ryan

Staff Members Present: Linda Guest-York, Angela Wallace and Charles Young

Applicants Present: Chris Anderson for Green Tech, Matthew Lewis, Kevin Osteen, Ken Morris, JoBeth Kavanaugh, Glenn Burtis, Kyle Skidmore and Garth Brown of Pfeffer Torode Architecture

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

## ***OLD BUSINESS***

### **CASE #17-HZ-00039 – 1614 W. 54<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. We own several lots surrounding this property and we have done several homes in the same basic style of this home. Kevin – What is the ridge height? Chris – 28’11”. Doug – What is the front? The windows are made of what? Chris – Wood. Rachael – I think the windows would be better as a single window and not the transoms. The transoms are small. Chris – They are about 1’. There is another house that was approved with these windows in St. Elmo. Kevin – We have approved this before. Steve – Are any of those windows in a bedroom or require egress? Chris – No. Rachel – What if you made them 18 instead of 12? Chris – We could do that. Kevin – The columns are stone wrapped bottoms but the foundation is brick in the front. JoBeth – The drawings do not show stone wrapped on the columns but it states it in the materials list. Chris – I think this was changed in the materials list. David – I don’t think the transoms are indicative of historic style. Doug – Maybe the proportions are not right in the drawings. Kevin – Let’s look at the rest of the house. Nancy – Are there any 2 story homes around this property? Chris – Yes there are. Doug – The roof pitch is quite different on the sides of

the house. Rachael – With it being a corner lot, I think you should continue the brick instead of switching to a different material. Chris – I have conflicting notes.

Community Comments: None

Doug – What we want to speak to are the windows and what? Kevin – The foundation material and the columns. Kevin – Let’s do brick on the foundation and the column bases. The front windows, what is the size of those? Chris – 6’ tall and 3’ wide. Kevin – What is the room upstairs? Chris – Bedroom.

**Steve made a motion to approve Case #17-HZ-00039 – 1614 W. 54<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front columns to be cedar; front elevation window transoms to be 50% taller (keeping overall window and transom height); front double windows to be double 2’6” instead of 3’0”; front setback to be equivalent to neighboring properties; the foundation veneer to be consistent between front and west elevations; corrected drawings to be submitted to staff.**

**Rachel seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00050 – 4808 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Matthew Lewis, has applied for a Certificate of Appropriateness for the following work:

- Repair / replace windows
- Replace sidewalk

Linda presented a PowerPoint presentation.

Discussion: Matthew Lewis addressed the Commission. The letter was received that stated 80% of the windows needed to be replaced. Doug – I feel that all the windows could be redone but it would not be an efficient house. I feel in order to be fair I have no problem with them being replaced. Kevin – A subcommittee went to examine the windows. The new windows that are proposed will be 5:1 and it will be a sash replacement. We feel he is matching the original style of the house. JoBeth – We need extensive photos and a chart of the windows in the initial submission and this would be advantageous. Nancy – I think we need to share the letter we got from the department of interior regarding the replacement/repair of windows. I just want everyone to understand the reason we take windows so seriously. David – What are you going to do with the windows you remove? Matt – I am going to keep them to use at a later date. I want to replace the sidewalk that we found when we mowed the lawn. It is seriously broken.

Community Comments: None

**David made a motion to approve Case #17-HZ-00050 – 4808 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant**

**to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: windows will be replaced with 5:1 wood sash as submitted; sidewalk will be replaced in kind.**

**JoBeth seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

### **CASE #17-HZ-00061 – 5504 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

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

- Demolition

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. Kevin – We have looked at this case before. The first time it was denied. Chris – The engineer’s letter states there are several problems with the building. Charlie Young (LDO Inspector) – I agree with the engineer’s letter. The only question I have is that the ordinance requires the property be posted for sale before demolition. The mortar joints are deteriorating. I can’t say that the building is salvageable. Doug – Is there anything about this building that is uniquely historical. Rebecca – It is a contributing building. Melissa – Can the brick be repointed? Kevin – There is nothing inside this building. We are talking strictly the exterior on this structure. This photo is a touch misleading because the front is not in the same shape as the back which is the only photo we have. JoBeth – I am not comfortable demoing this building. I think this contributes with it being a quad.

Community Comments: None

**Melissa made a motion to deny Case #17-HZ-00061 – 5504 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

**Rebecca seconded the motion. The motion was unanimously approved.**

Kevin – Can we ask that we have some dialogue about maintaining this building? Chris – I will take it back to my partners.

### **CASE #17-HZ-00062 – 4904 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Daniel Weathers addressed the Commission. This is a similar style to what we have done in St. Elmo previously. We will use 6" reveal Hardi siding; metal door on the rear and putting a 6' privacy fence. The house will be located in the same place as the previous home. There is a stone wall around the front of the property. David – I appreciate the complete drawings you submitted. Kevin – What is the chimney? Daniel – It is Hardi. Rachel – The chimney would look better in stone. Daniel – I think we were matching the siding on the house. Kevin – Let's look at the Guidelines and see if they address this issue. Rachel – Explain what the corrugated roof you mentioned. Daniel – It is a typical metal. It is not a standing seam. There will be vented soffits.

Community Comments: Janice Heath – I'm concerned about a straight up 2 story house because the houses around it are at most 1.5 stories. It doesn't really keep with the architectural flow. I am next door and we are a low sitting 1 story. What is the square footage of the house? Daniel – 1680. Janice – The privacy fence looks like it is right on the property line. Daniel – Yes it is on the property line ending at midway of the house. The fence will be around the back half of the property as shown on the site plan. Janice – There are a lot of trees right on the property line. Kevin – I think you need to talk with Daniel on that issue. Daniel – We will do our best to not remove any trees unnecessarily.

Melissa – There is a 2 story house 2 lots down. Kevin – What is the ridge height? Daniel – I have a plate height on the drawings which is 28' on the front side. Kevin – What about the chimney? Steve – The Guidelines talk about the materials be in keeping. Kevin – This is not something that is typical for St. Elmo. He is within the Guidelines on roof height. How much clearing are you planning on doing? Daniel – There will be some clearing on the site and some on the left for the fence. We are trying to save as many as we can. The stone is a manufactured stone which we have used before. Doug – It does not appear that the height would be a big difference.

**Nancy made a motion to approve Case #17-HZ-00062 – 4904 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: chimney shall be stone matching the stone on the foundation.**

**JoBeth seconded the motion. The motion was unanimously approved.**

*JoBeth recused herself from the Commission for this case.*

**CASE #17-HZ-00063 – 854 Oak Street**

**PROJECT DESCRIPTION:**

The applicant, JoBeth Kavanaugh, has applied for a Certificate of Appropriateness for the following work:

- Replace 4 windows and enclose 1 window (thought to be a former coal chute)

Linda presented a PowerPoint presentation.

Discussion: JoBeth Kavanaugh addressed the Commission. I brought additional photos of the windows. The main issue with these windows is the egress and they are in bad shape. The four needs to be replaced. The one used to be a coal chute and I want to close it in. All the other windows have the arches but this window does not have the arch. Nancy – Are you putting 4:4 back? JoBeth – No, I want to put casement swing out windows. The windows are on each side of the house. I have brick that will match the house. Nancy – Where are the windows on the inside? JoBeth – They are high.

Community Comments: None

Kevin – You are using wood windows and no brick work? JoBeth – Only on the one I am enclosing. It doesn't even look like they cut the brick so it will be easy to fit the brick in. Kevin - I am a little hesitant with closing in the window. Would you consider putting a plate over it? JoBeth – I think that would be ugly. It would be a 3'x3' piece. I hate the vinyl window that is there. Kevin – Could we do a little more research on that window? JoBeth – I don't know what this was for sure. I don't know how to replace it without bricking it up. Maybe I could find something that would be smaller and brick up around it. Steve – We don't know what it was so would it be better with an inset brick? Melissa – I would rather see the inset brick.

**Doug made a motion to approve Case #17-HZ-00063 – 854 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: window replacements are approved; the window to be closed in and to be inset 1 inch.**

**Rachel seconded the motion. The motion was unanimously approved.**

*JoBeth rejoined the Commission*

### **CASE #17-HZ-00064 – 4605 Virginia Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This lot faces the AT&T property. The roof pitch is 9/12, stucco foundation, with a 2 car parking pad with driving stripes. There will be a retaining wall behind the parking pad. Kevin – Explain the retaining wall. Chris – The maximum height will be 32" facing the adjacent property. Nancy – I would like to see around the property. Chris – This is a small house and a small lot. Rachel – Are there other retaining walls in the area? Chris – I don't think there is anything close. Rachel – I think that window in the front needs to be reduced some. Kevin – We can spec the window sizes without redesigning the home. Chris – The foundation wall is about 7-8' on the rear. The sidewalk is ground height and the front of the house is at grade. Rachel – It is a lot of stucco for the foundation and the retaining wall.



Community Comments:

David – The Guidelines say the windows should be 3:1. The front window is large.

**JoBeth made a motion to approve Case #17-HZ-00064 – 4605 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front window will be either 2’6” or the window on the left side of the door will be a single window to match other window on the right side of the door.**

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

**CASE #17-HZ-00065 – 5412 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Glenn Burtis, has applied for a Certificate of Appropriateness for the following work:

- Replace siding, doors, windows and deck

Linda presented a PowerPoint presentation.

Discussion: Glenn Burtis addressed the Commission. Re want to remove siding, replace roof; replace 3 windows on front with clad wood. On the side we want to remove the 2 windows and replace with a matching 3 window on the front. The bedroom windows need to be replaced with egress windows. We want to remove the deck and replace the French door with a door to match the front. We do not want to replace the roof over the deck. Kevin – Are any of the windows original to the property? Glenn – I think they may be original; the house was built in the 70’s. We just want to dress the house up. We are putting Hardi on the siding.

Community Comments: None

Kevin – What is under the siding? Glenn – I believe it is the asbestos siding. There are several spots that look like it was repaired and all we see is the asbestos. We would use all Hardi accessories also. Rachel – I think anything will be an improvement. JoBeth – How big will the deck be? Glenn – 8’ by 12’ long with a 10’ setback from the property line. It will have a railing with 2x2” spindles. Kevin – We ask that you sandwich the pickets. Glenn – No problem. The metal bars on the windows will be removed.

**Rachel made a motion to approve Case #17-HZ-00065 – 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, subject to any and all conditions. Conditions: 7” lap on siding and sandwich deck railing.**

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

**CASE #17-HZ-00066 – 1612 W. 55<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- New construction of outbuilding

Linda presented a PowerPoint presentation.

Discussion: Kyle Skidmore addressed the Commission. This is just a storage shed, 8'x10' with a double door. The exterior will match the style and color of the home.

Community Comments: None

Rachel – Why the placement? Kyle – It will be just inside the privacy fence which will be installed. We want to make a small garden the left side of the shed.

**Steve made a motion to approve Case #17-HZ-00066 – 1612 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: exterior materials to match those on the house; the window to match windows on the house; siding to be horizontal to match lower portion of the house.**

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

**CASE #17-HZ-00067 – 4277 & 4269 Westridge Road**

**PROJECT DESCRIPTION:**

The applicant, Garth Brown of Pfeffer Torode Architecture, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Jamie Pfeffer addressed the Commission. It is very unique. It is 10 acre patch at the top of Hawkins Ridge. The majority of the property is outside the district. The plan is to have the house below the tree line. The entire structure is low. The main entry will be the first floor with cast in place concrete walls. As we come out of the ground will be concrete material and then lightening up on the way up. The upper will be a wood siding. Nancy – You are removed from St. Elmo proper. How far is the closest house? JoBeth – There is no adjacent building. Kevin Bohme (owner) – There is no houses close to this house, a lot of vacant property. South of the property is a 50 acre conservation area. We are right on the line of the historic district. David – I think it is right in line with the Guidelines. JoBeth – It is nice how you are relating it to the topography. Kevin – How much visibility do you anticipate? Boehm – The goal is there will be no visibility of the house from any viewpoint. Andy Stone – There are very dense woods all around the house and we want

to keep that privacy. We own all the property around the house. We want to blend in with the ridge. The house is over 3,000 sq. ft.

Community Comments: Don Holwerda - We are the nearest neighbor to this property. The ingress and egress of the property is our concern. Westridge is a one way street. If you come up Seneca, it is a one way. You will not be able to turn that curve with a firetruck. This road is poorly maintained so I hope there is some plan to change that. I assume you will be doing some cutting up there so you have a view of Lookout Mountain. There will a considerable amount of concrete there. I want to make sure that it fits where it does not become a feature of St. Elmo. It is on the highest spot in St. Elmo. I'm not opposed to this building but just concern about the traffic.

Bohme – I'm not sure you will be able to see our house. The property has 7 lots to it and we could actually build several more houses, but that is not what we want to do. We bought this specifically to have a private home. We do have a meeting with the City next week to discuss the egress and ingress issues. Nancy – This is a vintage design.

**David made a motion to approve Case #17-HZ-00067 - 4277 & 4269 Westridge Road, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**Steve seconded the motion. The motion was unanimously approved.**

*Kevin recused himself from the Commission*

**CASE #17-HZ-00053 – 4711 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Kevin Osteen, has applied for a Certificate of Appropriateness for the following work:

- New construction of garage

Linda presented a PowerPoint presentation. There are 2 options presented.

Discussion: Kevin Osteen addressed the Commission. This is Guide Trail. This carport is on my neighbor's property. I don't have a buyer for this house yet. That carport was built 2-3 years ago. I like the idea of mimicking what is on the road already plus it is not overpowering. Otherwise it would be a simple 2 car garage and would match the siding on the house. There is a grade change. I would like to put the structure on piers and enclose the walls. I don't want a lot of concrete if I can help it. There would be stairs from this to the back yard of the house. It is visible from Guild Trail but not from Alabama. JoBeth – What would be the finishes on the carport? Kevin – Wood to blend in with the woods. I would like to get approval for both of these options if possible. The material under the enclosed garage would be wood. David – I would probably set back the beams on the carport. This would set directly behind the house but up the hill. The fence at the back of the carport would be 3'. Steve – With it being that far from the house, enclosed would be ideal for

security. The roof on the carport would be metal and architectural on the garage. JoBeth - So do we want to approve both or choose one? Rachel – I am ok with approving both.

Community Comments: None

**Rachel made a motion to approve Case #17-HZ-00053 – 4711 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: unconditional approval for the post and beam carport; if garage option is selected, to be resubmitted for final approval.**

**Steve seconded the motion. The motion was unanimously approved.**

*Kevin rejoined the Commission.*

### ***OTHER BUSINESS***

Angela - The information packages sent to you several days before the meeting need to be reviewed

### ***STAFF APPROVALS***

- 17-HZ-00055: 4416 St. Elmo Avenue – Repair roof (storm damage)
- 17-HZ-00056: 125 Eveningside Drive – Replace chain link fence with privacy fence
- 17-HZ-00057: 5201 Beulah Avenue – Replace roof
- 17-HZ-00058: 4601 Tennessee Avenue – Replace vinyl siding with Hardi (storm damage)
- 17-HZ-00059: 4612 Glendon Avenue – Demo detached garage (storm damage)
- 17-HZ-00060: 6211 Seneca Avenue – Replace roof (tree damage)

***NEXT MEETING DATE:*** July 20, 2017

**JoBeth made a motion to adjourn.**

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

**The meeting was adjourned at 12:30 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# CHATTANOOGA HISTORIC ZONING COMMISSION

## MINUTES

July 20, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held July 20, 2017 at 9:35 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Patrick Ryan

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Chris Anderson for GreenTech, Debbie Sue Przybysz, Daniel Chandler, Carol Free, Ty Conner, Martin Klinghard and Dave Slagle, Skip Pond, Joy Pinheiro, and Greg Golian

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

## ***OLD BUSINESS***

### **CASE #17-HZ-00047 – 1614 W. 55<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

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

- Demolition

Linda presented a PowerPoint presentation. Applicant submitted an engineer's letter.

Discussion: Chris Anderson addressed the Commission. City Inspector stated the house was unstable and needed to come down. The engineer's report also states the house is unstable and should be demolished.

Community Comments: Anita – I support the demo. Debbie Sue – I'm against it. There was a family living here for years until recently. This house has historic value and although it would be expensive, it can be restored. It is a 1920-1930 home with an addition. It is part of the fabric of the neighborhood. Anita – I knew the family that lived here but I think it would be an improvement to tear it down and rebuild. JoBeth – I have repaired houses with piers needing repaired/replaced. It can be done. If this is a contributing structure, it needs to be repaired. Mike Boing – It should be demolished. Martin Klinghard – We redid the house across from this house and it was in a lot worse shape than this house. The front part is an addition that was probably a front porch. There is life left in this house.

Chris – For every demo case there are people who want it torn down. The Guidelines say if it will be an economic hardship it could be demolished. The neighbors are supportive of demoing it. JoBeth – I think it can be repaired. It will be expensive. Melissa – It is a contributing structure on the federal list. David – Are you claiming an economic hardship to repair the house?

Doug – I'm looking at the Guidelines for demolitions (read). There is no doubt that any house can be recovered. There is a question whether it is economically visible. I think this house would have to be done at a very high financial hardship. Kevin – I'm not sure this house is worth saving but then I have repaired houses at this stage and worse. JoBeth – People buy these houses inexpensively and then don't want to repair them. David – The applicant has provided all the information we requested. I would be in favor of demolition. Melissa – I think you need to look at the whole neighborhood. If we keep approving demolition because people buy them cheap and don't want to repair them, we will lose the integrity of historic. Our job on this Commission is to prevent that.

**Steve made a motion to deny Case #17-HZ-00047 – 1614 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**JoBeth seconded the motion. The motion was approved with 6 in favor and 1 opposed (Doug).**

## ***NEW BUSINESS***

### **CASE #17-HZ-00068 – 1220 W. 55<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Debbie Sue Przybysz, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Debbie Sue Przybysz addressed the Commission. This is a really small lot. Developer are buying and subdividing. My intention is small house on a small lot. I want to keep this as a rental home. Block foundation with stucco. A 9' wide entrance with a 3' door. Overhang with soffit. I have been approved on the setbacks. David – Have you considered a bigger front porch? Debbie - I have a 10' setback 12' on right, 10' on left and 14' on rear. I really don't have room for a porch. I can only have a 2' overhang/porch. I have maxed out the area for the house. Rachael – I appreciate you using a scaled design. Why a 9' entrance? Debbie – I like to have as much natural light as possible. I wanted to add to the look of the house so it wouldn't look cookie cutter. David – For a safety factor, it would be nice to have a landing at the front porch. Debbie – I would have to shrink the house to get a bigger porch. The driveway would be to the right of the house. Nancy – What are the doors at the front? Debbie – The center and left will be doors that swing in and the one on the right will be stationary. It will look like one door. JoBeth – I like everything except the front. Nancy – I like the back of the house and I thought it was the front. Debbie – Would you prefer the front to look like the back? Kevin – This front façade looks more like the back. Debbie -

I can do one front door with sidelights, a half-lite door with full lite sidelights. Keep the bump out but change the window to be the same size as the rest of the windows.

Community Comments: None

Debbie – I have spoken to the neighbors and they are all in favor of this design. Kevin – When do you plan to start? Debbie - Within 2 weeks. Kevin – I would like to see the changes. Would you submit new drawings showing the changes? Debbie – Yes. The front of this house is in line with the adjacent houses. Kevin – The driveway will be a solid slab. Would you consider strips? Debbie – I could do strips. Could I do the strips out of brick? Kevin – That is allowed.

**Melissa made a motion to approve Case #17-HZ-00068 – 1220 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: half lite front door with full lite sidelights; front window same as other windows; submit revised drawings before framing; strip driveway with brick**

**Rachael seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00071 – 5003 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Ty Conner, has applied for a Certificate of Appropriateness for the following work:

- New construction of shed

Linda presented a PowerPoint presentation.

Discussion: Ty Conner addressed the Commission. I want to put a shed in the back of the lot. The design is a predesign, put it together yourself. Our house was built in October. This shed compliments the house. We are going to paint it to match the house. It is a 7x10 foot building.

Community Comments: None

Nancy – You have plants on your drawing, are you planting to shield it? Ty- There are bushes and trees in that corner already.

**Doug made a motion to approve Case #17-HZ-00071 – 5003 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**Rachael seconded the motion. The motion was unanimously approved.**

***Kevin - There are cases where applicants go to the city to get to do stuff as lack of use cases. There are cases when things can be done and there are cases when what was done has to be undone. We are not obligated to approve/accept things that have been done before coming to us.***

**CASE #17-HZ-00077 – 5406 Bradford Avenue**

**PROJECT DESCRIPTION:**

The applicant, Joy Pinheiro, has applied for a Certificate of Appropriateness for the following work:

- Replaced siding with vinyl siding (already done)

Linda presented a PowerPoint presentation. Work has already been done.

Discussion: Anika Pinheiro for Joy Pinheiro addressed the Commission. The boards on the house were rotting due to termite damage. We have had to replace boards and repaint every year. The neighboring house replaced the siding and it is vinyl siding. We wanted to improve the look of our house. We wanted to fit in with the neighboring houses. We were not allowed to add on to the house. We did not know you had to ask about the siding. The neighbor house was done without coming to the Commission. We put this siding on top of the original wood siding.

Community Comments: None

JoBeth – We don't usually approve vinyl siding. Kevin – We did approve one on Sunnyside. Melissa – Have you ever come to the Board before? Anika – We ask to add onto the house and were denied. Kevin – As frustrating as it is to you, don't be influenced with what has happened before. Each case is considered individually. Rachael – It would be more offensive if there were no other houses in the area with vinyl siding. JoBeth – Guidelines say should not be covered with vinyl. Melissa – We don't want to set precedence. David – If we deny is there a consequence for her? JoBeth – We need to either deny or approve. Kevin – We need to be clear on our stand on this. (Read the Guidelines) The scale of the laps and the vinyl is similar. JoBeth – They also say the removal of vinyl and synthetic siding.

**JoBeth made a motion to deny Case #17-HZ-00077 – 5406 Bradford Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**David seconded the motion. The motion was approved, 5 in favor 2 opposed**

**CASE #17-HZ-00072 – 5411 Virginia Avenue**

**PROJECT DESCRIPTION:**

The applicant, Nicolas Perez, has applied for a Certificate of Appropriateness for the following work:

- Replace windows; install door in place of rear window

DEFERRED – Sign not posted, documents not submitted



### **CASE #17-HZ-00073 – 5616 Orchid Lane**

#### **PROJECT DESCRIPTION:**

The applicant, Martin Klinghard and Dave Slagle of DaMar, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Martin Klinghard and Dave Slagle addressed the Commission. We were previously approved for another house here then we decided to subdivide the lot. We have now gone with a smaller house. It will be a craftsman style door and the surrounding window transoms will not be there. Nancy – What about the windows? Martin – They will all be 1:1. JoBeth – On the rear – why is the window right at the door? Martin – That was the drawings and we can change that. JoBeth – There does need to be a break there. Martin – We can change the windows. David – Read Guidelines on windows. Can you agree to maintain the ratio of windows to door? Martin – Yes. The dormer windows are not operable. There will not be a fence in front.

Community Comments: None

**David made a motion to approve Case #17-HZ-00073 – 5616 Orchid Lane as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: all windows to comply with 3:1 height to width ratio; revise elevations; separation between rear door and adjacent windows of at least one foot.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00074 – 1713 W. 57<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Martin Klinghard and Dave Slagle of DaMar, has applied for a Certificate of Appropriateness for the following work:

- New construction

Linda presented a PowerPoint presentation.

Discussion: Martin Klinghard and Dave Slagle addressed the Commission. We will not be doing brick on the front porch. The picket railing needs top and bottom caps. The windows will be 3:1. Nancy – What are the columns? Martin – They are Hardi board. Nancy – I think the 3:1 and the 2:1 as shown on drawings are fine. Doug – Are you doing 2 different reveals on the siding? Martin – No, it would be the same all the way up. We could do the different sizes if you prefer.

Community Comments: Eric Hofstetter – Is it the purview of this Board to stipulate where the house is built on the lot? Kevin – Only that it is in line with other houses on the street. Eric – It is not quite clear where the house will sit. Dave – It will sit a little further down but it will be in line

with the other houses. Eric – That is fine. I have noticed a lot of houses being build high off the street. There are not many 2 story houses on this street. Where you have proposed seems to be acceptable. Dave – The roof line will probably be within 2 feet of the neighboring house. Kevin – Ridge height is within the Guidelines and our purview.

JoBeth – I am concerned that an accurate site plan be submitted. Kevin – Since you have to go to BOZA, I would like to see a site plan and updated drawings submitted. Steve – The columns – how does that relate to the drawings? Kevin – It will need to be reflected on the new drawings. Martin – If we put the curve in there, we will just do the two outside columns.

**Nancy made a motion to defer Case #17-HZ-00074 – 1713 W. 57<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: new drawings showing all changes; porch pickets to be wider and with cap on bottom and top; siding reveal to be as shown on drawings; front porch columns to be determined and resubmitted by applicant; site plan with location on lot to be submitted.**

**Steve seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00078 – 5432 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Greg Golian, has applied for a Certificate of Appropriateness for the following work:

- New construction of garage

Linda presented a PowerPoint presentation. Drive comes off 55<sup>th</sup> Street.

Discussion: Greg Golian addressed the Commission. The roof and siding will match the house. Setbacks will be same as house. There will be no windows. Kevin – What is the ridge height? Greg – Don't know exactly but lower than the house. Rachael – The roof should be a gable roof to match the house. JoBeth – Is the garage viewable from the street? Martin – No it is not. Linda – Read the application and it does not mention the driveway. Kevin – You will have to resubmit the change to the driveway. Melissa – With it being new construction, I am not as concerned.

Community Comments: Dave Slagle – To the left of the house is Alabama – it sits level with the porch so the lot sits down from the road. Chris Anderson – We own the property around this house and there is no home next to this lot.

Kevin - We do not have a picture of the door.

**JoBeth made a motion to approve Case #17-HZ-00078 – 5432 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the roof pitch should match the roof on the house with the ridge parallel; submit photos of garage door.**

**Rachael seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00079 – 5508 Alabama Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Linda presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. Another house was presented and approved but they have changed their mind about what they want. This house was submitted to the Board several months ago for another location. This house will be identical to this one. This is a deep lot.

Nancy – What is the setback and will it be in line with others? Chris – Right now there are no adjacent houses but we own the other lots and they will be in keeping with the street. JoBeth – Why does the window on the front porch sit higher than others? Chris – It doesn't show that way on my plans. I think it is just the angle of the drawing here.

Community Comments: None

Kevin – This is a good plan.

**Rachael made a motion to approve Case #17-HZ-00079 – 5508 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**Steve seconded the motion. The motion was unanimously approved.**

*Kevin had to leave the meeting.*

**CASE #17-HZ-00069 – 955 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Daniel Chandler, has applied for a Certificate of Appropriateness for the following work:

- Replace driveway (already done)

Linda presented a PowerPoint presentation.

Discussion: Daniel Chandler addressed the Commission. I own the house with Cindy Hall. I want to apologize for having gone through with this without approval. Our basement was flooding and it was starting to cause foundation problems. We talked with contractors 6 months ago, got quotes

and decided on a contractor. Then he called and said he had a cancelation and could be there the next day to do the work so we went ahead with it. Our neighbor's wall is shifting and they were happy about our paving the driveway. Up to the porch already had concrete and then gravel. We put the grooves and the color to try to match the original drive.

Angela – Reported on the phone call from Cindy prior to doing the paving.

Community Comments: Jane Keegan – Looks nice. It looks very appropriate.

JoBeth – We have been very specific about color of the concrete and strict about the concrete in Fort Wood. It sounds like you know what you should have done. We have to decide if these would meet our approval. Daniel - It goes all the way to the back and has a turn around. Steve – What would be our objection to this project if they had come to us? JoBeth – At this point we have to decide if we would have allowed this. The problem I have is we cannot see past the front of the house. It is common that the brick is a little different color than the concrete.

**Rachael made a motion to defer Case #17-HZ-00069 – 955 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Guidelines, subject to any and all conditions. Conditions: photos of the entire driveway.**

**Steve seconded the motion. The motion was unanimously approved.**

#### **CASE #17-HZ-00070 – 826 Vine Street**

##### **PROJECT DESCRIPTION:**

The applicant, Carol Free, has applied for a Certificate of Appropriateness for the following work:

- Install French drain (already done)

Linda presented a PowerPoint presentation.

Discussion: Jane Keegan addressed the Commission. The room at this window flooded. The insurance company told us we had to have a French drain installed. It no longer floods. Nothing changed except where the catch basin is. JoBeth – Landscaping is in the Guidelines in Fort Wood. Nancy – There is an expanse of parking there and I think they have improved the looks of this. Jane – The end of the pipe has been covered and it is flush with the rest.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00070 – 826 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: none**

**Rachael seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00076 – 935 McCallie Avenue**

**PROJECT DESCRIPTION:**

The applicant, Skip Pond, has applied for a Certificate of Appropriateness for the following work:

- Replace portion of concrete driveway (already done)

Linda presented a PowerPoint presentation.

Discussion: Skip Pond addressed the Commission. Part of the neighbor's driveway caved in from all the rain. I thought this house was not in the historic district. There was no way to enter the house so we replaced it as quickly as possible. Kevin – Since this caused loss of use the applicant was allowed to go ahead with the replacement. I advised him also that the concrete would need to be stained to match.

Community Comments: None

Skip – We did put it back the same size as was there. Rachael – I think it should have matched what was there. Skip – I spoke with Sequatchie Concrete and they said there was no way to match the original exactly.

JoBeth – No other houses have a drive off McCallie except for pea gravel. Steve – It would be nice if it had the grid pattern. David – It would improve it visually. Skip – Would it affect the drive? Steve – I am talking about a small score in it which would not affect the integrity of the driveway.

**Melissa made a motion to approve Case #17-HZ-00076 – 935 McCallie Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: add score marks to match the existing grid pattern.**

**Rachael seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

Melissa – It is obvious that people do not look at the presentations sent to them before the meetings. I would like for us to look at the cases and be familiar with them before the meeting. Also, pay attention to the presentation and not ask questions about what was just said. Check the Guidelines and write down the page they are on before the meeting.

David – I would like to discuss the staff position that is not filled. Do we need to approach the Mayor's office? Also encourage them to set the salary level commensurate with the national level. Nancy – We met with him and nothing happened. I suggest we go to the City Council. Melissa - Jane Coleman was to come to the meeting but according to our website it said our meetings are at 5:30 so she was not here. She will be here for the August meeting. David – I just think we should send a letter to the Mayor. Melissa – We are in danger of having the CLG pulled. It will affect the City's ability to get grants. Nancy – We have to go to the City Council because the press is there.

Melissa – Our neighborhoods are already upset. JoBeth – It would not hurt to send a letter to the Mayor. Melissa and Rachael will draft a letter to be reviewed by the other Board members.

Nancy – The Tate house in Fort Wood – There are no windows, no one living there, the ceiling is falling. Neighbors are concerned about fire. One of them has approached the Mayor. The City notified the Tate's they needed to fix the front porch and they installed wood over the windows. At 815 Vine, Tommy Massingale - The kids are parking in the back all over. JoBeth – That is really not something we can address.

David – We need to revisit our Guidelines for National Register, historic landmarks and new districts. RPA is looking at some stuff in connection with FBC. Melissa – We need to look at least for demolition. JoBeth – Would you like to take that on and see what we need to do and report back? David – Yes I will.

### ***STAFF APPROVALS***

None

***NEXT MEETING DATE:*** July 20, 2017

**Rachael made a motion to adjourn.**

**Melissa seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 12:20 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**

**MINUTES**

August 17, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 17, 2017 at 9:35 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: None

Staff Members Present: Dallas Rucker, Angela Wallace

Applicants Present: Chris Anderson for GreenTech, Martin Klinghard and Dave Slagle, Greg Golian, Lexie Tyler, Marnie Foy, Hal Baker, Ken Morris, Terry Free, Barry Valcarcel, Christine van der Meer, Brian Dupre, Skeeter Scott, and Lindsey Willke

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

***OLD BUSINESS***

**CASE #17-HZ-00069 – 955 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Daniel Chandler replaced and extended the concrete driveway. At the last meeting he was asked to submit photos of the back part of the driveway.

Discussion: Photos were submitted.

**Melissa made a motion to approve Case #17-HZ-00069 – 955 Vine Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00078 – 5432 Alabama Avenue**

**PROJECT DESCRIPTION:**

The applicant, Greg Golian, applied for new construction of garage and was asked to submit photos of the garage doors.

Discussion: Photo received.

**JoBeth made a motion to approve Case #17-HZ-00078 – 5432 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

**CASE #17-HZ-00073 – 5616 Orchid Lane**

**PROJECT DESCRIPTION:**

The applicant, Martin Klinghard and Dave Slagle of DaMar, presented a new construction project. They were asked to submit updated front and rear elevations and site plan.

Discussion: Revised elevations were submitted. Steve – Questioned the trim around the windows. Martin Klinghard – It will be the same as the trim on the front.

**Steve made a motion to approve Case #17-HZ-00073 – 5616 Orchid Lane as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: trim style to match front elevation.**

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

**CASE #17-HZ-00074 – 1713 W. 57<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

The applicant, Martin Klinghard and Dave Slagle of DaMar, has applied for a Certificate of Appropriateness for the following work:

- New construction

Dallas presented a PowerPoint presentation.

Discussion: Martin Klinghard and Dave Slagle addressed the Commission. This is the revised site plan. Doug – It is a 2 pier? Martin – Yes. Kevin – You repositioned the house where the lot is more flat? Martin – Yes.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00074 – 1713 W. 57<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**JoBeth seconded the motion. The motion was unanimously approved.**



## ***NEW BUSINESS***

### **CASE #17-HZ-00093 – 5608 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Skeeter Scott, has applied for a Certificate of Appropriateness for the following work:

- Replace chain link fence with wood fence in front

Dallas presented a PowerPoint presentation.

Discussion: Skeeter Scott addressed the Commission. We want to keep our kids from the street. The style is dog eared and set behind the sidewalk. Kevin – How tall is it? Skeeter – Have it scalloped like the photo around 3-4'. Kevin – What part of the house will it terminate at? Skeeter – Just a little past the front corner of the house. Melissa – How are you ending at the house? Are you attaching it to the house? Skeeter – No we will not attach it to the house. We plan to remove the chain link that goes across from the house to the property line. JoBeth – How tall are your gates? Skeeter – The same height as the tallest picket of the fence. We want to put a climbing plant on there. We are agreeable to put the heights where you want them. Patrick – What is the size of the posts? Skeeter – I'm open but I would like the corner posts to be bigger than the pickets and the posts at the front are to be 6" wrapped. Kevin – Are you ending the pickets into the bottom rail? Skeeter – No I had planned on them going below the bottom board. Patrick – I would like to see a bottom rail of 2x6" and have it look like the photo submitted of the white fence.

Community Comments: None

**Patrick made a motion to approve Case #17-HZ-00093 – 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, subject to any and all conditions. Conditions: corner columns height to match neighbor's chain link; corner and gate posts to be 6x6"; intermediate posts to be 4x4"; pickets to terminate on bottom rail to be concealed with bottom rail of 2x6" and top rail of 2x4".**

**Steve seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00083 – 951 Vine Street**

#### **PROJECT DESCRIPTION:**

The applicant, Lexie Tyler, has applied for a Certificate of Appropriateness for the following work:

- New construction of steps
- Replace trim on front

Dallas presented a PowerPoint presentation.

Discussion: Lexie Tyler addressed the Commission. The trim around the windows has rotted and we want to replace. There was a porch in the back. We want to put a roof on it and enlarge. We want to put an exit off the porch. There was none previously. We widened the porch. JoBeth – Why didn't you come to the Commission before you started? You knew you needed to come here first. The porch has been extended, steps added. Kevin – We will look at the application as if it is a new proposal. Melissa – I have a problem with the design for the roof. It is too ornate and against the history of the house. Kevin – Who is doing the work for you? Lexie – A Hispanic group. Kevin – You are telling us you want a gable roof and what we have is a hip roof. Lexie – We wanted to carry it around the corner.

Community Comments: Brian – I have done a lot of construction and if we go to the trouble to get permitting and there are a lot of variables on this case. I feel this work needs to be more defined.

Lexie – I don't know what he is talking about. The piece of paper you have shows what we want. All we want is to get that porch changed so we can get off it. Kevin – It's not that we are opposed to the work on your home but we do not have a clear meaning of what you are doing. It does not have enough detail for us to make a determination on the project. JoBeth – It looks like the roof is tying in under the window. Melissa – The front is gabled and this is hipped.

**Rachel made a motion to defer Case #17-HZ-00083 – 951 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: applicant needs to submit more accurate and detailed drawings.**

**Melissa seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00084 - 5614 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Mamie Foy, has applied for a Certificate of Appropriateness for the following work:

- Installation of 2 car metal carport

Dallas presented a PowerPoint presentation.

Discussion: Mamie Foy addressed the Commission. I want to put it on the right of the house at the side of the house. Rachael – A carport should be located at the rear of the house (read Guidelines). Kevin – We have historically rejected the metal prefab carports. Will there be any restrictions on putting a structure there? Dallas – There are setback requirements, probably 15'. It couldn't go past the front of the house. Kevin – The carport would have to be at least 15' from 57<sup>th</sup> Street. Mamie – I want it to start where the pad is which is back from the house. Kevin – Do you have a design of the carport you plan to use? Mamie – Just the plain metal one.

Community Comments: None

David – Do you have a builder that you are planning to use? Mamie – I have talked with some people in Rossville. Doug – Will it be a flat roof? Mamie – I believe so.

Nancy – Can you get a brochure showing the carport? Mamie – I can probably get one. Steve – It looks like it may be too close to the property line. Dallas – You need to talk with Randy Ridge about the setback and then he can determine where you can put the carport.

**David made a motion to defer Case #17-HZ-00084 - 5614 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: talk with city zoning personnel about where she can put the carport and show on site plan; submit a photo of carport.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00085 – 947 Vine Street**

#### **PROJECT DESCRIPTION:**

The applicant, Hal Baker for Orange Grove Center, has applied for a Certificate of Appropriateness for the following work:

- Repair exterior trim to match
- Paint exterior to match
- Replace/repair downspouts and gutters

Dallas presented a PowerPoint presentation.

Discussion: Hal Baker addressed the Commission. We want to paint the house. There is some minor damage to the trim and everything will go back to the original/current color. The downspouts need to be replaced.

Community Comments: None

**Nancy made a motion to approve Case #17-HZ-00085 – 947 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00096 – 4413 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Lindsey Willke, has applied for a Certificate of Appropriateness for the following work:

- Screen in existing deck
- Extend open deck
- Repair siding as needed
- Install new door on garage

Dallas presented a PowerPoint presentation.

Discussion: Lindsey Willke addressed the Commission. The deck is about 20x15'. The goal is to connect the back yard to the existing deck. We want to enclose the existing deck as a screened in porch and then extend the deck. We are going to put the deck around the tree. We do not want to hurt the tree. There would be two platforms with stairs to the yard. JoBeth – What is on either side of your house? Lindsey – There are houses and they pretty much line up with ours. The flat part of my lot is down from the house on the back. There is a pedestrian alley behind the house. The lot is 196' deep. You really can't see the house from the back alley. Nancy – How visible will the deck be to the neighbors? Lindsey – One side would not see it at all and the other side they already have a deck along the back of the house. Kevin – The stairs will come out of the screen porch and then what? Why are you keeping the original stairs? Lindsey – There is a door to the basement and those stairs go to the basement door.

Community Comments: None

Steve – Will there be sliding doors? Lindsey – Yes they will be like barn style sliding doors which will leave the opening about 9' to allow a car to go into the garage.

**Steve made a motion to approve Case #17-HZ-00096 – 4413 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

*Kevin recused himself from this case.*

**CASE #17-HZ-00086 – 5006 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

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

- Demolition
- New construction

Dallas presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. We don't want to fully demo. I know when it came before they requested a full demo. This foundation is in good shape. The inspector said it was in bad shape but could be renovated. We want to make it bigger and put a garage in the basement area at the back. I want to retain the front wall as much as we can. It has a great front porch. I don't plan to move the foundation except to extend it on the back. The roof will have to be rebuilt. The siding is asbestos and it will come down. I would like to change the wrought iron post on the front porch to wood. We are adding the gable on the side to be larger than it is now. The roof pitch will be higher than it is now. The current pitch is 12:12 on the new construction, and existing is 8:12. Nancy – How are you going to offset the new part of the house? Ken – It won't

actually there is no room. We could indent it a little. Nancy – The Guidelines say it should be offset. Ken - Inside there will be a visible change. I will keep the vent cover in the front even if I can't keep the wall. Patrick – What is the reason to raise the roof lines? Ken – We have to raise the roof in the rear so it can go to the back. There is a shed roof on the back. Patrick – In the existing roof the hip roof is the secondary roof and the new gable is coming above it. I would want the new roof to be secondary. Ken – I'm not opposed to that. You want the hip roof to sit higher than the gable roof. David – Is the curved porch original? Ken – Yes it seems to be. There are 1x6' under the siding. JoBeth – What are you using for siding? Ken – Hardi with 7" reveal and some board and batten.

Community Comments: None

Steve – What will be the windows? Ken – 1:1. Steve – Narrow the 3-wide window on front to maybe a 2-wide. Ken – We will go as close as possible to the original opening.

**Patrick made a motion to approve Case #17-HZ-00086 – 5006 St. Elmo Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: partial demo approved; lower center gable below main pyramid hip; windows to follow 3/1 proportion; match original openings as much as possible; front window at left of door to be 2 gang windows instead of 3; window to right of door to be single window.**

**Steve seconded the motion. The motion was unanimously approved.**

*Kevin rejoined Commission*

### **CASE #17-HZ-00087 – 935 McCallie Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction of addition to rear of house
- Paint to match

Dallas presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. Want to add space to kitchen with a new door for an entrance. The brick on this is unusual. We feel it would be impossible to match that so we are using Hardi. We are refurbishing the windows. There is a screen porch now and we are replacing it with the living space. The addition will be a little larger than the current porch. We are stepping it in about 2' on each side. The new roof will be a slight shed with a very small pitch to it. There is an entrance to the basement that is under the porch and that will remain. Steve – Did you consider using stucco? Ken – We have not but we could talk about it. Rachael – You can't repeat the stucco. Nancy – I think it would be better to use a new material. The entire house will be painted the same color. David – Since the original has the timber, you might consider using some verticals. Ken - There will be corner boards.

Community Comments: None

JoBeth – Can he replace the two metal windows on the front and let’s add to this case? Angela Yes.  
Ken – There is one double window and one single that I will replace.

**Doug made a motion to approve Case #17-HZ-00087 – 935 McCallie Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: approve the replacement of 3 metal windows to match existing; make the rear added roof a hip roof; 6’ reveal on siding.**

**Steve seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00088 – 1319 W. 45<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Terry & Jennifer Free, has applied for a Certificate of Appropriateness for the following work:

- Install culvert and driveway
- Build retaining wall up to 2’ at rear of carport
- Construct carport
- Extend walk to street

Dallas presented a PowerPoint presentation.

Discussion: Terry Free addressed the Commission. We want 40’ of culvert covered with grass. The drive would be concrete about 16’ from the property line. We would then do a ribbon drive with concrete or crush. The carport at back would require some slight deck modification. This will allow us to have off street parking. Kevin – Where you come off the ribbon, are you sure you have enough room to make that curve? Terry – Yes I actually mapped it out and that is why I need to modify the deck. Kevin – It seems you would have more than enough room. Terry – I may apply for a 3’ setback variance. There is a little hill there so that is why I want to build the retaining wall. We feel there is adequate room for this as proposed. I would like to keep it open as to whether it will be concrete or gravel. Kevin – I would like to see the material be the same for the ribbons and the path. Terry – That would be fine. Does it have to be concrete off the street? Kevin – For our purposes it does not have to be concrete.

Community Comments: None

**JoBeth made a motion to approve Case #17-HZ-00088 – 1319 W. 45<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: materials to be consistent for drive, ribbons and corner pad, either concrete, gravel or interlocking pavers; the carport width can be up to 10’.**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00089 – 928 Oak Street**

**PROJECT DESCRIPTION:**

The applicant, Barry & Beth Valcarcel, has applied for a Certificate of Appropriateness for the following work:

- Paint trim of home
- Install fence and gate

Dallas presented a PowerPoint presentation.

Discussion: Barry & Beth Valcarcel addressed the Commission. The fence and gate is 36” tall. We are trying to lighten up the house. We will paint the railings, columns, and trim around the windows and door. We are not touching the brick.

Community Comments: None

**Melissa made a motion to approve Case #17-HZ-00089 – 928 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: None**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00090 – 4909 Virginia Avenue**

**PROJECT DESCRIPTION:**

The applicant, Christine van der Meer, has applied for a Certificate of Appropriateness for the following work:

- Add gutters
- Replace broken glass in windows; add window to bathroom
- Remove front storm door & replace front door
- Replace rotting wood on front porch, railings
- Replace chain link fence with wooden privacy fence in rear
- Paint exterior
- Add window

Dallas presented a PowerPoint presentation.

Discussion: Christine van der Meer addressed the Commission. We will scrape and repaint the house. All the wood on front porch needs replaced. The railing will stay. We want to remove the storm door. I think instead of replacing the door we will just replace the glass and refinish the front door. We want to match the house next door with a 6’ privacy fence. We want to remove the back window and replace it with the original window from the interior porch.

JoBeth – If you add a wood strip at the top and bottom of the railing it would look better. Christine – We can do that. We want to put a half window door in the back. We will weave siding in to close in the window going from double to single. We want to add a window on the side of the house in the bathroom. It is not visible from the street. It can be a single or double as shown.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00090 – 4909 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: replace the rear double window with a single window from inside the house.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00091 – 5404 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Brian & Katherine Dupre, has applied for a Certificate of Appropriateness for the following work:

- New construction of 12x16' shed in back, paint to match house

Dallas presented a PowerPoint presentation.

Discussion: Brian Dupre addressed the Commission. On the drawing of the building it does not show eaves but the one we will have includes eaves. It will be an 8" overhang. The eaves on the house are 2'. On the back side it will have a roll up door. You will not be able to see the shed from the street. Nancy – Will you have the 6 posts/columns on the front of your shed like the photo? Brian – No, the one we have chosen has only 4 posts/columns.

Community Comments: None

**Nancy made a motion to approve Case #17-HZ-00091 – 5404 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Guidelines, subject to any and all conditions. Conditions: to be 4 columns instead of the 6 shown on photo; eaves will have an 8" overhang.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00092 – 5432 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Greg Golian, has applied for a Certificate of Appropriateness for the following work:

- Install concrete driveway and walkway

Dallas presented a PowerPoint presentation.



Discussion: Greg Golian addressed the Commission. I want to put in a concrete driveway and a little walkway to the side door of the house.

Community Comments: None

**David made a motion to approve Case #17-HZ-00092 – 5432 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

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

### **CASE #17-HZ-00094 – 5312 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Dallas presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This is a vacant lot. We have a side loading garage because we are trying to reserve some back yard. We have masked the front so it does not look like a garage. Melissa – On the second floor are the windows double hung? Chris - We are trying to leave some decisions to the owner. They will have a sash or grids. They will be outside the glass. Kevin – Does this lot have a significant drop from the road? Chris – Not too much. The foundation will be brick and the rest will be stucco. JoBeth – There are no windows above the garage. What is that behind the wall? Chris – It is a stairwell and a bathroom. Melissa read the Guidelines. JoBeth – I like the grids applied. Melissa – The Guidelines say they should be applied. Chris – All the windows on the front are 6’ tall. Kevin – The windows above the garage on front look like they are single pane and do not match the rest of the windows in the house? Chris – Yes.

Community Comments: None

**Rachael made a motion to approve Case #17-HZ-00094 – 5312 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: all windows to be 1:1 double hung or SDL if grids are desired; all 2<sup>nd</sup> floor windows on the front of house to be 5’ tall instead of 6’**

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

**CASE #17-HZ-00095 – 5510 Alabama Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Dallas presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. Single family homes on either side of this one. It does have rear alley access and will access from the alley. JoBeth – What about the stone work around the windows? Chris – It will match the columns and around the door. It is a faux stacked stone. Melissa – I don't understand the stone around the window. It looks unbalanced. Kevin – Can that window be moved closer to the door? Chris – There is nothing in the Guidelines that prohibits it. JoBeth – It is not in keeping with the neighborhood. I don't like it on the bottom of the columns. Melissa read Guidelines. Stone is not used this way in St. Elmo. Rachael – Maybe if you bump that wall forward 1-2'. JoBeth – The stone needs to be submitted. Kevin – When you put stone on the columns, what about using brick on the foundation? David – I don't see the stone working on this house. Steve – The arches on the front should be repeated on the sides of the porch. Chris – We can do that.

Community Comments: None

Kevin – I think we may need to have the stone portions resubmitted. Chris – Can you work with me on a substitute material? Melissa – It says in the Guidelines that it has to be compatible. Chris – What if I find a house in St Elmo with stone used like this? Kevin – It would be a basis for us to consider it.

**Steve made a motion to approve Case #17-HZ-00095 – 5510 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: bump out the right front portion of the house and move window closer to the porch; resubmitting stone veneer (modification/alternative) on front of house; move front double windows closer to porch.**

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

***OTHER BUSINESS***

David – Discussion on e-mail he sent to board members last month (copy of which is attached hereto and made a part hereof). This summarizes some of the issues we have:

1. Send a letter to the Mayor about the vacant position.
2. Request City Council to modify language of City Code Sec. 10-14 (Local Historic Districts and Local Historic Landmarks).
3. CHZC consider amendments to rules and procedures
4. Invite representatives of non-profit group to present a report to CHZC regarding status of public advocating for historic preservation of structures and site.
5. CHZC hosting representatives of 4 districts and provide revised Guidelines for adoption.

Rachael – I like No. 5 but I don't think we can do that.

David – Have Angela or Dallas received any information from the Mayor's office regarding the opening? (Both answered no.)

Jane Coleman – As a matter of routine business I am here to review the CLG and I will be writing about the staffing issue. I will be happy to send that report to everyone on the Board before you write to the Mayor. I will try to complete that report next week. Nancy - We met with the Mayor some time ago about these issues and nothing happened. I suggest we send a letter to the Mayor and copy all members of the City Council. JoBeth – I think we need to get the neighborhoods involved. They care more about that the residents say than what we say. Nancy - Then after the letters are sent maybe the neighborhood associations need to get a copy of the letter. Rachael – We can reach out to the neighborhoods and let them know what is going on. JoBeth – We need more than a letter from us. Nancy – Jane when you send that information can you do comparative salaries for other cities in TN? Jane – I will have to check on that. David – We can see what the range is.

Kevin – This is a huge problem and it has been a long time since we have had the support we should have. Dallas – We did get Form Based Code separated out. David – I had an opportunity to talk with a person in the Mayor's office and she was strongly opposed to us writing a letter. There has been no change and no movement. JoBeth – They don't want a letter because it is public record. The last time we did something I felt threatened that they wanted to take us off the board. Rachael – David, follow up with the person you talked to and say nothing has been done. Kevin – Can we meet and discuss this without hearing cases? Angela will check with Phil Noblet and make sure it does not have to be advertised. Kevin – Communicate with me and let me know what you want to do and when you are available.

### ***STAFF APPROVALS***

Case 17-HZ-00080 – 808 Vine Street – Repair decking on back porch  
Case 17-HZ-00081 – 827 Fort Wood Street – Replace roof on carriage house  
Case 17-HZ-00082 – 4909 Virginia Avenue – Replace roof

***NEXT MEETING DATE:*** September 21, 2017

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

**The meeting was adjourned at 1:15 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**

September 21, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held September 21, 2017 at 9:35 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Melissa Mortimer, Rachel Shannon,

Staff Members Present: Charlie Young, Phil Noblet, Dallas Rucker and Angela Wallace

Applicants Present: Chris Anderson for GreenTech, Ken Morris for Marnie Foy, Laura Patti, Clint Henley, Christi Homar, JoBeth Kavanaugh, Steve Lewin

**Patrick made a motion to approve the Minutes from previous meeting. The motion was seconded by JoBeth and unanimously approved.**

***OLD BUSINESS***

**CASE #17-HZ-00084 - 5614 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

The applicant, Mamie Foy, has applied for a Certificate of Appropriateness for the following work:

- Installation of carport
- Define setbacks

Charlie presented a PowerPoint presentation.

Discussion: Ken Morris for Mamie Foy addressed the Commission. I told Ms. Foy I would help her get this through the Commission process and build the carport for her at the back of the house. My plan is to extend the shed roof at the back of the house so she can have a cover for her vehicle and get in and out of the house. I may have to move the fence right at the driveway a little. The rafters will be exposed and the metal roof will coordinate with the existing roof. The columns will be 6x6". Kevin – Corrugated is unacceptable. Ken – I plan on tufted. Kevin – That is fine.

Community Comments: None

**Patrick made a motion to approve Case #17-HZ-00084 - 5614 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Steve seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00094 – 5312 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

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

- New construction – HOUSE REVISION BY GREENTECH

Charlie presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. The Board approved last month. To the south (right) side of the house is an old tree that might get disturbed with the original plan. All we have done is flipped the house in order to save the tree.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00094 – 5312 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**JoBeth seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00095 – 5510 Alabama Avenue**

**PROJECT DESCRIPTION:**

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

- New construction – REVISION REQUESTED BY CHZC

Charlie presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. We were asked to replace the stone veneer with another material. The front will be all wood veneer in place of all the stone. We moved the bump out per the Board's request.

Community Comments: None

Kevin – It is a cleaner look.

**Nancy made a motion to approve Case #17-HZ-00095 – 5510 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Steve seconded the motion. The motion was unanimously approved.**

## ***NEW BUSINESS***

### **CASE #17-HZ-00098 – 5301 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Laura Patti, has applied for a Certificate of Appropriateness for the following work:

- Rebuild back porch

Charlie presented a PowerPoint presentation.

Discussion: Laura Patti addressed the Commission. I would like to restore the house keeping the footprint and roof line. The slab is deteriorated but I would like to build the wood porch over it. JoBeth – You want to put something over the concrete? Laura – Yes I want to put a wood porch over the slab. There is a rise to the door so there is room. The roof would have to be replaced but there is no real change to it. Doug – I would get rid of the slab because there could be other problems you can't see. You will do the same shingles as the rest of the house? Laura – Yes. I would close in the sides with continuing the cedar shake on the side of the house. JoBeth – I would have someone look at the concrete and leave what is there. Kevin – We need you to define the handrail. Laura – A bar height wide enough to fit plates, etc. It would be as the photo shows. JoBeth – Bar height is pretty high. You could have table height and it would be more acceptable to me. David – The bar height is 42” and I don't see a problem with that since it is on the back of the house. Kevin – The height is ok with me.

Kevin – You have a new roof and the house has been painted. Laura – Yes. The contractor wanted to go ahead and start on the main house before this being done. Kevin – Roof replacement is governed by this Board.

Community Comments: None

**Doug made a motion to approve Case #17-HZ-00098 – 5301 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: There are to be no exposed fasteners.**

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

### **CASE #17-HZ-00099 – 607 Battery Place**

#### **PROJECT DESCRIPTION:**

The applicant, Clint Henley, has applied for a Certificate of Appropriateness for the following work:

- Redesign and rebuild upper back porch for drainage

Charlie presented a PowerPoint presentation.

Discussion: Clint Henley addressed the Commission. Every time it rains the water overflows the pan on the porch and it goes inside the house. We have a design to reroute the water. We will raise the door, pitch the roof ¼”, use rubber membrane and the water will come to the outside of the porch. The new floor will be timbertech gray. The rail will go back around the porch at 36” height. The back of the house is an add-on. The porch is not viewable from the road or the neighbors. Doug – Did you consider adding weep holes? Clint – It would be through the wall and it allows another place to leak. They don’t work well.

Community Comments: None

Kevin – It is a departure from the original handrail. The solid window vs. the 2:2 is a hesitant. JoBeth – I don’t think it originally had the windows. It changes the balcony completely. Clint - The whole back portion of the house was added on about 10 years ago. Kevin – I think it is a sound project. Nancy – The windows they want to add match the bottom floor. Clint – The back door will be raised 7”. JoBeth – I think the new windows don’t fit with the lower and upper windows. Clint – I could add dividers to the windows to make them look more like the other windows if the owner is agreeable.

**David made a motion to approve Case #17-HZ-00099 – 607 Battery Place as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, subject to any and all conditions. Conditions: None**

**Doug seconded the motion. The motion was approved with 5 in favor and 1 opposed (JoBeth).**

**CASE #17-HZ-00100 – 1 Mabel Street**

**PROJECT DESCRIPTION:**

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

- Renovate west and south sides of house
- Replace windows

Charlie presented a PowerPoint presentation.

Discussion: Christi Homar addressed the Commission. I am good with the 4:4 windows. I’m trying to bring this house back to original. This house has been pieced together. They want to do a vinyl window. I am fine with a clad window also. They want to do this in 3 phases. This is the first phase. On the west side we will eventually remove the stairwell. All the windows on the south side will be taken out and new windows added. We will remove the bump out. The entry and the window will be removed. I have tried to match the windows to the original style window. The upper windows will not be replaced. None of the existing back part is original to the house. On the west we are moving the stairwell, adding a door and a window, removing the windows that are there. The house will have bronze windows and the house will be painted white.

Community Comments: None



Kevin – The applicant wants to make all the windows the same and I think that is good. Patrick – On the west side I have an issue that the windows are being moved. They look like original windows. JoBeth – It looks like there is nothing that shows what the original house was. Kevin – It looks like the windows on the other elevations are 3 or 4:1. JoBeth – The craftsman style had 3 and 4:1. Christi – This house has been muddled. JoBeth – I'm ok with the placement of the windows. Steve – I think the proposed façade is very keeping with the house.

**Steve made a motion to approve Case #17-HZ-00100 – 1 Mabel Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, subject to any and all conditions. Conditions: windows to be 3:1, with SDL or TDL and clad.**

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

**CASE #17-HZ-00101 – 5199 Alabama Avenue**

**PROJECT DESCRIPTION:**

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

- Replace side porch

Charlie presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This is a rental property, a duplex. You cannot see the porch from the street. We are going to replace it keeping the size. The materials will be the same as what is there currently.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00101 – 5199 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**JoBeth seconded the motion. The motion was unanimously approved.**

*Kevin recused himself from this case.*

**CASE #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- Demolition

Charlie presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. We have had this before the Board in the past. We have had an engineer look at the house and my team at GreenTech has also gone through. The stem wall has shifted, there is wood decay, ceilings have fallen in, siding has rotted, steel plates are missing, and foundation wall is cracked and missing in some areas. The house is sitting directly on brick where people have shoved brick where the foundation has failed. There is no footer on the back of the house. There are trees growing out from under the foundation. Floors are caving in. The neighbors are ready to see it taken down. There was termite damage in several places. JoBeth – I see there are problems with the house. This house is a contributing structure. Chris – We plan to rebuild the house in a style to match what would have been originally there. JoBeth – I wish you could have added the building of a new house to this application. Phil Noblet – According to code there is an advertisement that should be in the newspaper so if someone wants to buy the property and renovate it they have the opportunity. JoBeth – If you want to build a house there is a different way to approach this. You will have to submit an economic hardship. Is there anything there that you can keep in order to do a restoration? David – You purchased the house with the intent to demolish it? Chris – Yes. David – The fact is that this is a contributing house. Phil – In order to demo a property you have to advertise the house for sale. This is to discourage the demolition of historic property. If you get no offers, then you submit an application for demolition.

Community Comments: None

**Nancy made a motion to defer Case #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: Adhere to demolition requirements.**

**Steve seconded the motion. The motion was unanimously approved.**

*Kevin rejoined the Commission.*

*JoBeth Kavanaugh recused herself from the Commission.*

**CASE #17-HZ-00103 – 854 Oak Street**

**PROJECT DESCRIPTION:**

The applicant, JoBeth Kavanaugh, has applied for a Certificate of Appropriateness for the following work:

- Construct privacy fence in rear

Charlie presented a PowerPoint presentation.

Discussion: JoBeth Kavanaugh addressed the Commission. I purchased this house and it shares a driveway with my house. I will attach the fence to a fence on my property and go across the property and then join the fence on the other side which is also my property. This will close off the driveway and provide security. They are getting ready to build an apartment building behind this

property. The fence will match the fence that is already there. I need the height to match what is already there

Community Comments: None

**Nancy made a motion to approve Case #17-HZ-00103 – 854 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: None**

**Steve seconded the motion. The motion was unanimously approved.**

*JoBeth Kavanaugh rejoined the Commission.*

*Steve Lewin recused himself from the Commission.*

**CASE #17-HZ-00104 – 5511 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Charlie presented a PowerPoint presentation.

Discussion: Steve Lewin addressed the Commission. There are other 2 story houses in this neighborhood. The setback is in keeping with the other houses on the street. We are trying to get away from the craftsman style that is everywhere. We are trying to find new ways to express the time period we are in. We also want to keep the massing of the house to be similar to the Design Guidelines. This is typical of 20<sup>th</sup> century style with modern façades. The structure is a timber like structure but modern. The posts are concrete. This is a little more floating based post. The brown is 6” reveal and the red is 8” reveal. The corner board will be metal board. The soffit and fascia will be aluminum wrap. Windows will be aluminum clad and most of them will be 1 single lite. The maximum height is keeping with the Guidelines. JoBeth – What is the little square on the side? Steve – That is a difference in siding material – a design feature.

Community Comments: None

David – I liked the detail in the presentation. It seems one item we have tried to enforce is the size of the windows. Steve – We want to stand as a 21<sup>st</sup> century but still fit in a historic district. David – Based on your comments, appreciate your rationale and your attention to detail.

**Patrick made a motion to approve Case #17-HZ-00104 – 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 Guidelines, subject to any and all conditions. Conditions: Board is aware of the departure from the usual window design.**

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

**CASE #17-HZ-00106 – 5513 St. Elmo Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Charlie presented a PowerPoint presentation.

Discussion: Steve Lewin addressed the Commission. This will be the same basic concept as the other house but slightly different design. The handrail is split as shown. The front porch will be cedar and the rest board and batten except for the shingle area. Windows have a more modern effect like on the other house. Front door will have a transom. The back door will be a half lite.

Community Comments: None

**JoBeth made a motion to approve Case #17-HZ-00106 – 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 Guidelines, subject to any and all conditions. Conditions: Board is aware of the departure from usual window scale.**

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

*Steve Lewin rejoined the Commission.*

***OTHER BUSINESS***

Doug - Why so many people from other departments in attendance. Dallas – Phil was here following up on the memo that was circulated. Richard has just taken over a position in ECD. If you want to meet about policy and procedures you would just need to advertise it and Phil would be glad to attend. We are proceeding with getting the ad out for the Preservationist.

Kevin I would like to redcap the meeting with Donna, Dallas, Kevin and JoBeth. There has been someone hired for the Form Based Code part. That position and the preservationist (when hired) with work together and be able to cover for each other. Dallas - This will help us not do a crappy job if one of them is out.

Kevin – There is a means to impose fines on people but it is a slow process and likely to be dismissed. Any change would have to go through City Council. Doug – What if we ask for something to be taken down? Kevin – We can do that now but we have to have a way to enforce it. We need to come up with better ways of enforcement.

Kevin - There was talk of using interns to help with certain things. I think those will get flushed out after we have a planner in place. Doug – Maybe there would be a high school that could help us with drawings. Kevin – We specifically talked about college students. Since the position is going

back out we need to wait till we get that person. Ann Gray and Cornerstone can also be a useful resource. Nancy – I think Ann is already overwhelmed. She is a resource we need to remember.

Kevin – We talked about applicants taking photos and a checklist. Again, we need a planner in place to move forward on that. JoBeth – We also talked about developing a book with templates about how drawings and photos should look.

Kevin – I sent out the e-mail about attendance and members leaving early. That is only my suggestion that we count leaving early as an absence. We need to talk about that at the next meeting

***STAFF APPROVALS***

Case 17-HZ-00097 – 5502 St. Elmo Avenue – Replace roof

***NEXT MEETING DATE:*** October 19, 2017

**JoBeth made a motion to adjourn.**

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

**The meeting was adjourned at 11:45 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# **CHATTANOOGA HISTORIC ZONING COMMISSION**

## **MINUTES**

October 19, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held October 19, 2017 at 9:38 a.m. at the Development Resource Center, Conference Room 1A. Nancy Poston called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Nancy Poston explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Kevin Osteen, David Bryant,

Staff Members Present: Emily Dixon, Angela Wallace and Misty Foy

Applicants Present: Chris Anderson for GreenTech, Ken Morris, William DeWaters, Jeremiah Moore and Greg Adams

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

## ***OLD BUSINESS***

### **CASE #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street**

#### **PROJECT DESCRIPTION:**

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

- Demolition

Emily presented a PowerPoint presentation. Emily did an on-site inspection and noted several problem areas. This is a contributing structure. An ad was placed in the newspaper.

Discussion: Chris Anderson addressed the Commission. Ad for sale of property was placed in the paper. We advertised this house at \$60,000 on October 1. Phil Noblet informed me that if I met the requirement to place an ad for the sale of the house I would have met all the criteria for demoing the house. Doug – I looked at the house also. The decline of the lot to the house you could have predicted this would happen. Chris - We would build up the grade and the foundation to prevent the water runoff going under the house. We will be back with plans for building a new house.

Community Comments: Mark Przybysz – I appreciate the applicant's report. There was nothing in your report and tends to the demolition of the house. It is still on the historic list. There are a lot of houses in St. Elmo that has that sort of elevation and foundation and are in as bad or worse condition. This house could be rehabbed. There is no financial hardship for this company. I feel like although they have jumped through all the hoops, but this house does not need to be demoed. Doug – Have you seen the house? Mark – Yes. Doug – A pile of sawdust is not something you

want to keep around. This is an extreme condition. Mark – My wife and I have done houses in this shape or worse. They did list it but \$60,000 is way too much to ask and above market value for this property. There are ways to stop the water from running under the house.

Melissa – These houses have been fixed before. The listing price is high. I just cannot approve this house being torn down. Doug – I am in the opposite camp. This is a house that has very little wood you could even use.

Chris – The house is not 130 years old – more like 100 years. My company cannot be prejudiced against because we have money. The price is not 3 times what we bought it for. We followed every Guideline. Rachael – You bought it for \$22,500 according to the accessor's office.

**Doug made a motion to approve Case #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.**

**No second. Motion dies.**

## ***NEW BUSINESS***

### **CASE #17-HZ-00107 – 5204 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, William DeWaters, has applied for a Certificate of Appropriateness for the following work:

- Demo old garage
- Build new garage

Emily said there was no sign posted. Applicant said it was there, but it was at the front of the house. It could not be seen from the road therefore this case is **DEFERRED**.

### **CASE #17-HZ-00108 – 4018 St. Elmo Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, Leslie O'Hare, has applied for a Certificate of Appropriateness for the following work:

- Build in ground swimming pool and fence

Emily presented a PowerPoint presentation.

Discussion: Leslie O'Hare addressed the Commission. The pool will be behind the garage and the house. Nancy – How tall is the fence? Leslie – 6'. Steve – Your fence should be half way at the house. Leslie – Can I do 4' instead?

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00108 – 4018 St. Elmo Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the side fence facing the street to be no more than 3’ in height in same style as privacy fence.**

**Melissa seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00109 – 870 Vine Street**

#### **PROJECT DESCRIPTION:**

The applicant, Greg Adams, has applied for a Certificate of Appropriateness for the following work:

- New construction of 4 townhomes
- Remove trees, overgrown plants (per Gene Hyde)
- Plant new trees (per Gene Hyde)
- Renovate entrance front and back of existing buildings

Emily presented a PowerPoint presentation.

Discussion: Greg Adams addressed the Commission. We spent time with Gene Hyde reviewing all the plants and trees on the property. The hackberry is falling and we will remove it. There is a community park with a white fence and we will prune around it. There are also some plants to be removed at the chain link fence. Gene Hyde is also here to address any questions or issues. I have walked the property many times. The property has suffered from neglect. Gene – #1 - The hackberry needs to be removed immediately. #2 – Holly and crepe myrtle needs to be pruned and reduce the height. #3 – This tree needs to be removed – it is a city tree. #4 – Need to remove the hackberry and clean out the vegetation. #5 – The willow oak will be impacted by the proposed new construction, the tree is in decline and new construction would accelerate the decline of the tree. The tree will probably die with the new construction. #6 – Need to do some trimming on this tree on Clark Street. #7 – Pin oaks need some trimming. #8 Willow oak good trees should be pruned. #9 – The crepe myrtle is to be pruned, and remove the hackberry. I was alerted to the removal of some trees. I went out and talked to Greg but unfortunately there were 4 trees too far gone to save. I have suggested he replace them with red bud trees and he has agreed to do so.

Greg – We are working on the design. I want to replace the doors. They will be identical to what is there now. Jay Kaufman (architect) – We have worked with the City on this property setback, etc. We have some way to go for the full design. Any suggestions would be entertained.

Nancy – It has a Vine Street address but what street will it be facing? Greg - Clark Street. Nancy – We will need to see a rear elevation. There are some nice stone walls around this property. The wall and the steps will need to remain. Jay – We don’t want to disturb them. We are 20’ off the line. Nancy – You will need to bring back the full design to this Committee. Jay – We were planning on that. Patrick – It looks like you are on the right path. What is the elevation difference in the property? Jay – Maybe a 6’ difference. Patrick – The one tree is to be removed due to the construction. Gene – Looking at it today, the crown of the tree is starting to die out which indicates it is in decline. The construction of the foundation will have a negative impact on the tree. It could



take 2-4 years for the tree to die out. It will be more expensive to remove it after the building is built. The tree has about a 50/50 chance.

Nancy – Do you have a color of the brick? Jay – We haven't gotten that far. Nancy – You understand the windows have to be true divided lite? Jay – Yes. Melissa – I think you are going in the right direction. Nancy – Will you be planting a new tree where that hackberry is in the island? Jay – We had planned on doing away with that island. Gene – If you decide to keep the tree at the foundation I will work with Greg on saving the tree. Nancy – I would like to see photos of where the new buildings will be going. Are you putting a fence up around the property? Greg – We can do that and we have thought about a fence.

Community Comments: Bill Glascock –I own property across from this property. What I see is ok. I would defer comments to Hal Baker, Nancy Poston and JoBeth Kavanaugh – they are experts in the Fort Wood area. Greg if you rely on those three people, you will do well. Hal Baker – I will second what Bill said. This is a major development in our neighborhood. The neighborhood association would be glad to meet with you any time. That city park was developed by the City during the redevelopment of Fort Wood. We made an agreement that we would maintain that park. We just repaired the fence. Before you get involved with the park, get with us and let's work together on that so the park is pleasant for everyone. We greatly appreciate Gene Hyde.

Greg – Each door has metal brackets on the inside and they are falling apart. I have had them looked at and was told they could not be fixed. The glass looks like it is newer. Greg – I would like to paint them medium or dark gray.

Nancy – I think we need more information on the new construction. Parking is something that has not been addressed yet. Greg – There will be 2 spaces for each unit. Nancy – What would you do as far as plantings around the new building?

**Melissa made a motion to approve Case #17-HZ-00109 – 870 Vine Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: defer construction of townhomes; #5 willow oak to remain; in kind replacement of apartment door.**

**Rachael seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00110 – 5606 Alabama Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. This is similar to the other homes we have built in St. Elmo. Nancy – Will you have to take the tree down? Ken – Yes. On the rear are two

French doors, single lite. There is a very low porch on the rear. Nancy – What is the wood on the front? Ken – Pressure treated wood we will stain. Steve – The gable on the left elevation, the window is out of proportion. Ken - I can make it a 2x4' window.

Community Comments: None

**Rachael made a motion to approve Case #17-HZ-00101 – 5606 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the applicant to enlarge the window in the dormer to a 2x4'.**

**Melissa seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00111 – 4906 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. The metal roof will be standing seam on the front porch not the corrugated as shown. The wall is a big concern of mine. The wall is in good condition and the steps are also. The existing opening next door is what I want to put on this house. The wall will be pulled down piece by piece. This drive will be on the right side and we will match the opening at the neighboring property. It will have the square cap like the other one. I will slope the dirt to the drive along the driveway. I will reuse the material that will be removed in opening the wall.

JoBeth – I like the design of this house. It uses a few new materials. Ken – The porch will be pressure treated wood stain like the post on the porch. Steve – The window on the gable is a little wide. Ken – I can drop one of the windows and make it 3 wide instead of 4.

Community Comments: None

Melissa – The stone wall, the Guidelines state that a wall should not be removed. JoBeth – I think he is taking every action possible to preserve it as much as possible.

**Steve made a motion to approve Case #17-HZ-00111 – 4906 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front gable window to be 3 wide not 4 and sized 2'6 x 3'6; the front porch columns to be all wood and no stone veneer; front retaining wall stones removed to be used on the sides of the driveway, connection to front wall and sloping down; front porch metal roof to be standing seam.**

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

***OTHER BUSINESS***

Flagpole – Is that something you want to do as staff approval or before the board. There is nothing in the Guidelines regarding flagpoles. Doug – Bring to Commission. Melissa – I think the staff can do this and make a call on the size. If it is out of proportion, then bring it to the Commission.

We will have a new page online next month that will have the agenda and the minutes available.

Doug – The first case. We need to get more information on the circumstances for approving a structure contributing for demolition. I think this puts us at risk. I thought, and I think he thought, if he followed the Guidelines, he expected it to be demolished. Emily – In other communities they are required to get 3 estimates to rehab the property; and also an opinion from a real estate person on the salability of the house after being rehabbed.

Misty Foy, City Attorney’s Office – Misty has been assigned to our board.

***STAFF APPROVALS***

Case 17-HZ-00097 – 5502 St. Elmo Avenue – Replace roof

***NEXT MEETING DATE:*** November 16, 2017

**Patrick made a motion to adjourn.**

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

**The meeting was adjourned at 12:00 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

**CHATTANOOGA HISTORIC ZONING COMMISSION**  
**MINUTES**

November 16, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held November 16, 2017 at 9:30 a.m. at the Development Resource Center, Conference Room 1A. JoBeth Kavanaugh called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. JoBeth Kavanaugh explained the rules of procedure and announced that the meeting was being recorded.

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

Members Absent: Kevin Osteen, Melissa Mortimer, Patrick Ryan

Staff Members Present: Emily Dixon, Angela Wallace, Charlie Young

Applicants Present: Chris Anderson for GreenTech, William DeWaters, Clay & Lisa Whittaker, Ryan Fiser, Michael Taylor, Steve Lewin

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

***OLD BUSINESS***

**CASE #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- Demolition

Emily presented a PowerPoint presentation. There was a mistake made in the decision process of this case last month. We need to make a new motion and vote today on this case.

Angela read the minutes from the last meeting on this case.

Discussion: Chris Anderson addressed the Commission. There is no additional information at this time. In the interest of time, go ahead with the vote.

**Steve made a motion to deny Case #17-HZ-00102 – 1614 W. 55<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none**

**David seconded the motion. The motion was approved with 5 in favor and 1 against (Doug).**

**CASE #17-HZ-00107 – 5204 Tennessee Avenue**

**PROJECT DESCRIPTION:**

The applicant, William DeWaters, has applied for a Certificate of Appropriateness for the following work:

- Demo old garage
- Build new garage

Emily presented a PowerPoint presentation.

Discussion: William DeWaters addressed the Commission. We have rehabbed the entire house and now want to do the garage. Moving the location would allow us to have a larger yard. Doug – What is the state of the garage? William – There is no foundation to the old garage. The front was open and I added the wood doors so I could store stuff. It is close to falling down. The garage was built sometime in the sixties. JoBeth – I really don't think we need to be that concerned about the old garage. On his original COA he already got permission to tear it down. David – How much of the garage will be visible from the front street? William – Some part but not all because of the slope of the land. The garage doors will be facing the alley so the back of the building will be seen from the main road. The foundation will be block and brick so it will match the house. The siding will match the siding on the house.

Community Comments: None

**David made a motion to approve Case #17-HZ-00107 – 5204 Tennessee Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: brick over CMU foundation.**

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

***NEW BUSINESS***

**CASE #17-HZ-00121 – 949 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Remo Capecchi, has applied for a Certificate of Appropriateness for the following work:

- Pour concrete driveway
- Remove retaining wall (north)
- Remove top block from retaining wall (east)
- Form concrete wall
- Build deck on back

Emily presented a PowerPoint presentation. ***No sign posted - DEFERRED***

**CASE #17-HZ-00122 – 846 Oak Street**

**PROJECT DESCRIPTION:**

The applicant, Clay & Lisa Whittaker, has applied for a Certificate of Appropriateness for the following work:

- Build retaining wall to tie into wall in back and side
- Build stairs to access parking at alley

Emily presented a PowerPoint presentation.

Discussion: Clay Whittaker addressed the Commission. We provided all the drawings for the project. The walls that are there were previously approved by the Commission. The walls and stairs are only visible from the alleyway. The walls will tie into the existing walls. Doug – You have some brick already? Clay – We do have some and will use matching common brick. Nancy – I have looked at this property and I think this is an improvement.

Community Comments: Hal Baker – The applicants submitted this plan to the Neighborhood Association and they are in complete agreement with this proposal.

David – I think this is above and beyond the norm.

**Nancy made a motion to approve Case #17-HZ-00122 – 846 Oak Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: None**

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

**CASE #17-HZ-00123 – 1195 W. 46<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Steve Fiser addressed the Commission. There are no measurements on the site plan. JoBeth – With no measurements, we should not really continue this case. If you can get the site plan faxed to you and move you to the end of the meeting. Steve will get the site plan with measurements. RETURNED: Steve - We have a site plan with measurements. This is very similar to the house we built last year. The setback is 15' to align with the house next door.

Doug – The front porch detail shows a bracket on the column? Steve – The columns are made of wood. David – Great design. There is a standing seam metal awning on the second floor windows on the front.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00123 – 1195 W. 46<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: None**

**Rachael seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00124 – 1505 W. 54<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- Replace windows
- Replace roof
- Rebuild existing extension on rear and extend to second floor
- Build a deck on back
- Construct privacy fence
- Replace wooden shingles with Hardi shingles

Emily presented a PowerPoint presentation.

Discussion: Michael Taylor addressed the Commission. On the siding replacing we have siding on first and shingle for second. If we can't find enough to repair the second we would like to use Hardi there also. We will be rehabbing the interior of the house also. JoBeth – As for the windows, they should be repaired instead of replaced. Nancy – They are true divided. We got a directive that windows should be repaired instead of replaced. They can be repaired. JoBeth - If there are windows that are completely deteriorated, we would need more evidence showing that. Also, you can install storm windows to match the windows instead of replacing the windows. Nancy read from the Guidelines.

JoBeth – Roof seems fine. Michael – The footprint on the 2<sup>nd</sup> floor will be the same as the first floor. Rachael – I think the charm is tied to the shingles. I think you should keep with the wood shingles. Michael – The shingles are in the worse shape of anything on the house. David – I think it is okay to replace them. I'm not sure they are original to the house. Michael – We have not been able to find shingles to match what is there. Doug – It will be hard to match the weathering. Are all the windows 9:1? So you are missing 2 of the 10 windows on the front. Michael – There are only small fixed windows on the side of the house. Rachael – You will maintain the corbel detail under the roof? Michael – Yes. All the windows we put in will be 9:1.

Community Comments: None

Steve – The fence can go to the middle of the house. The fence shown is not halfway of the house. Michael – We can put the fence to that point. Doug – We need to be clear about the windows.

Rachael – Is it possible to blend in new shakes with what is there? It will have to be stained or painted anyway. Michael – There is a picture of the Hardi shingles. David – The issue is if he can find the shakes to match what is there. Rachael – What if we allow the Hardi shakes on the addition and let him use the shakes removed on the back to replace the damaged ones? Nancy – There are people who can repair these windows. Michael – There are no other double hung windows in the house except what is on the front. Nancy – I have had windows built to match existing wood windows that are wood clad and they look great. Doug – If we approve something and he finds that it will not work, he can come back and ask for something different.

**Steve made a motion to approve Case #17-HZ-00124 – 1505 W. 54<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: replacement of damaged shakes with in kind cedar shakes except on new addition on back which can be either Hardi or cedar shakes; windows to be repair or replaced with similar materials; privacy fence to start at middle of house and going to rear.**

**Rachael seconded the motion. The motion was approved with 5 in favor – 1 opposed (Doug).**

### **CASE #17-HZ-00125 – 5010 Tennessee Avenue**

#### **PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Steve Lewin addressed the Commission. The setback along the block is very jagged and that is why we have set this back like we have. The style is continuing our effort to keep with a more traditional volume of the house with a more mid-century aspect. We are trying to project the foundation with the slope of the property. The windows are also keeping with a more contemporary style. JoBeth – The Guidelines state that new construction should not mimic the existing style of the neighborhood. Why did you pick mid-century? Forms are not imitative of the time period. Rachael – I agree with Steve that he has stayed in the size of the neighborhood and I am glad to see a more modern style. David – There needs to be some attempt to reflect the Victorian style. My concern is the roof profile. I don't think the shed roof works here. Emily – The neighborhood style in context is the bungalow style. Steve – The setback is also due to the amount of trees on the front of the property. The shape is to minimize the dominance since the house is up on a hill. It is in the volume of the neighborhood. JoBeth – The porch roof is so mid-century style. We do need to get away from the imitation of the old house. The windows are very contemporary. I worry about the shapes and the whole house being panel board, there is no reference to the early 1900's. Steve – There is no attempt to reference the 1900's. JoBeth read Guidelines.

Community Comments: Tim McDonald – I own 6 properties in that general area. When was the sign posted? I didn't see it until Monday. Justin – The sign was posted on the 8<sup>th</sup>. I have the photo. Tim - Having just seen this I don't think this fits the neighborhood at all. I appreciate he wants to



save the trees. St. Elmo is losing a lot of its greenspace. The alley at the back is not an alley and it has never been open.

Carolyn Cuppage – What is the sq. ft. of house? Steve - About 2,200 sq. ft. Carolyn – The beauty of St. Elmo is the greenspace. I don't see how you can say this house fits in with the neighborhood. We are trying to preserve the neighborhood. This structure is in conflict with that.

Lynn Bartoletti – Fan of midcentury but I don't think it has a place in this neighborhood. I am sick of the poor copy of the bungalows. JoBeth – We are not supposed to duplicate the bungalows. It is a delicate job to translate the Guidelines. I appreciate his saving the trees on the lot. The new homes that are being built are all so large.

Sonny Fryar – This is so alien to the neighborhood. My main objection is opening the alleyway. This alley has never been open and there is no feasible way to open this alley. It would open up to traffic. I have a sunroom on the back of my house and it would be completely open then. There is no reason this house cannot be accessed from Tennessee Avenue. The construction on this house will probably kill the trees anyway. The reason I bought in St. Elmo was the privacy and the Historic Commission.

Kevin Ralaines – My main concern is erosion and the topography. I've seen a lot of erosion damage in other areas. I don't see a lot of follow through on controlling this.

Justin White – I want to introduce myself. I work with Lewin. We want to enhance this property. We are very interested in maintaining the integrity of the neighborhood. We want people to see that this house was built in 2017. I do not want to cut down trees if we do not have to. We wanted the house to look like it was naturally built into the lot. The footprint of the house is only about 1100 sq. ft. The back alley is already paved to where this house is. We have talked with the transportation people. Up to where our property is pretty much as far as it is already.

Steve – We are not opening the entire alley. The alley is not under this Commission. This lot is slightly bigger than the surrounding lots. This is exactly the plan done in early 1900's.

Arline Cadwell – I object to the applicant saying the alley is paved. It is not a paved area.

Charlie Young – Assistant director of LDO – I hear your concerns with the alleyway. We control nothing with the alleyway. I can give you the names of people to talk to about the alley. Even though it is on the application, this Commission will not make any decisions on the alleyway.

Doug – I am struck with the architecture being so far from the rest of the block. The issue is the Guidelines state it should maintain not disrupt the street. If this was at the end of the street by itself, it would be okay. It is located between houses here. Rachael – I think we just need to defer this case and let them go back and come back with a new design.

**Doug made a motion to defer Case #17-HZ-00125 – 5010 Tennessee Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: present a different design more in fitting with the Guidelines.**

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

**CASE #17-HZ-00126 – 4221 Michigan Avenue**

**PROJECT DESCRIPTION:**

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

- Repair/replace asphalt shingles
- Repair brick foundation and brick fireplace
- Replace front door, columns
- Add gutters, downspouts
- Redo front porch
- Concrete stripes for driveway
- Add rear deck and steps

Emily presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This house is in good shape. It is pretty remote. The exterior is in better shape than the interior. The exterior change is primarily in the back. Repairs are needed. We are adding steps on the back on the right side. JoBeth – Why are you replacing the baluster? Chris – I don't know that the existing baluster is original or not. It could be original, but it is in bad shape. JoBeth – What is changing on the back? Chris – Some of the porch was poorly walled in at some time. We are just taking the wall out and restoring it as a porch. Doug – Is there an existing chimney on the left? Chris – Yes and we are keeping it. David – Are you keeping the framing on the front porch? Chris – we are keeping it but parts of it may need repaired. Steve – I would not be in favor of the board and batten on the gable of the house.

Community Comments: Lynn Bartoletti – Are you leaving the exposed rafter tails? Chris – Yes. Lynn – I would like to see the railings remain also.

Doug – I would oppose the board and batten on the front also. JoBeth – I think the siding on the front porch should stay. Nancy – What does the front porch wall look like on the interior? Chris – I do not know what is on the interior of the porch wall. The wall has to be taller than it is presently for safety code issues. Charlie – When he goes over 30% renovation he has to raise the railing.

**David made a motion to approve Case #17-HZ-00126 – 4221 Michigan Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: all existing design features shall remain as is except for repairs to match existing; porch railings may change to meet safety codes and any changes are subject to staff approval; rafter rails will be exposed.**

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

**CASE #17-HZ-00127 – 5321 Virginia Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. This is 2 lots next to each other. There is no alley at this property. We are leaving as many trees as we possibly can. There is a wraparound porch on the front. Rachael – I would like to see it be a single window on the left of the front. The columns are 6”X6”. There is a band around the house. Nancy – Center the door between the columns. David – Match the size of the windows on the side to the size of the front windows.

Community Comments: Paul Sims – I moved to St. Elmo because it felt comfortable. This lot was bought this year. This house is acceptable. The problem is they are putting 2 houses on the lot. Slamming houses together disrupts continuity. Had we any idea this would have happened, we would have stipulated that the lots not be divided.

Carolyn Cuppage– Set back on the front should be 25’ from the front and rear. Emily – In R1 it is 15’. Carolyn - The planning agency recommended this lot not be subdivided. If you wanted to you could build a smaller house.

Chris – Everything in the community comments is not within the purview of this Commission. Randy Ridge did approve the 18’ setback because this was a lot of record.

Steve – What is the square footage of the house? Chris – 1,058 sq. ft. and it is a 2 bedroom house. David – The original house on that property was larger.

**Rachael made a motion to approve Case #17-HZ-00101 – 5321 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: double window on left front changed to a single window; the door/column be placed so door is in center of columns in front of steps; windows on north side to follow 3:1 proportions as stipulated in the Guidelines.**

**Steve seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00128 – 5315 Virginia Avenue**

**PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation.

Discussion: Chris Anderson addressed the Commission. There is a parking pad. No additional comments. Nancy – There is no porch? Chris – There will be handrails if code requires it. There is a small porch with columns. The secondary windows are 2’x6’. Column size is 8’x8’. We can do a 2’6” on the windows.

Community Comments: None

**Steve made a motion to approve Case #17-HZ-00128 – 5315 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front elevation (right) and right elevation windows are to be 2’6” x 6’ windows and door trim to be submitted for staff approval**

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

### ***OTHER BUSINESS***

None

### ***STAFF APPROVALS***

Case 17-HZ-00112: 108 Everett Street – Replace roof  
Case 17-HZ-00113: 4302 Seneca Avenue – Install fence  
Case 17-HZ-00114: 227 Eveningside Drive – Install fence  
Case 17-HZ-00115: 4015 St. Elmo Avenue – Install fence  
Case 17-HZ-00116: 118 Eveningside Drive – Install fence  
Case 17-HZ-00117: 5405 Shauff Place - Replace roof

***NEXT MEETING DATE:*** December 21, 2017

**Nancy made a motion to adjourn.**

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

**The meeting was adjourned at 12:45 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary

# **CHATTANOOGA HISTORIC ZONING COMMISSION**

## **MINUTES**

December 21, 2017

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held December 21, 2017 at 9:35 a.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Charlie introduced Sarah Robbins as the new Development Planner working with Historic Preservation starting January 5. Sarah – I have been with RPA 9 years and have served on the board of Cornerstone. I have family members who have been active with historic planning.

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

Members Absent: Steve Lewin, Rachel Shannon,

Staff Members Present: Emily Dixon, Angela Wallace, Charlie Young

Applicants Presenting: Remo Capecchi, Steve Lewin, Candace Esparazza, Don Oscai, Frank McDonald, Greg Adams, Michael Taylor, Linda Benton

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

## ***OLD BUSINESS***

### **CASE #17-HZ-00121 – 949 Vine Street**

#### **Client was not present**

#### **PROJECT DESCRIPTION:**

The applicant, Remo Capecchi, has applied for a Certificate of Appropriateness for the following work:

- Pour concrete driveway
- Remove retaining wall (north)
- Remove top block from retaining wall (east)
- Form concrete wall
- Build deck on back

**Kevin made a motion to defer Case #17-HZ-00121 – 949 Vine Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: applicant not present**

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

## **CASE #17-HZ-00125 – 5010 Tennessee Avenue**

### **PROJECT DESCRIPTION:**

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

- New construction

Emily presented a PowerPoint presentation. The proposed house actually has a smaller footprint than neighboring houses. There was an e-mail submitted in opposition to the construction proposed and that is attached hereto and made a part hereof.

Discussion: Sam Lewin addressed the Commission. Our motivation was to bring a modern bungalow into the area with the acceptance of the Commission. We want to build something that is acceptable to the community also. It is 2 stories but the slope of the property and the roof will keep the look of the house low. We modified the siding from the first submission to vertical Hardi. The style is more mid-century. We are trying to remain consistent with the neighborhood. We are trying to keep as many of the trees as we can at the front of the property. We are not changing anything with the alley but will be parking off the alley. Doug – What is the siding? Sam – Cement board with weatherproofing between, ½”.

Community Comments: Tim McDonald – I live not far from this property. I appreciate Lewin trying to save the trees. My primary concern was the previous submission. I see no change in the roofline. I just do not think this fits, it is not compatible. The windows were also not changed.

Mark Slavovsky - I live on the street. I am in favor of the proposal. I know this builder does high quality work. I would much rather have Lewin build on this lot than other builders who are building in the area.

Lynn Bartoletti - I love the house but I don't think it fits. I would rather see the style of the houses being built on St. Elmo Avenue.

Sam – I understand if you don't like the design. The house is the same volume as the houses around it. It is a modern bungalow. It is a different style but as the Guidelines state I am not building a 1920 house, I am building a modern house. I hope when we are finished you will like it. What makes a neighborhood lively is to change with the time.

JoBeth – My concern is it represents 1950-1960 and that does not represent St. Elmo. The thing that bothers me most is the roofline. I like when people do not reproduce an old house. If the roof line met I would be more agreeable to it. Doug – The architect has met my concerns. I have no problem with the setback. Melissa – I'm torn. I like the difference in the design. The roof form is my concern, it is not compatible with the neighborhood, but it suits the house. Patrick – I like the departure. Again, my only concern is the roof shape. Nancy – Is the front porch depth 6'? Emily – Yes. Kevin – Do you know what the elevation gain is? Sam – 15' more or less. Kevin – I enjoy seeing the envelope pushed. I'm tired of the same design being built throughout St. Elmo. I believe this would create some excitement in the neighborhood. I do not think this is outside the Guidelines. Lewin does great work and care about the neighborhood. David – I find the front porch and roof shapes disconcerting. I think it could be a little more sympathetic to the design rules

of St. Elmo. Kevin – I would not build this but I do think it is within the Guidelines. Is there an option to address the roof line Sam? Sam – We can touch the overhangs but the design holds on this roof. Then, it would be a poor design. Kevin – I think that would take away from the house. Melissa – It does talk in new construction about forms that are compatible.

**David made a motion to defer Case #17-HZ-00125 – 5010 Tennessee Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: compatible roof line and windows Page 52 roof forms and window placement.**

**JoBeth seconded the motion. The motion was approved with 5 in favor (opposed Kevin and Doug).**

## ***NEW BUSINESS***

### **CASE #17-HZ-00133: 5414 Beulah Avenue**

#### **PROJECT DESCRIPTION:**

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

- Replace back deck
- Close in half of deck
- Repair garage area
- Install fence in rear

Emily presented a PowerPoint presentation. Demolish existing structure and construct new structure for parking area.

Discussion: Candace Esprazza addressed the Commission. This home is sandwich between Beulah and St.; Elmo Avenue. Want to bring porch out to add more interior room. This would encroach on the existing structure. None of the elevations of the outbuilding is the same. It has been added on numerous times. The owner wants to park vehicles in the carport. The storage area is about 50'x14' and we are going to make it smaller, just for 2 vehicles to park and then a patio area. The lumber will be stained like the house. The facade matches what is on the house. The fence is wood with tin in the center. We would reuse the siding off the demolished storage room or if need be would use new tin. The improvement to this structure would be very nice to surrounding homes. There is currently no fence at the back of the property.

Community Comments: None

Kevin – Are you going to have the gable on the back of the house and on the front of the garage? Candace – Yes. Kevin – I can't envision that. Candace – There will be a wall on the left which will be the closet with the architectural feature on the open part. It will also be on the front of the garage. We will match the foundation to the house. We want it to blend in better than it does now. The siding will be Hardi board and match the board and batting on the house and we will match the brick. There will be no fence at the back of the parking area so vehicles can enter off the alley.

Melissa – I like the fence but I think it is too modern for St. Elmo. Candace – I don't think the wood fence looks good here. Melissa – I think the Guidelines would recommend all wood. Kevin – We do have some horizontal fences in the neighborhood but they are wood. Candace – What if we have this style fence but fill in the center with wood? Patrick – I like the style of the carport but I think the scale needs to keep with the property. Melissa – I think we need elevations and drawings of the carport. Candace – The architecture feature is true 2x2 and we are matching those. If we put wood in the center instead of the metal would that be acceptable? Kevin – We are asking that you submit another design. Melissa – I am fine with an all wood fence in this design. Kevin – The design is ok but not the materials. JoBeth – It is too much of a departure from the neighborhood design

**Melissa made a motion to defer Case #17-HZ-00133: 5414 Beulah Avenue as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: elevations of new addition, scale to match house; resubmittal of the fence design.**

**Patrick seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00135: 1618 W. 53<sup>rd</sup> Street**

#### **PROJECT DESCRIPTION:**

The applicant, Don Oscai, has applied for a Certificate of Appropriateness for the following work:

- Replace siding with Hardi
- Rebuild front porch
- Replace wrought iron with columns
- Paint

Emily presented a PowerPoint presentation.

Discussion: Don Oscai addressed the Commission. The aluminum siding was placed over wood siding. There is a bay window and when we pulled it off there is an ornate placard on there that we would like to preserve. JoBeth – Until the aluminum siding is off we can't say about the wood siding. Don – If we could salvage the original wood siding, that would be great. There are places that we looked behind the aluminum, we have found plywood. The columns would be 8"x8". Patrick – We need to determine what condition the siding is in. Don – Would it have to be deferred to another meeting? Kevin – I think we need to see it. We need photographs of the condition of the wood siding. Don – In that case I can't really start till closer to the next meeting because of weather proofing the house. I have pulled back in 4 areas and am still not sure what is there. Based on what I saw, the wood siding is not there. Melissa – Couldn't staff go out and look at it. Don – We can go out there at any time.

Community Comments: None

Don – We can go and pull off whatever we need to. Kevin – We made a site visit earlier this year. I would like to put eyes on it and see for myself. Don can send us an e-mail and let us all meet out there and look at it. Kevin – I will schedule a time and get in touch with everyone. Misty – Realize



that there cannot be a vote at the site. That vote has to be made at a meeting. Kevin – That means we can't make a decision until the next meeting. Doug – Why can't we gather at the house and make that determination? Kevin – We need to follow council's recommendation and hold it till the next meeting.

**Patrick made a motion to approve Case #17-HZ-00135: 1618 W. 53<sup>rd</sup> Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: 8"x8" columns approved; siding to be examined by an on-side meeting of board members and then decision will be made next meeting.**

**Melissa seconded the motion. The motion was unanimously approved.**

### **CASE #17-HZ-00134: 950 Vine Street**

#### **PROJECT DESCRIPTION:**

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

- Replace windows (with vinyl) and trim
- Addition to the building
- Add driveway and parking area
- Remove slab and excavate
- Remove chimney
- Remove wall

Emily presented a PowerPoint presentation.

Discussion: Frank McDonald addressed the Commission. This is a Jewish organization. This building is a ghost of what it used to be. The gates on the back have been framed. The roof has been replaced. It was a carriage house and now they want to turn it into a ceremonial bath. The back left has an old apartment and we will renovate that into a new apartment. The courtyard would become two sleeping rooms. The wall that is at the back is in bad shape and is crumbling in some sections. We want to add a driveway in the back so a car can come to the building. We want to put a gate in the wall along Central. We would keep the wall there but put an opening in it. We have a parking arrangement across the street. Part of the detail on this building will match what is on the main house. We have decided to remove the piers on the bottom of the columns and take the columns all the way down. The infill we propose will not be visible to the streets. We are keeping the roof pitches with the main building. JoBeth – What is the purpose of changing the rock wall? Frank – It is an issue of privacy. They are very sensitive about this. It is common that after a woman's period they need to go to a purification bath. It is based on the religious believes. Nancy – The Guidelines are very specific about maintaining the original carriage houses. We are sticklers to keep the carriage houses to the originals. The doors are original.

Community Comments: None

Doug – I am trying to understand what kind of precedence we are setting by changing the usage of a carriage house to living area. Nancy – We are not concerned with the usage. The windows also look original. We are setting a precedent changing the building. Kevin – That is true but I would like to see what the building looked like originally. JoBeth – Changing the wall is a problem. Changing the carriage doors is a problem. Nancy – Too many of the carriage houses have been lost. I would suggest a redesign. The Guidelines are very specific. Angela - The original maps list this building as a 2 story building. Frank – The gate we are proposing will be in the brick section. The doors are not original, the opening is original. We want to take this building that has been abandoned and put it back in use. Doug – I don't see how we can allow this to go through with this much change.

**Doug made a motion to defer Case #17-HZ-00134: 950 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: adherence to the Design Guidelines regarding carriage houses.**

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

**CASE #17-HZ-00136: 870 Vine Street**

**PROJECT DESCRIPTION:**

The applicant, Greg Adams, has applied for a Certificate of Appropriateness for the following work:

- New construction of 4 townhouses
- Remove 2 trees

Emily presented a PowerPoint presentation.

Discussion: Greg Adams addressed the Commission. Gene Hyde did come out and do an assessment on the two trees and his recommendation was to remove them now. Gene – I did the evaluations on the two trees. When the tree was trimmed as approved at the last meeting the decay on this tree was observed. (Gene explained his process for the evaluations.) Both trees fall within the high risk range and recommendation is removal. If the tree at the steps remains, it will destroy the steps and the wall. I strongly suggest that you adopt the new standard just released (a copy was given to Angela) for the standards of trees and tree removal to be used in historic areas. Nancy – The lot is going to be very nude with this removal. I understand and agree that the trees need to be removed. I would ask that you put some strong mature trees in when you finish the construction. Greg - We talked to Gene about this and our plan is to do that. Nancy – I am concerned about the steps. Greg – It is a little tight there but we want to secure the steps and do whatever we can to reinforce them. We will need to put some type of protection there.

Community Comments: Linda Benton - Is the plan to sell these townhomes or rent them? Greg – The original plan is to sell them but a backup would be to rental.

Greg – The front elevation is the same as last time (showed sample of brick). Parking will be on ground level. Jay Caughman – The windows will be true divided lite. David – Does the Guidelines

allow the **phylon** material? Melissa – Not really mentioned. Jay – If we can't use some type of composite material, I would suggest they be taken out of the project.

**JoBeth made a motion to approve Case #17-HZ-00136: 870 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: none**

**Patrick seconded the motion. The motion was unanimously approved.**

**CASE #17-HZ-00137: 1505 W. 54<sup>th</sup> Street**

**PROJECT DESCRIPTION:**

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

- Replace windows
- Add door at rear

Emily presented a PowerPoint presentation.

Discussion: Michael Taylor addressed the Commission. The windows are wood. We need to look at the 3 windows at the front of the house and see if we can keep those. Emily – That is not in my area of expertise. I would ask that an expert be consulted. Kevin – The Board does not have an objection to making that call since you are matching the windows you propose. Michael – We will just need to take out and rebuild the frames. They are rotten. The window on the top will remain.

Community Comments: None

**JoBeth made a motion to approve Case #17-HZ-00137: 1505 W. 54<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: approved and applicant may replace windows on front left side with wood windows matching others.**

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

**CASE #17-HZ-00138: 841 Oak Street**

**PROJECT DESCRIPTION:**

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

- Repair front porch
- Replace columns and railing
- Replace roof
- Brick work on steps

Emily presented a PowerPoint presentation.

Discussion: Linda Benton addressed the Commission. I own 839 Oak Street. This house has been neglected. I want to do maintenance updates on this house. The columns are not the original columns. There are 4 full columns and 2 half columns at the house. I looked around the neighborhood at columns. I would like to keep with the neighborhood and put a square column. I am going to have the brick repointed. The window sills on the top windows are just gone. We can probably keep the top part of the windows and just replace the bottom. I want to just scrape and re-glaze the tops. The front porch is poured concrete. I want to stain the concrete that is there. It has some surface cracks and stains. Some of the lentils are damaged. I want to paint all the trim in white. The lentils are painted white. Could I paint the lentils gray to match the porch? I will need to redo some of them. I want to make them match so I was thinking about painting them. I want to match the lentils and transom a soft grey like the porch. What should the flashing around the front porch roof be? The gutters on my house are bronze and if I would have to replace the gutters on this house. I would like to make them grey to match everything else.

Community Comments: None

JoBeth – I would like to see the lentils the same as the grout. Linda – I would like for all the lentils to match. New ones would not match the old ones. I would like to see them go with the natural look. Linda – I guess I could strip the old ones. JoBeth – You can use a stain in the concrete for the new ones that will closely match the old ones.

**Nancy made a motion to approve Case #17-HZ-00138: 841 Oak Street as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: repair slate broken pieces; clean stone or concrete lintels; concrete stain can be used to make consistent appearance on lintels; gutters and downspouts to be painted or replaced with gunmetal color gutters and downspouts; brick steps to be repaired and brought to code; replace front porch roof and headers as needed; replace railing.**

**JoBeth seconded the motion. The motion was unanimously approved.**

### ***OTHER BUSINESS***

There will be a charge of \$25 for all CHZC applications effective December 5, 2017.

### ***STAFF APPROVALS***

- Case 17-HZ-00118: 5432 Alabama Avenue – Install flagpole
- Case 17-HZ-00119: 955 Vine Street – Replace garage door
- Case 17-HZ-00120: 839 Oak Street – Install fence
- Case 17-HZ-00129: 1404 W. 54<sup>th</sup> Street – Repair roof & railings
- Case 17-HZ-00130: 925 Vine Street – Install wheelchair lift
- Case 17-HZ-00131: 835 Vine Street – Replace gutters; paint
- Case 17-HZ-00132: 5001 Lynnwood Avenue – Install temporary 9’ construction fence

***NEXT MEETING DATE:*** January 18, 2018

**Melissa made a motion to adjourn.**

**Patrick seconded the motion. The motion was unanimously approved.**

**The meeting was adjourned at 12:15 p.m.**

---

Kevin Osteen, Chair

---

Angela Wallace, Secretary