Historic Zoning Commission

August 20, 2020

St. Elmo

Historic District Guidelines

Fort Wood

Historic District Guidelines

Ferger Place

Historic District Guidelines

Battery Place

Historic District Guidelines

CHZC

Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure. Order of Business
4. Approve Minutes of Prior Meeting
5. Old Business: None
6. New Business:
   a. Case HZ-20-122: 1402 W. 54th Street – New construction of a primary structure.
   b. Case HZ-20-125: 5417 Saint Elmo Avenue – Repair / restoration to the existing structure and new building addition.
7. Other Business: None
8. Announcements: Next meeting date: September 17, 2020 (deadline: August 21, 2020 at 4 P.M.)
9. Adjourn

Rules of Procedure. Order of Business

The order of business for hearing will be as follows:

1. Staff presentation
    a. Application description of proposed project
    b. Note if the site/structure is historic and/or listed as contributing to the character of the district.
    c. Location of proposed project
    d. Explanation of proposed project
    e. Project photographs and plans
2. Applicant Presentation (10 minutes maximum)
3. Comments by Other Persons (3 minutes maximum per person)
    a. Opponents, proponents, and other
4. Applicant Response (5 minute maximum)
5. Historic Zoning Commission Discussion
6. Motion and Vote

Rules of Procedure. Virtual Public Meetings on Zoom

On March 20, 2020, Governor Bill Lee signed Executive Order No. 16 (“the Order”), which suspends the requirements of the Tennessee Open Meetings Act (“TOMA”) to the extent necessary to allow any governing body subject to the requirements of TOMA to meet and conduct essential business by electronic means if the body determines meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 pandemic.

The Governor’s Order applies to any state, county, or municipal governing body or any other public body that may be subject to the requirements of TOMA. It allows members of the governing body to participate and vote in public meetings without being physically present to protect public health, safety, and welfare and prevent the spread of COVID-19. This is a temporary measure that originally expired on May 18, 2020, further action has been taken by the Governor and this temporary measure has been extended.

Based on the Governor’s Order this Chattanooga Historic Zoning Commission (CHZC) meeting will be audible to the public at the location specified in the notice of the meeting.

- Each member participating electronically or otherwise should be able to hear each other simultaneously and speak to each other during the meeting.
- Documents which will be discussed at the meeting have been provided to members participating electronically prior to the meeting from the CHZC agenda posted on the City website, to the extent doing so is practicable.
- All votes at the meeting will be taken by roll call vote.
- Notice of the meeting has provided a statement that the meeting will allow members to participate electronically or by other means.

Rules of Procedure. Virtual Public Meetings on Zoom

For any Public Comments: At the "Community Comments/ Comments by Other Persons" time of the meeting the Chair will recognize members of the public who wish to address the Commission. The following procedural rules will apply to public comments:

1. Each speaker wishing to address the Commission shall be recognized only after a speaker has provided identification including the speaker's name and address, establishing that identification before addressing the Commission.
2. No person shall have more than three (3) minutes to speak. (Per City Council's current virtual public meeting protocol)
3. The speaker may address the Commission only upon matters within the legislative and quasi-judicial authority of the Commission. The speaker may not address the Commission on matters which are not under the authority of the Commission and which are regulated by other governmental bodies or agencies.
4. The speaker shall not be permitted to use any vulgar or obscene language, nor use the floor to personally attack or personally denigrate others. The speaker should address the Commission as a whole and not make comments directed towards individual Commission members.
5. The Chair shall not permit Disorderly Conduct or Disrupting a Public Meeting which is prohibited by Tennessee law after warning is given to the disrupter. A person commits an offense if the person substantially obstructs or interferes with the meeting by physical action or verbal utterance with the intent to prevent or disrupt a lawful meeting or gathering.

Additional Rules of Procedure

Applicant Deferring Case: If you would like to defer your case to be heard at a later date, a deferral must be requested by the applicant prior to the statement of the case's motion.

- The application must be updated (in its entirety) by the applicant and submitted one week after the meeting date.
- If you defer your case OR if you have conditional items to bring back before the Commission, you MUST contact staff and ask to be added to the agenda for that meeting. You will NOT automatically be added to the agenda.

COA Information:

- A Certificate of Appropriateness will be issued within a week of the hearing.
- All construction work must meet the Certificate of Appropriateness (COA) and Design Guidelines as approved by the Chattanooga Historic Zoning Commission or CHZC Staff. If plans change, a new application will be required. If work is not started within 6 months of issue date, a new COA will need to be issued.
- A COA is NOT a building permit or a land disturbing permit. Please contact the Land Disturbing Office or the Building Permit Office prior to starting the project.
- The COA must be posted in a visible location or on file on the property until the project is completed.

Prior Meeting Minutes

Old Business

None

New Business

Case # HZ-20-122

1402 West 54th Street

Neighborhood: Saint Elmo
Historic Structure: No, vacant lot

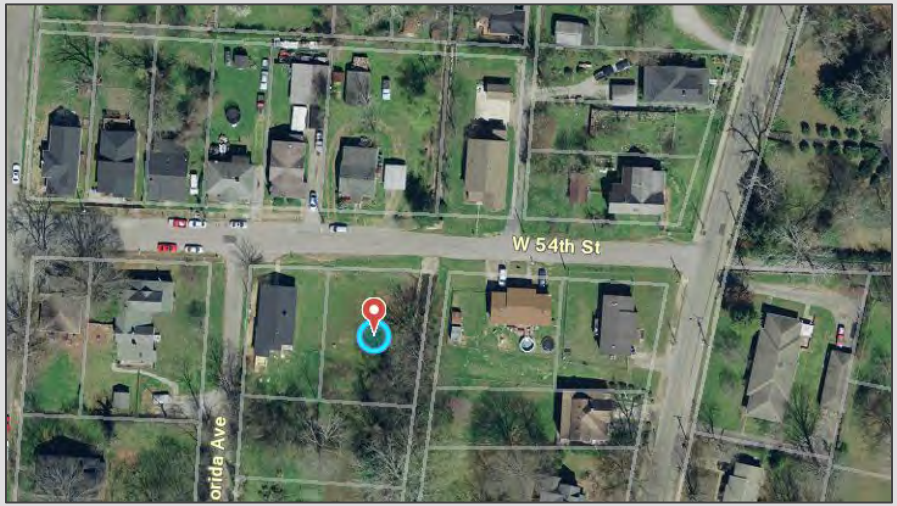
Description of proposed project:

- New Construction of a primary structure and
- New walkway, driveway and parking pad

Historic Zoning History: None

Map Location

Case # HZ-20-122
1402 West 54th Street



Property Images. Application Information

Case # HZ-20-122
1402 West 54th St.

1402 W. 54th Street – Project Narrative:

The proposed house is primarily 1 story of living space plus a loft. The large drop off in grade between the street and the home will be filled in with an approved fill to reduce the overall height of the home from the street façade AND allow for a driveway from the street. Many of the homes on the street are 1 story. By maintaining the side yard setbacks, the added height remains sensitive to the scale and massing of the houses along the street.

The adjacent home on the west side of the property is built with a large side yard setback. Since the lot at 1402 W. 54th Street was created from that once larger lot, the subdivided lot at 1404 W. 54th Street AND 1402 W. 54th Street are no longer on a lot of record. Any addition/construction on these lots will need to adhere to the side yard setbacks for R2 zoning.

The new footprint of the home at 1402 W. 54th Street has been pushed over the front yard setback to align with the neighboring existing home. St Elmo is a historic neighborhood with many of the homes adhering to a previous (or no) setback requirements. The utmost care has been considered on the location of the house, but due to a 30'-0" water quality buffer zone on the east side of the property– the site has been severely encumbered. The site is encumbered substantially by a creek in the form of a WPA concrete lined ditch. An ecologist was consulted to make a stream determination, but the timing of the COVID-19 shutdowns and Easter tornado made it difficult to have that assessment completed. Water runs in the channel between rainfall events and does not dry out. Based on this, we understand that the channel designation as a creek will stand (and opted not to contest this determination).

After research and determination with a civil engineer (and with the City of Chattanooga), the creek is NOT an impaired creek for sediment nor for wildlife/plants in the stream. This portion of the creek has under 1 square mile of drainage basin. Therefore, a 30'-0" water quality buffer with NO disturbances allowed is required from the edge of the concrete lined ditch (OR, a water quality buffer encroachment variance is required).

The house has been designed with a limited footprint, while still allowing for a future potential addition at the BACK of the house (outside of the rear yard setback). The footprint is 640 square feet. There is an 8' deep x 18' wide screened porch on the front of the house.

To allow for a driveway and parking on the lot, the driveway is located within the 10'-0" side yard setback. There are no other locations to place the home (without additional variances/approvals).

Because the home footprint is so small, and there is no room for a garage, all storage for the home will occur in the crawlspace. The crawlspace is planned for 6'-8" head clearance (less height for ducts, suspended light fixtures, and plumbing pipes running under the floor structure). This causes the finished floor elevation to be at 2'-9" above the approximate elevation of the street (assumed alignment at the centerline of the exterior entry door).

The limited footprint available to the home has caused us to add a second story to the house. But, to remain sensitive to the size/scale of the homes on the street, the loft has been tucked under the roof line with a shed dormer on the east side of the home to give head clearance and sufficient floor space for the 2nd bedroom upstairs. The overall square footage for the home is under 900 square feet of conditioned space.

Property Images. Application Information

Case # HZ-20-122
1402 West 54th St.

From street towards site. Shows west, south and east property boundaries

From inside site. Shows south and east property boundaries

Neighboring Properties Images. Application Information

Case # HZ-20-122
1402 West 54th St.

From site looking towards west property line and western adjacent property

1400 W. 54th Street

1404 W. 54th Street

Application Information

Case # HZ-20-122
1402 West 54th St.

W. 54TH STREET AT FLORIDA AVE (looking towards 1402 W. 54th)

These images illustrate the relationship between the existing homes along W. 54th Street to the street. Most of these homes were built before the City's current zoning requirement for 25'-0" front yard setbacks. The St. Elmo Historic District Design Review Guidelines were written to protect the character of the neighborhood. The scale/massing of the houses is dictated. The use of front porches is dictated. Section 22.A.11 states:

"placement on the lot. Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. The minimum front yard setback under R-2 zoning is 25 feet. Requirements for side yard setbacks are a minimum of 10 feet."

Application Information

Case # HZ-20-122
1402 West 54th St.

W. 54TH STREET AT BEULAH (looking towards 1402 W. 54th)

These images illustrate the relationship between the existing homes along W. 54th Street to the street. Most of these homes were built before the City's current zoning requirement for 25'-0" front yard setbacks. The St. Elmo Historic District Design Review Guidelines were written to protect the character of the neighborhood. The scale/massing of the houses is dictated. The use of front porches is dictated. Section 22.A.11 states:

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Application Information

Case # HZ-20-122
1402 West 54th St.

NEAR W. 54TH AND TENNESSEE AVE. (looking towards 1402 W. 54th)

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Application Information

Case # HZ-20-122
1402 West 54th St.

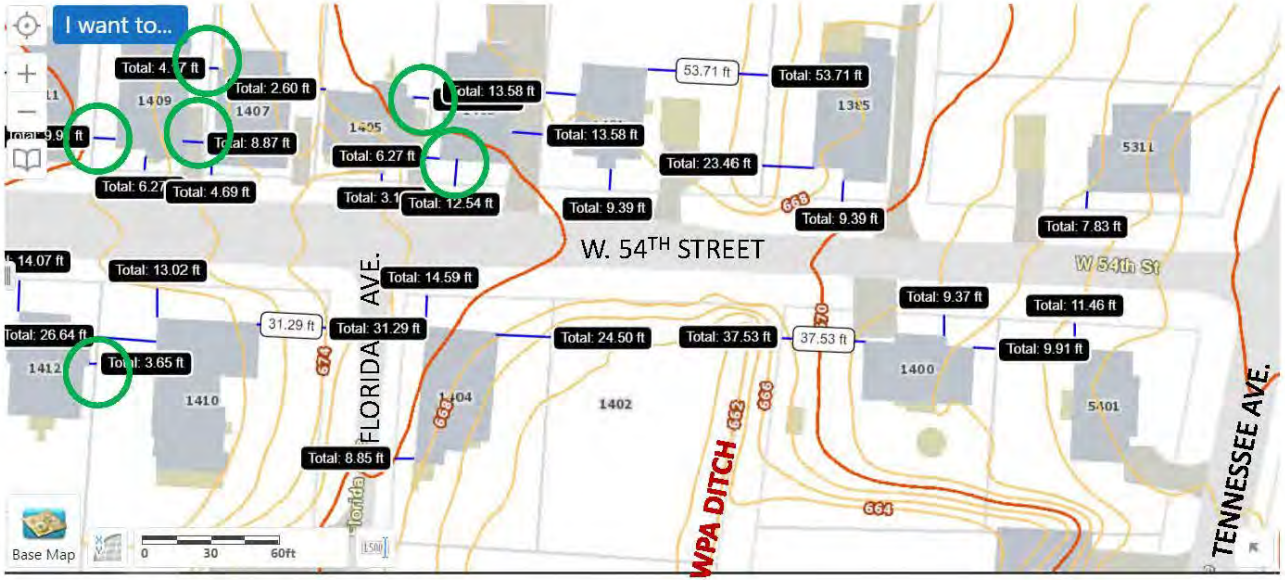
Rough measurements of existing buildings along W. 54th Street to property lines and diagrams of drainage. Most homes are near 15'-0" or less from the front property lines. Note: W. 54th Street has a 45.9' ROW.

USING THE HAMILTON COUNTY GIS MEASURE TOOL, THE AVERAGE DISTANCE FROM THE PROPERTY LINE TO THE FRONT FAÇADE ON THE HOUSES ON THE SOUTHERN SIDE OF W. 54TH STREET (BETWEEN ST. ELMO AVE. AND TENNESSEE AVE.) IS 10.89'.

SIDEYARD SETBACKS LESS THAN 10'-0" ARE HIGHLIGHTED IN GREEN ON THE MAP ABOVE.

Application Information

Case # HZ-20-122
1402 West 54th St.



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Application Information

Case # HZ-20-122
1402 West 54th St.

EXCERPTS FROM ORDINANCE 12900 AND 12881 – AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE PART II, CHAPTER 31, ARTICLE VIII, SECTIONS 31-301 THROUGH 310356

Sec. 31-324.2. - Water Quality Buffer.

7. Specifically prohibited uses include, but are not limited to: pavements, structures, parking lots, dumpster storage, material storage, grease-bin storage, vehicle storage/maintenance, animal lots or kennels, or other uses known to contribute runoff or pollutants to waterways.
8. Buffer Widths:
Buffer widths shall be measured from the edge of the water resource to be protected as defined below.

A. Streams:
i. For drainage basins less than one (1) square mile:
a. The permanent Water Quality Buffer shall be thirty (30) feet measured perpendicular from the top of bank on both sides with no averaging.
b. For sites that contain and/or are adjacent to a receiving stream designated as waters having **unavailable parameters** or Exceptional Tennessee waters, a sixty (60) foot natural riparian construction stream buffer zone adjacent to the receiving stream shall be preserved during construction. The buffer zone shall be established between the top of stream bank and the disturbed construction area. The sixty (60) foot criterion can be established on an average width basis as long as the minimum buffer width is at least thirty (30) feet at any measured location.

ii. For drainage basins greater than one (1) square mile, the permanent Water Quality Buffer shall be sixty (60) feet from top of bank on both sides. It can be averaged as long as the minimum is no less than thirty (30) linear feet measured perpendicular from the top of bank on both sides. When the average width method is used, applicant must provide CAD files allowing the measurements to be verified.
iii.
In accordance with the NPDES permit TNS068063, the Site Development Manager shall develop and apply criteria for determining the circumstances under which averaging may occur. A determination that standards cannot be met may not be based solely on the difficulty or cost associated with implementation.

10. Water Quality Buffer Allowable Uses:

C. A sidewalk, greenway or other paved trail may be considered, if constructed of pervious concrete or other pervious materials, excluding asphalt, approved by the city, and established on a stable stream area no closer than twenty (20) feet from the top of the bank. No equipment larger than a mini-Bobcat or other similarly sized equipment (specifically tasked with pervious material installation) may enter the buffer. Trees over six (6) inches dbh cannot be disturbed in the buffer area, during construction. The width of the pervious sidewalk, and any clearing as a result of construction, shall be added to the width of the water quality buffer. Protection of the existing vegetation is of prime importance.

Application Information

Case # HZ-20-122
1402 West 54th St.

1404 W. 54th Street (immediate neighbor to the West) Front Setback is based on aligning new porch to the line of the porch on this home.

Application Information

Case # HZ-20-122
1402 West 54th St.

1385 W. 54th Street (across the street and diagonal neighbor). Built approximately 2017. Window at gable hints at a 2nd floor tucked into roof line.

Application Information

Case # HZ-20-122
1402 West 54th St.

1407 W. 54th Street (across the street, on same block). Windows at gables and shed dormers at front of house hint at a 2nd floor tucked into roof line.

Application Information

Case # HZ-20-122
1402 West 54th St.

1409 W. 54th Street (across the street, on same block). Window at gable and shed dormers at each side of house hint at a 2nd floor tucked into roof line.

Application Information

Case # HZ-20-122
1402 West 54th St.

1410 W. 54th Street (on same block). Porch elevated above street elevation.

Application Information

Case # HZ-20-122
1402 West 54th St.

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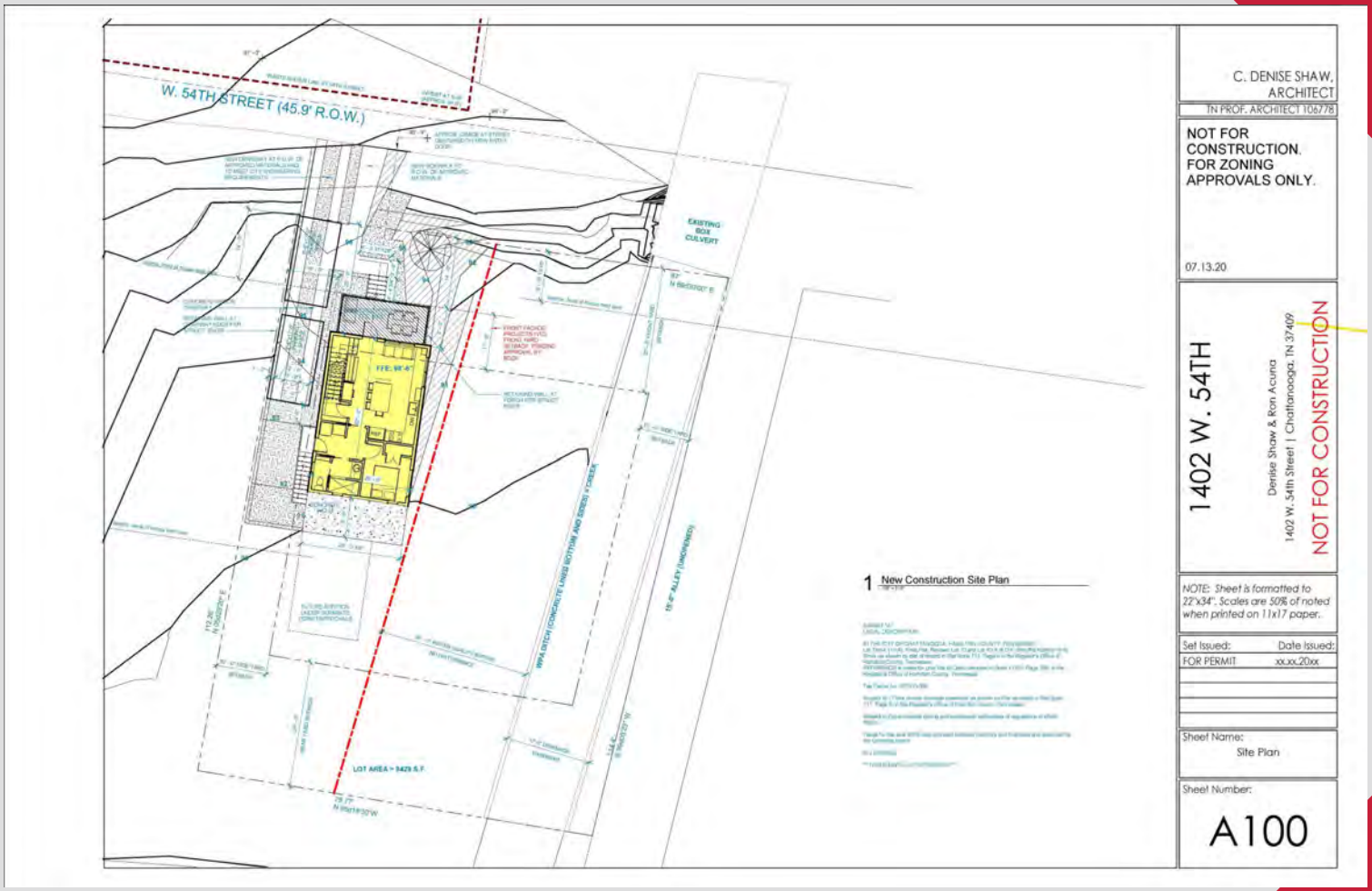

Application Information

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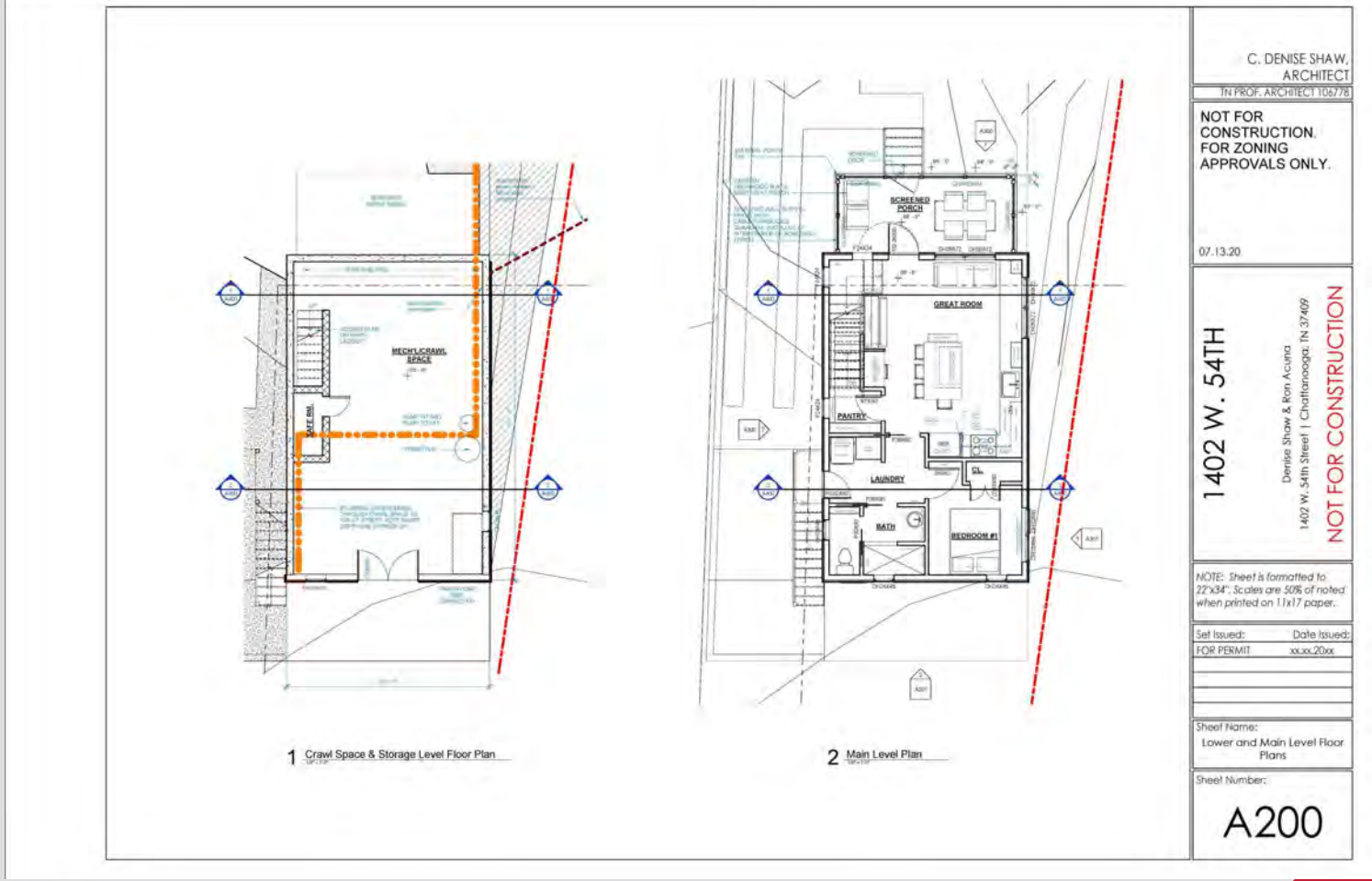

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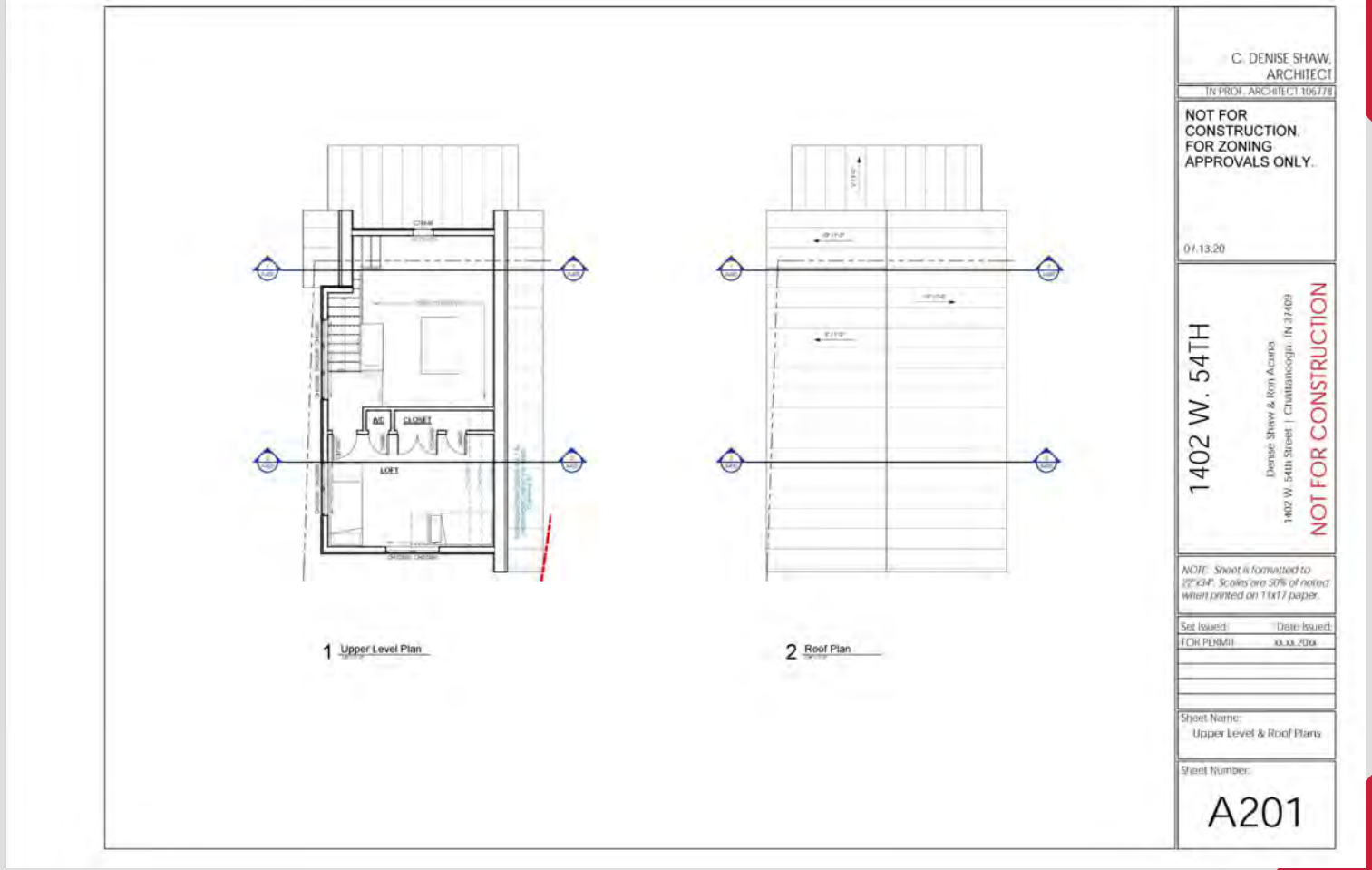

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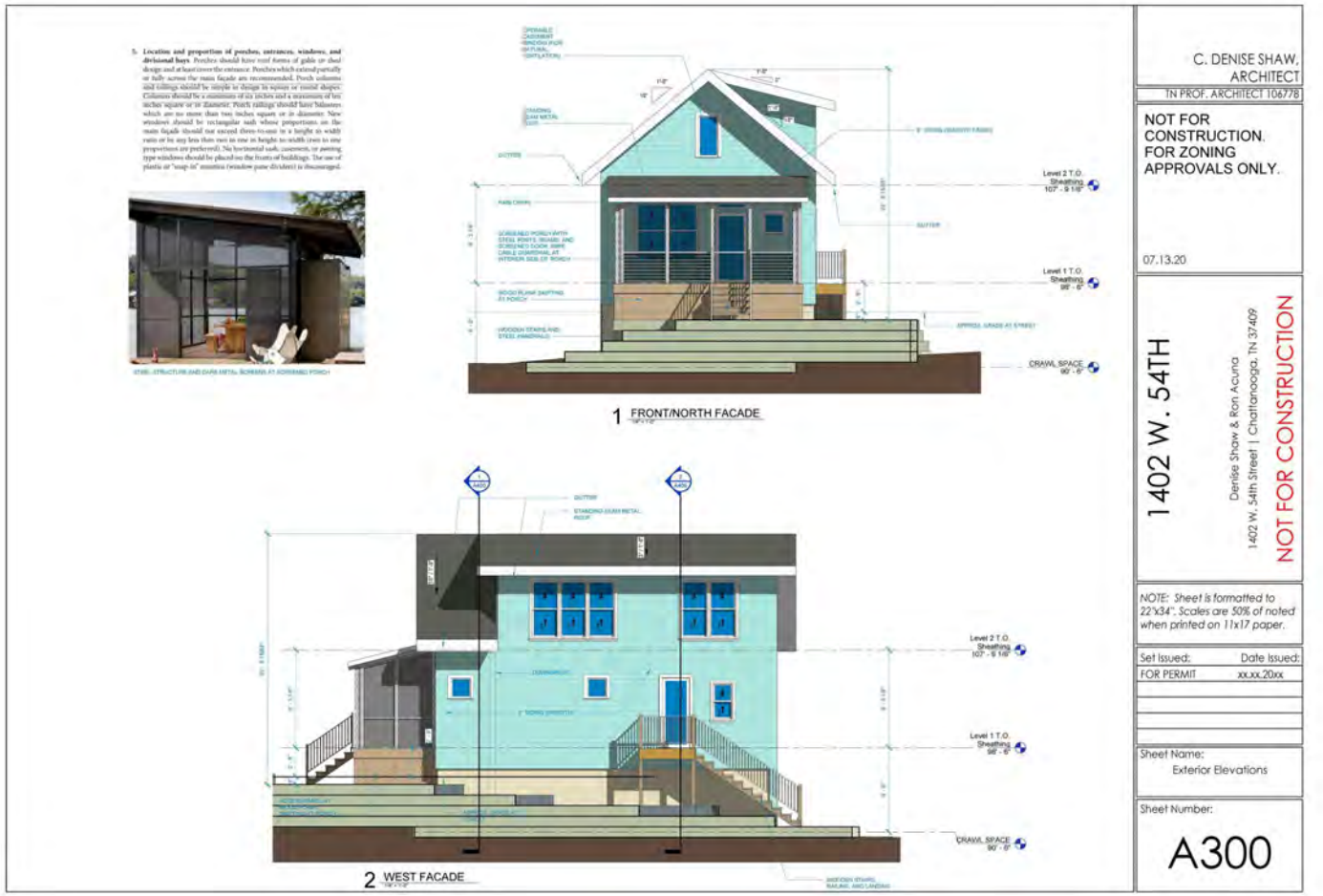


Application Information

Case # HZ-20-122
1402 West 54th St.

C. DENISE SHAW, ARCHITECT
TN PROF. ARCHITECT 106778

NOT FOR CONSTRUCTION. FOR ZONING APPROVALS ONLY.

07.13.20

1402 W. 54TH

Denise Shaw & Ron Acuna
1402 W. 54th Street | Chattanooga, TN 37409

NOT FOR CONSTRUCTION

NOTE: Sheet is formatted to 22"X34". Scales are 50% of noted when printed on 11x17 paper.

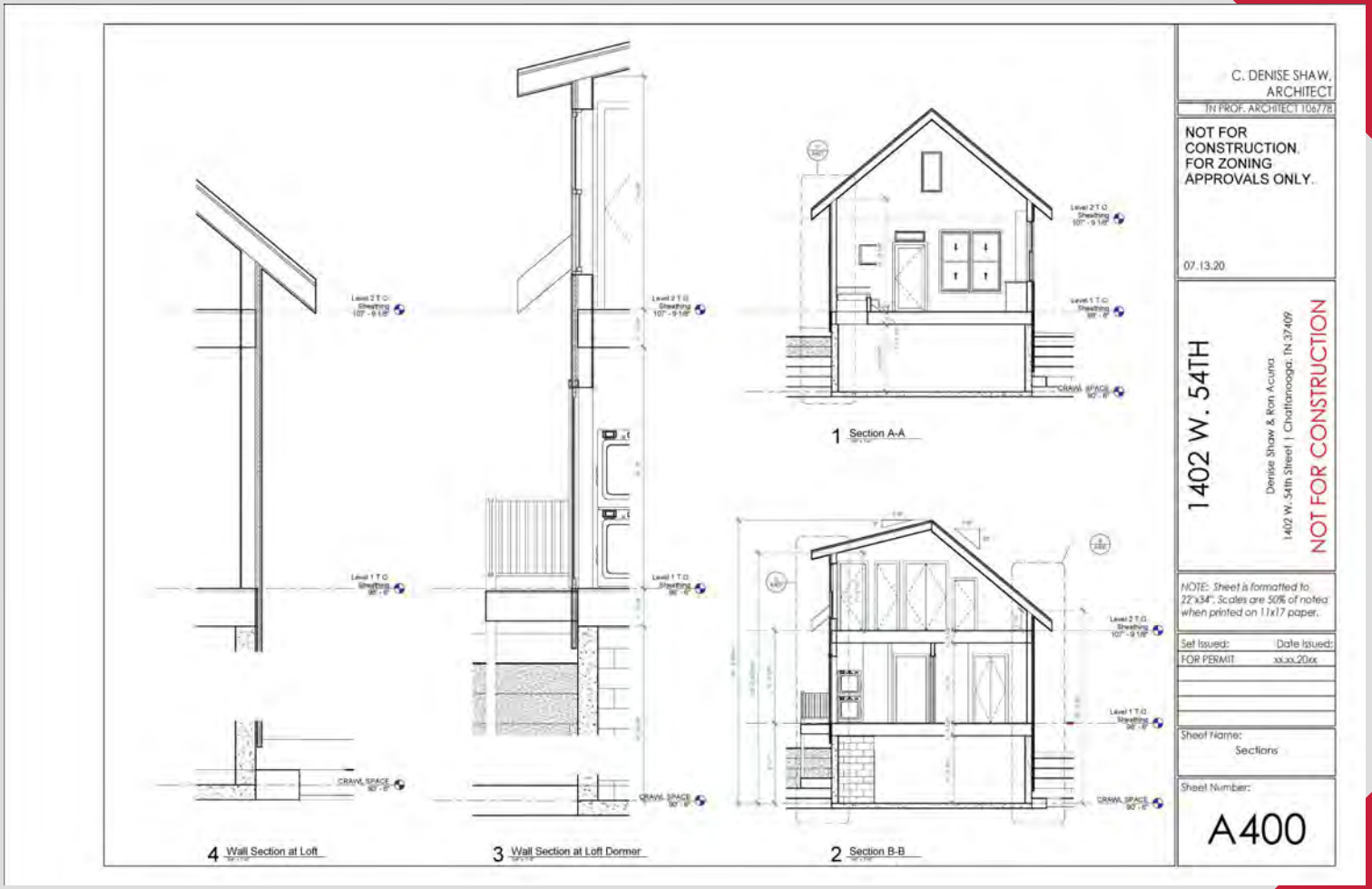
Set Issued:	Date Issued:
FOR PERMIT	xx.xx.20xx

Sheet Name:
Exterior Elevations

Sheet Number:
A301

Application Information

Case # HZ-20-122
1402 West 54th St.



Application Information

Case # HZ-20-122
1402 West 54th St.

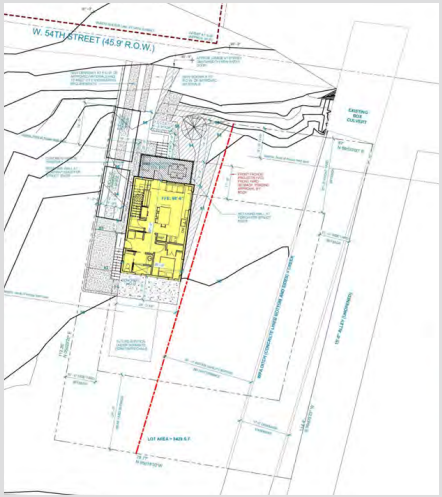
1402 W. 54th Street – COA Materials Narrative:

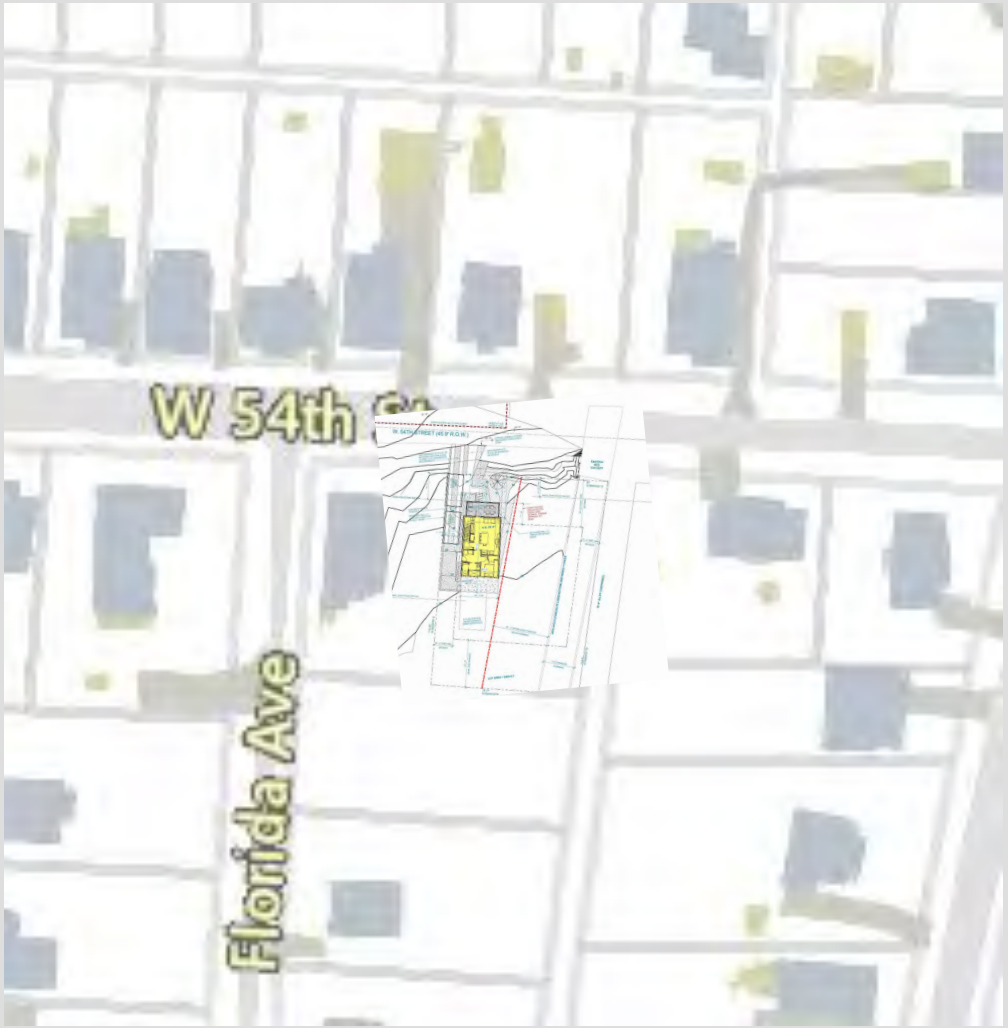
1. LP Smart Siding and Smart Trim, Painted Finish, 6" exposure.
    a. Siding installed as rain screen over vertical furring strips. Coravent wrapped in insect screen at base and top of wall conditions.
    b. R-3 Zip Sheathing for continuous insulation
    c. 2x6 framed exterior walls with dense pack cellulose insulation to R13
2. Anderson 400 Series Windows, or equal wood window with vinyl cladding.
    a. Exterior Trim: Minimum of 3" wide vertical (jamb) trim and sill trim, 5" header trim.
3. Thermatru ½ Lite Fiberglass Exterior ENTRY Door with Paint Finish installed in an Endura FRAMESAVER door frame
4. Thermatru Full Lite Fiberglass Exterior Door at side entry. Paint finish. Installed in an Endura FRAMESAVER door frame.
5. Galvalume Finish Standing Seam Metal Roof installed over ventilated roofing/furring strip with ridge vent
    a. Aluminum Gutters and downspouts
    b. Kool-ply roof decking, or equal with approved weather resistant barrier (approved by roof decking and metal roofing manufacturers).
    c. Spray foam insulation at roof to MINIMUM of R-38 thickness
    d. Painted V-Groove roof decking at overhangs
    e. Exposed rafter tails (painted) at overhang & rake conditions)
6. Stucco finish at all exposed foundation walls.
    a. Rigid Insulation applied at exterior of foundation wall
    b. Cement parging over mesh over rigid insulation
    c. Miradrain or similar subgrade drainage plane applied against rigid insulation below grade
    d. French drain to daylight around perimeter of all foundation walls.
7. Treated wood stairs, posts, and landing at side entry door (stained/sealed). Painted wood railings, railing cap. Railing cap to be 2x4. Vertical balusters to be 1.5"x1.5".
8. FRONT PORCH:
    a. Galvalume Finish Standing Seam Metal Roof over RIGID INSULATION installed over V-Groove roof decking (paint finish)
    b. Painted Steel Columns and Beams
    c. Cable Rail guardrails installed at interior side of insect screen frame
    d. Insect screen at porch in metal frame
    e. Treated wood deck boards
    f. Stained/Sealed wood planks at deck skirting
    g. Metal handrails at steps to front porch

The material choices at the screened porch are intentionally more modern and contemporary. While steel construction was not often expressed in Chattanooga's historic buildings, the choice of this material is a nod to the history of steel production within our city. The house will have a traditional form but with minimal ornament or decoration. We believe this to result in a home that looks "of its own time" and does not duplicate historic detailing while remaining sensitive to the history and character of the neighborhood.

New Construction Setback Study

Case # HZ-20-122
1402 West 54th Street





Relevant Saint Elmo Guidelines:

Case # HZ-20-122 . 1402 West 54th Street

Page 41. Section 6.9. Design Guidelines: Driveways and Paving

Page 52. Section 6.22. Design Guidelines: New Construction (New Building)

A. *Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:*

1. *Shape*
2. *Scale (height and width)*
3. *Roof shape and pitch*
4. *Orientation to the street*
5. *Location and proportion of porches, entrances, windows, and divisional bays*
6. *Foundation height*
7. *Floor-to-ceiling heights*
8. *Porch height and depth*
9. *Material and material color (foundations, brick/frame dwellings, windows)*
10. *Details and texture*
11. *Placement on the Lot*

B. *Of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can distinguished from historic buildings.*

Page 58. Section 6.24. Design Guidelines: Parking Areas

Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways

Staff Report

<u>Elements Consistent with Guidelines:</u>

Driveway

Walkway

New Construction (New Building)

Parking Areas

Case # HZ-20-122
1402 West 54th Street

Applicant Presentation (10 minutes maximum)

Comments by Other Persons

Case # HZ-20-122

1402 West 54th Street

Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-20-122

1402 West 54th Street

Please raise your hand in Zoom if you would like to speak.

Case # HZ-20-122
1402 West 54th Street

Applicant Response (5 minute maximum)
Historic Zoning Commission Discussion
Motion and Vote

Case # HZ-20-125

5417 Saint Elmo Avenue

Neighborhood: Saint Elmo
Historic Structure: Yes, built between 1904 and 1914.
Listed as a Contributing Structure: Yes, this property is listed on the National Registry Historic Places Contributing Structure Inventory List for the Saint Historic District.

Description of proposed project:

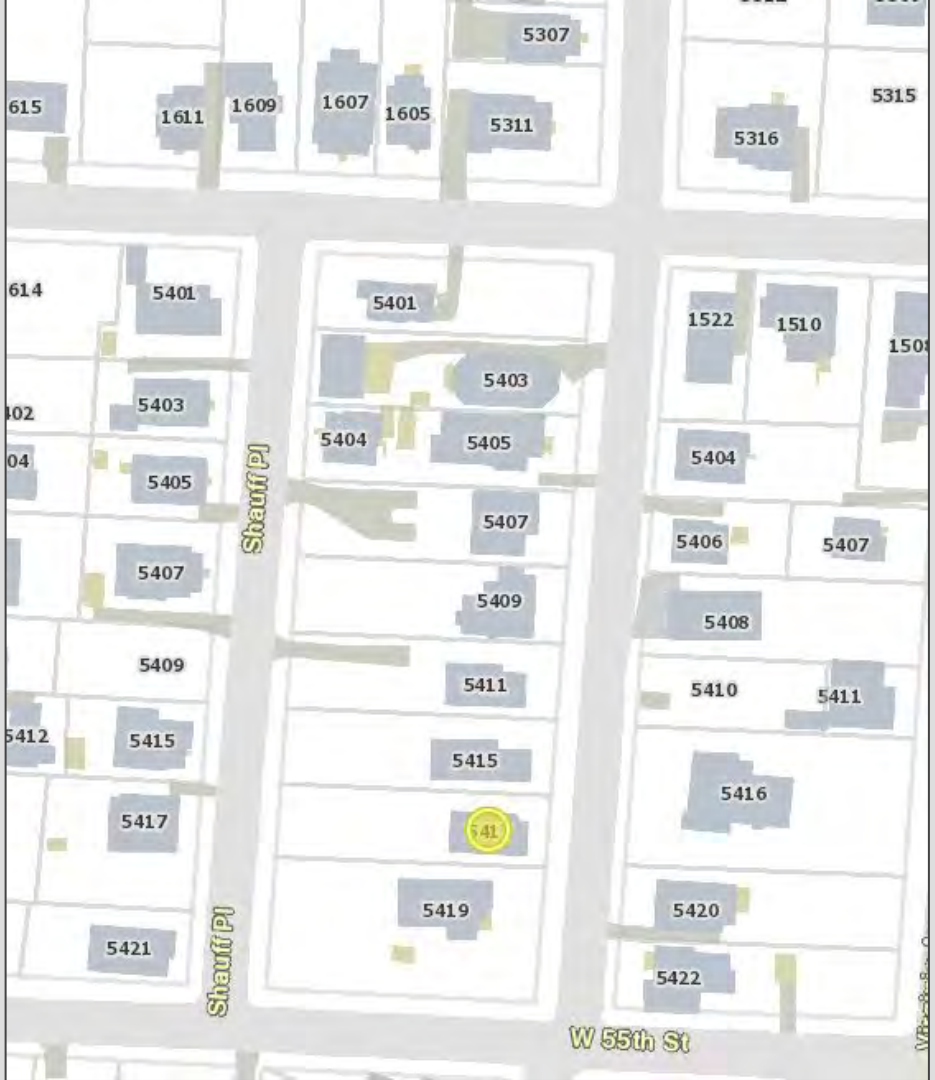
- Restoration of historic structure (front porch columns/floor/steps, siding, roof, windows, front door)
- New construction of a rear of structure building addition;
- New retaining wall,
- New gutters,
- Walkways & Driveway

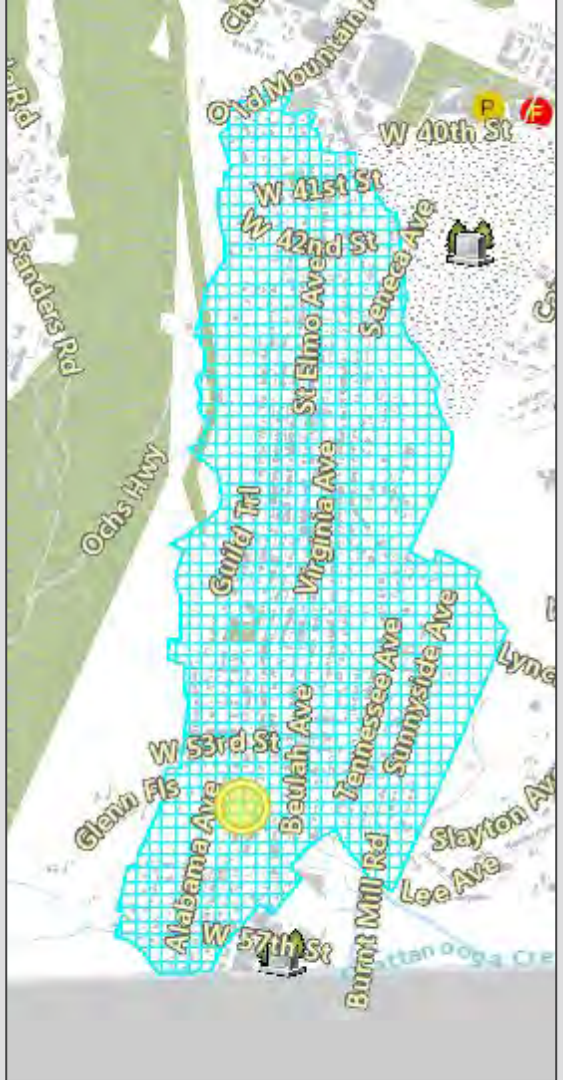
(273) 5417 St. Elmo Ave. (Between 1904-14): Irregular, one story, frame, irregular hipped roof with facade gable.

Historic Zoning History: None

Map Location

Case # HZ-20-125
5417 Saint Elmo Avenue





Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.

Description of Work

5417 St. Elmo Scope Description

Current Condition of Existing Structure

The current condition of the 1920's house at 5417 St. Elmo Ave. can best be described as poor. On the exterior the home has been stripped of much of its architectural detail and in many places is open to the elements. The existing wooden siding is rotting in places and is completely gone in others allowing water and animals into the home. The roof structure also has rotten members and sections where the roofing is completely gone allowing for rain to pour into the building. The original front porch columns are gone and have been replaced by temporary treated lumber. In an attempted remodel some of the original windows were removed from the walls or moved to new locations. The front door has been removed while the opening remains boarded up.

In the interior the house was completely gutted prior to purchase. All finish material and original molding has been removed. All plumbing, electricity, and mechanical items have been removed. Sections of the floor structure appear to be rotting from water infiltration. Sections of original hardwood floor remain. Most of the original walls have been removed and a few new walls framed. Discerning the complete original plan to the home would be a challenge.

Reason for Renovation

The goal of the renovation is to update the home to a modern family home with space for a family of five. This includes four bedrooms, 3.5 bathrooms, a modern kitchen, and living room. It is also important to the owners to maintain and maximize the green space on the property.

Exterior Improvements of Existing Structure

Improvements to the exterior of the house will include the repair or replacement of wood siding to match existing. The repair or replacement of windows to match existing. The repair or replacement of roofing to match existing. The repair or replacement of exterior doors to match the style of the house. The front porch columns will be replaced with new period correct Tuscan style columns (see E19). We are proposing one change to window location based on interior layout (see South Elevation Drawing). It appears some window locations have already been moved so original locations are difficult to discern.

Application Information

Case # HZ-20-125 . 5417 Saint Elmo Ave.

Interior Plan for Existing Structure *(footprint 1,165 sqft)*
The interior layout as been designed to work around one of the few remaining walls running from the front to the back of the existing house. Two bedrooms and a restroom are located on the south side of the structure. A restroom, laundry room, and a few closets make up the north side of the plan. All new systems including electrical, mechanical, and plumbing will have to be added since none exist in the current structure. Insulation will also have to be added to floors, walls and attic.

Interior Plan for Addition. *(footprint 919 sqft)*
A new addition to the rear of the site is planned to include a new living space, dining room, kitchen, two bedrooms, a half bath, and full bath. This addition is designed to be connected through a small hallway to clearly separate the new and old structures. This connector is located at the rear wall at the location of the existing structures back door. The use of the connector allows us to limit the changes to the historic form and interior experience of the historic structure. *(See Historic District Guidelines pg 33 sections E and F)*.

Exterior Plan for Addition
The exterior of the addition is to be clad in fiber cement lap siding with vinyl clad windows. Trim and decoration on the addition will be kept to the minimum required for good construction so that we do not distract from the historic structure.

Site Improvements
Site improvements include repairs to the front concrete retaining wall and steps. New grading and site retaining walls as shown on drawings. A concrete pad with parking space for two cars will be added to the rear of the site with access off of Shauff Street.

Jared Hueter
Architect
Ally Architecture

Applicant's Property Photos

Case # HZ-20-125

5417 Saint Elmo Avenue

E01: West Elevation

E02: North West Corner

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E03: North East Corner

E04: North Elevation - St.Elmo Ave

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E05: North Elevation - St.Elmo Ave

E06: North Elevation - West Side Yard

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E07: North East Corner

E08: West Side Yard

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E09: Previous Addition to be removed

E10: Previous Addition to be removed

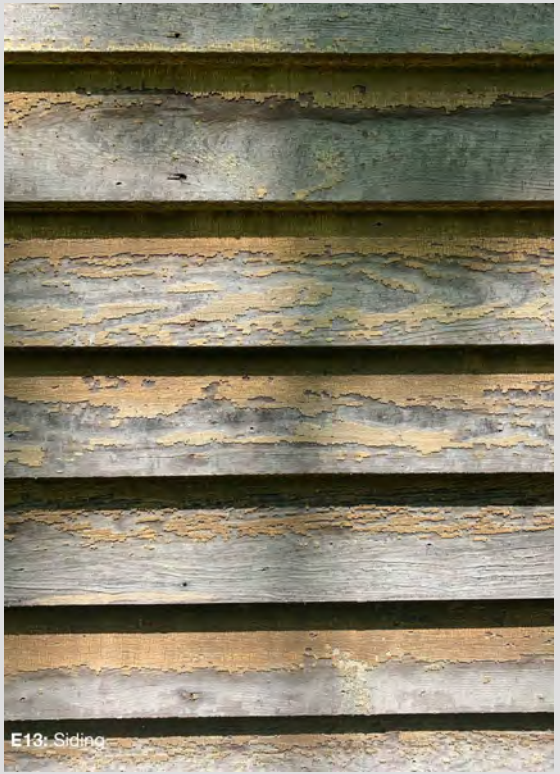
E12: Back Yard

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E11: Front Porch Column Detail

I01: Previous Window Alteration



E13: Siding

Applicant's Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

E14: Foundation

E15: Siding

I02: Interior looking to the Rear of House

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

5415 St Elmo Ave. Adjacent Property to the North

5415 St. Elmo Ave.: Adjacent Property to the North

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

5415 St. Elmo Ave.: Adjacent Property to the North

5415 St. Elmo Ave.: Adjacent Property to the North

Applicant's Adjacent Property Photos

Case # HZ-20-125

5417 Saint Elmo Avenue

5419 St. Elmo Ave. Adjacent Property to the South

5419 St. Elmo Ave. Adjacent Property to the South

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

5419 St. Elmo Ave. Adjacent Property to the South

View from Shauff Street

Applicant's Adjacent Property Photos

Case # HZ-20-125

5417 Saint Elmo Avenue

Across St. Elmo Ave.

Across St. Elmo Ave.

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

Property Directly Behind on Shauff Street

Nearby on St. Elmo Ave.

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

Nearby on St. Elmo Ave.

Nearby on St. Elmo Ave.

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

Nearby Shauff Street House

Nearby St. Elmo Ave. House

Nearyby St. Elmo Ave. House

Applicant's Adjacent Property Photos

Case # HZ-20-125
5417 Saint Elmo Avenue

Nearby St. Elmo Ave. House

Nearby St. Elmo Ave. House

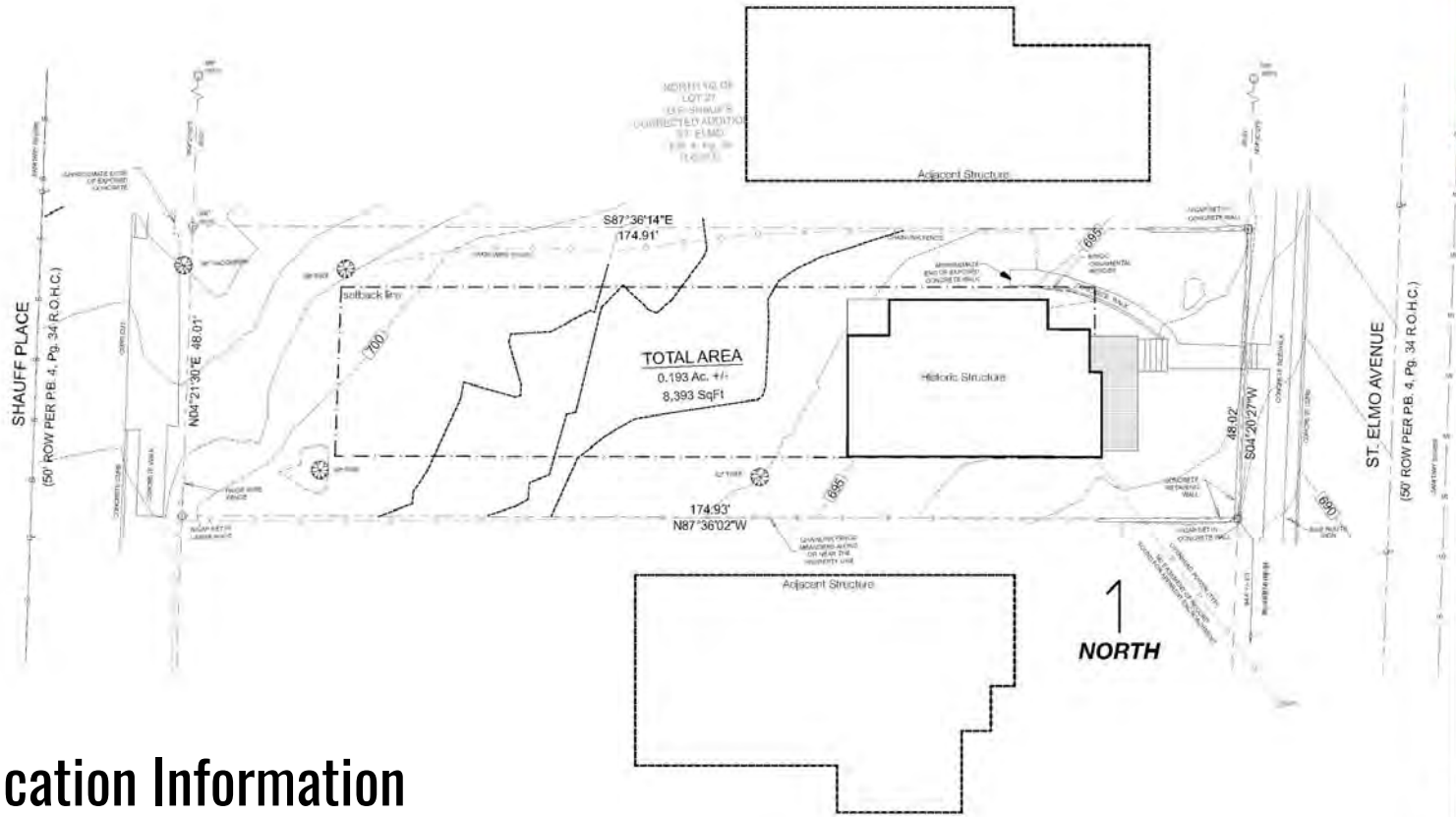
Applicant's Adjacent Property Photos

Case # HZ-20-125

5417 Saint Elmo Avenue

Nearby St. Elmo Ave. House

Nearby St. Elmo Ave. House



Application Information

Case # HZ-20-125

5417 Saint Elmo Ave.

ALLY architecture

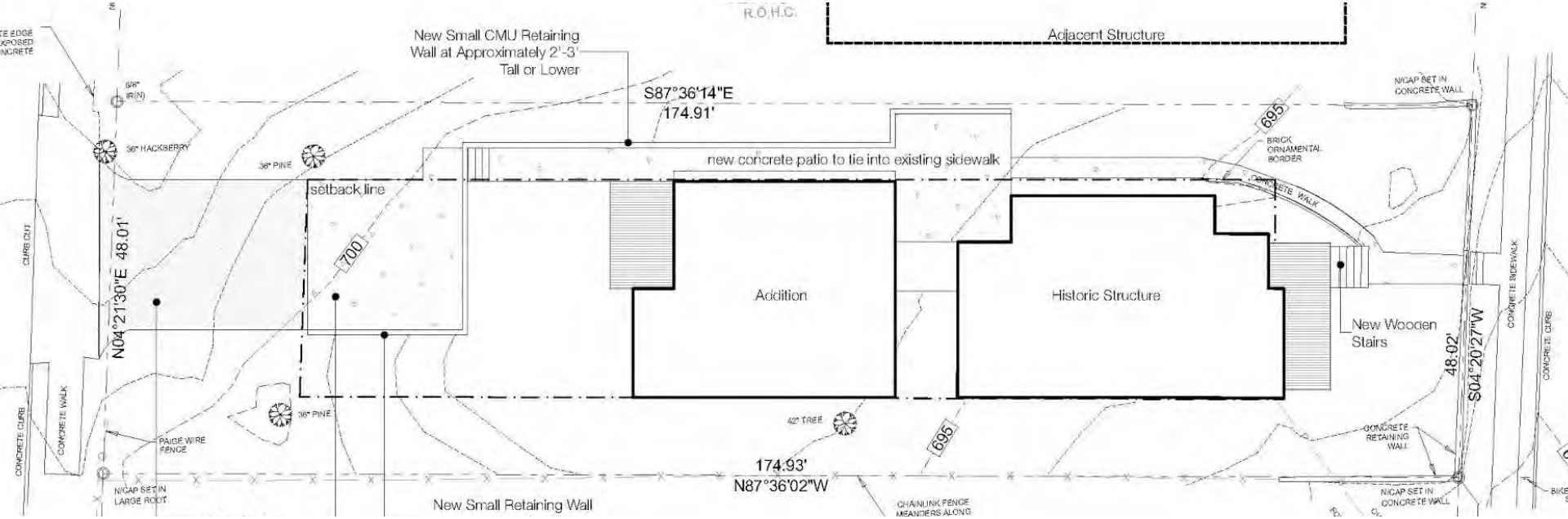
St. Elmo Residence

5417 St. Elmo Ave. . Chattanooga, Tennessee

project number: 20004

issue date: 07/15/20

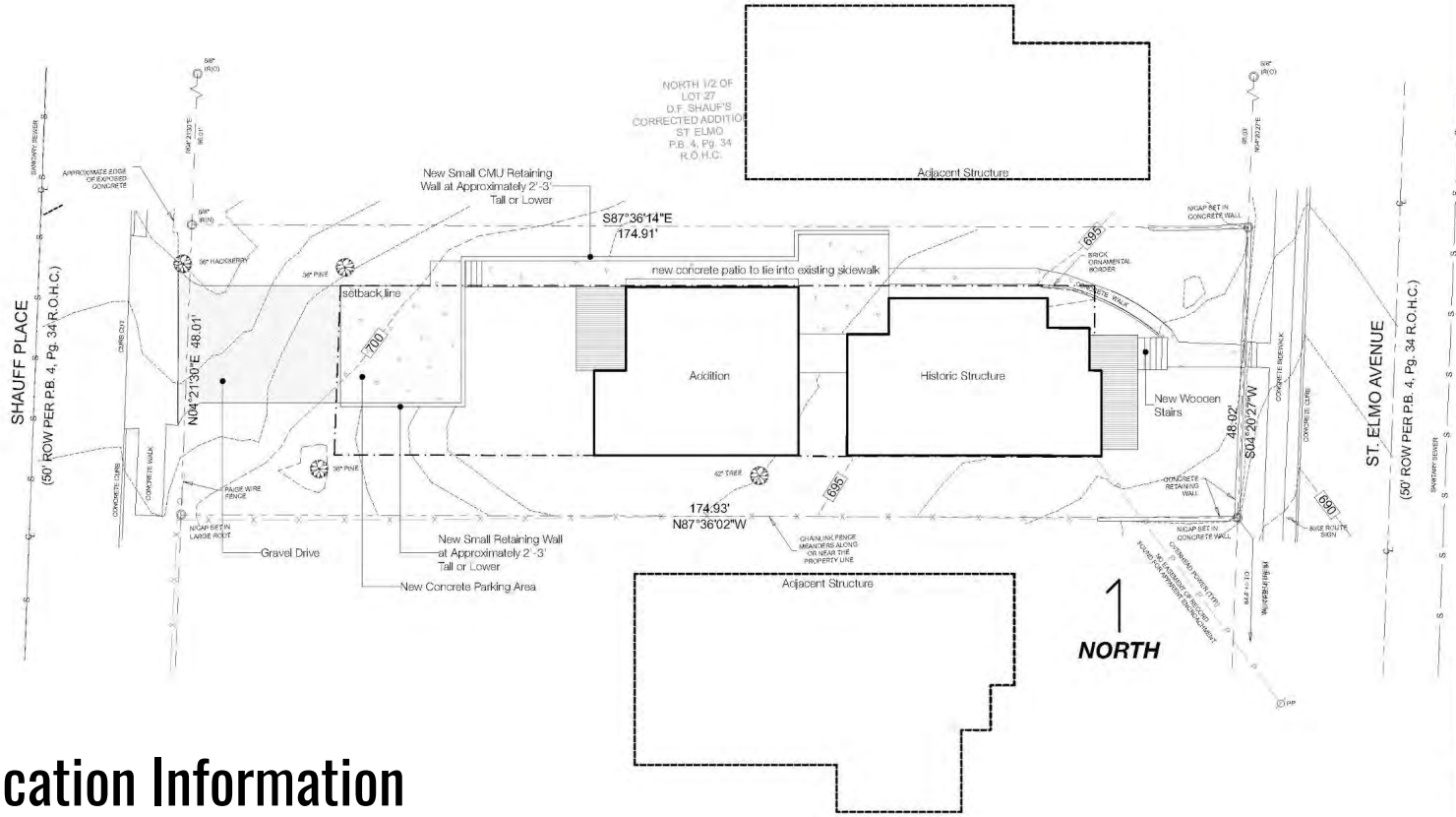
sheet number: #01



Application Information

Case # HZ-20-125

5417 Saint Elmo Ave.



Application Information

Case # HZ-20-125

5417 Saint Elmo Ave.

ALLY architecture

St. Elmo Residence

5417 St. Elmo Ave. . Chattanooga . Tennessee

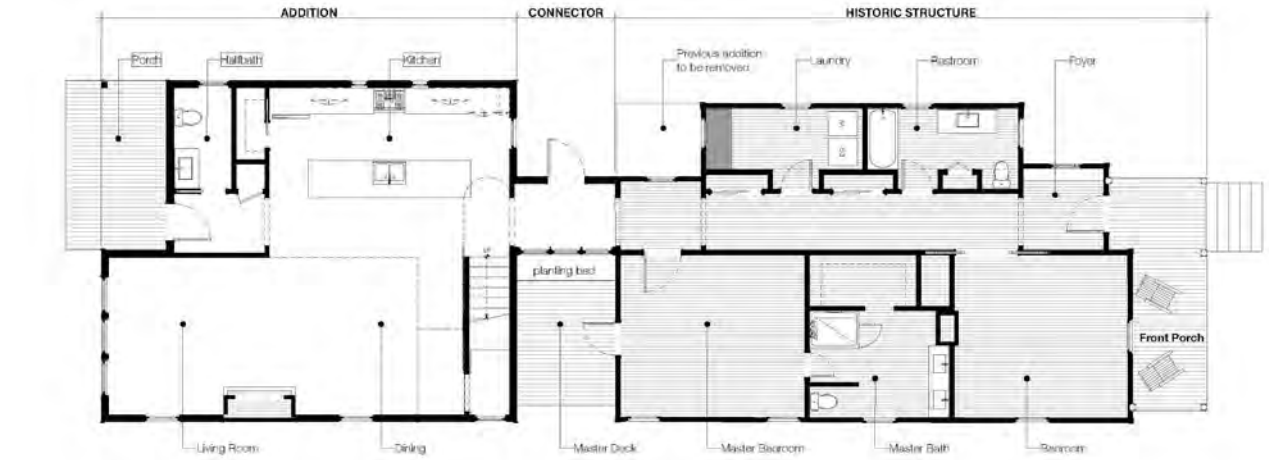
project number: 20004

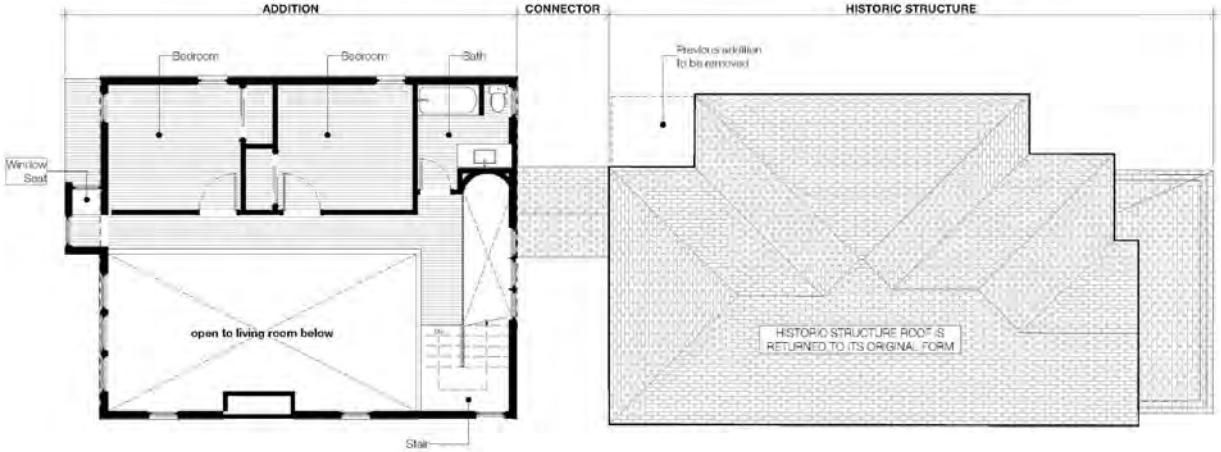
issue date: 07/15/20

sheet number: #02

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.





ALLY architecture

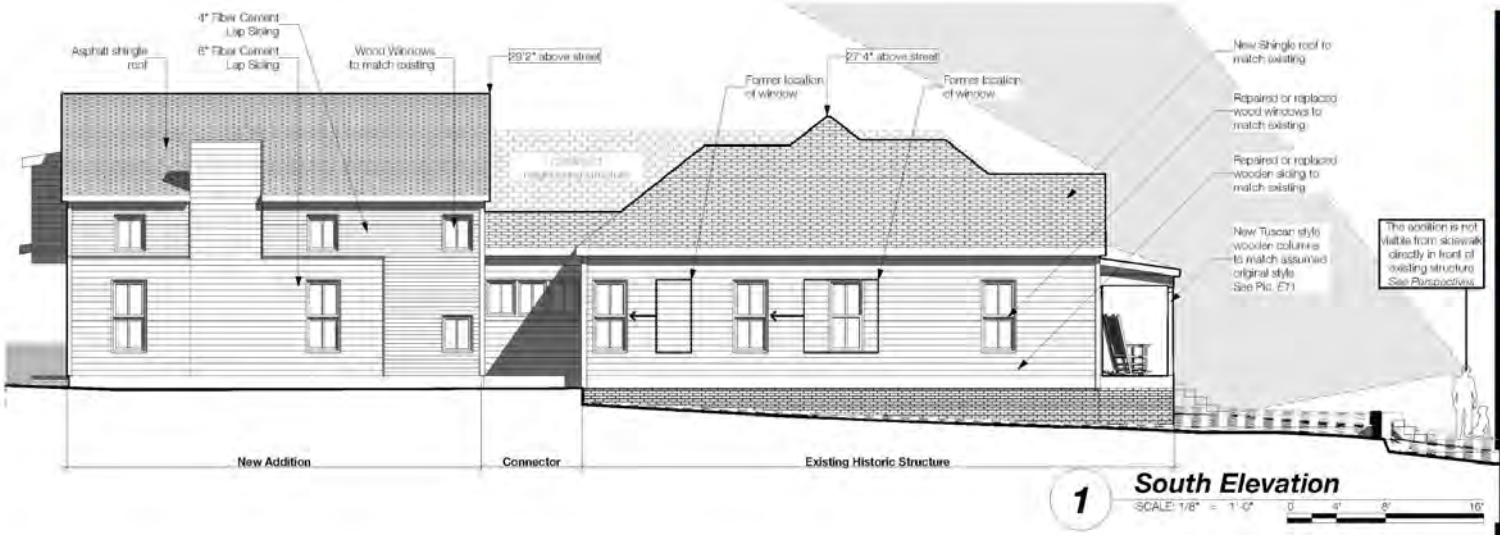
St. Elmo Residence
5417 St. Elmo Ave. . Chattanooga, Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #03

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.



1 **South Elevation**
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

2 **East Elevation of Existing**
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

ALLY architecture

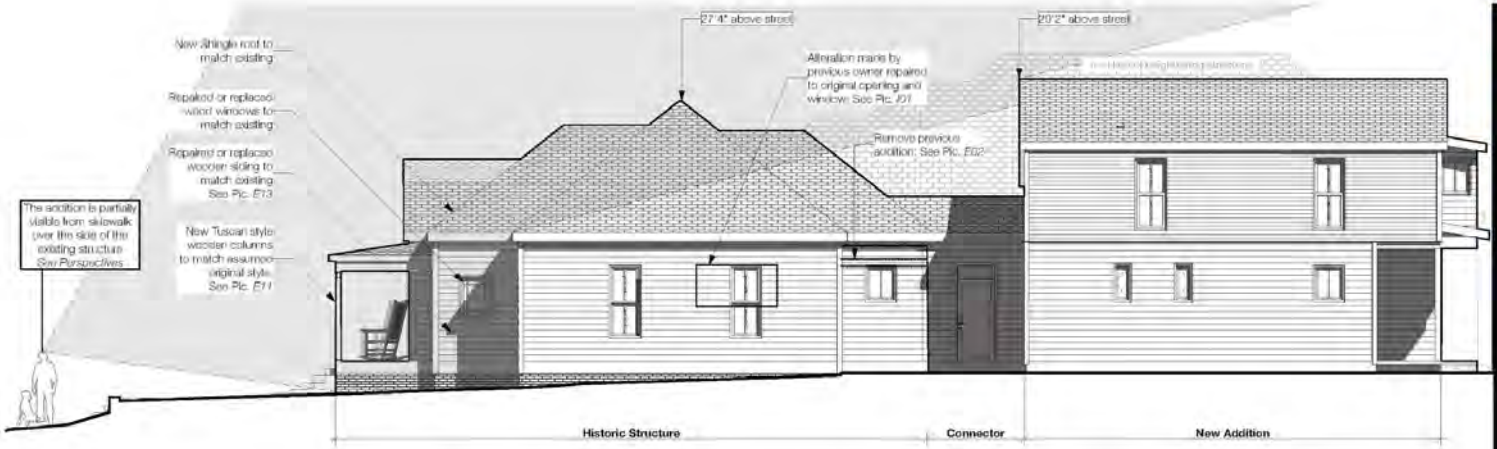
St. Elmo Residence
5417 St. Elmo Ave. . Chattanooga, Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #04

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.



1 **North Elevation**
SCALE: 1/8" = 1'-0"

2 **West Elevation of Addition**
SCALE: 1/8" = 1'-0"

ALLY architecture

St. Elmo Residence
5417 St. Elmo Ave., Chattanooga, Tennessee

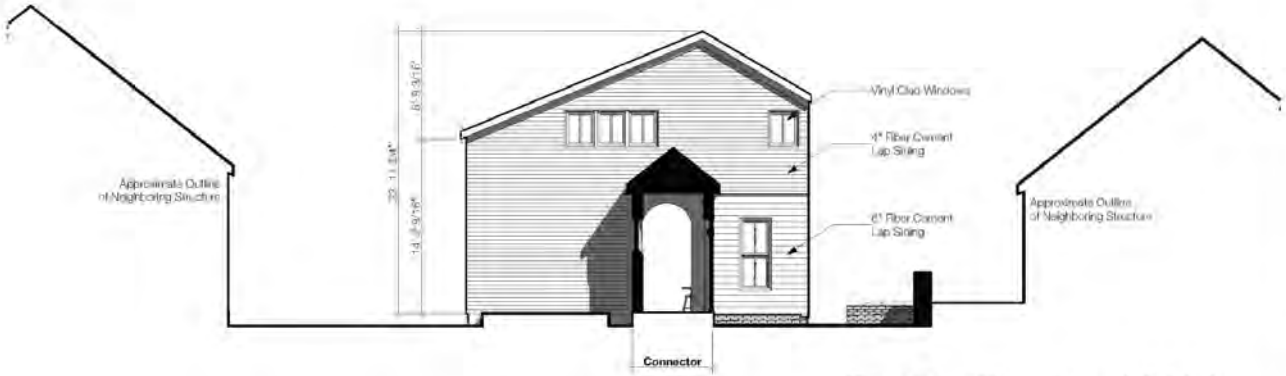
project number: 20004
issue date: 07/15/20

sheet number: #05

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.

1 **West Elevation of Existing**
SCALE: 1/8" = 1'-0"



2 **East Elevation of Addition**
SCALE: 1/8" = 1'-0"

ALLY PROJECT GROUP

St. Elmo Residence
5417 St. Elmo Ave. , Chattanooga, Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #06

View From St. Elmo Ave.

Application Information

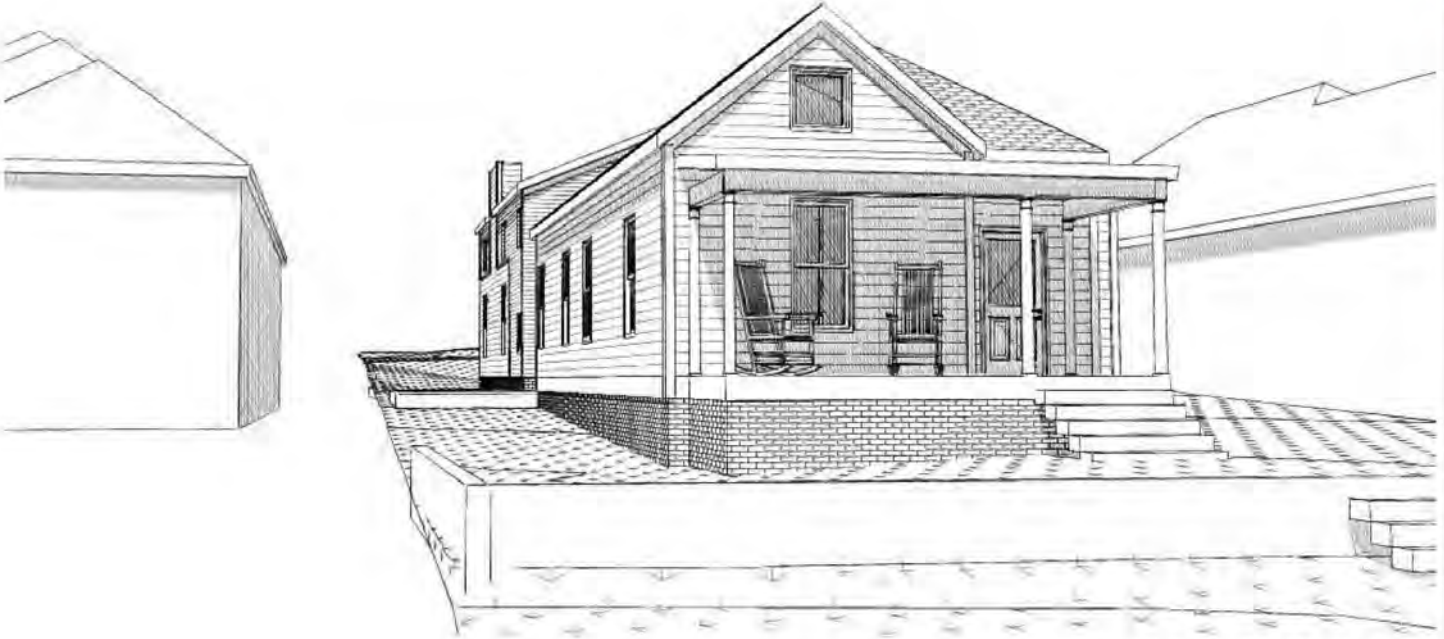
Case # HZ-20-125
5417 Saint Elmo Ave.

ALLY Architecture

St. Elmo Residence
5417 St. Elmo Ave. . Chattanooga . Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #07



View from St. Elmo Ave.

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.

ALLY architecture

St. Elmo Residence
5417 St. Elmo Ave. , Chattanooga, Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #08

View From St. Elmo Ave.

Application Information

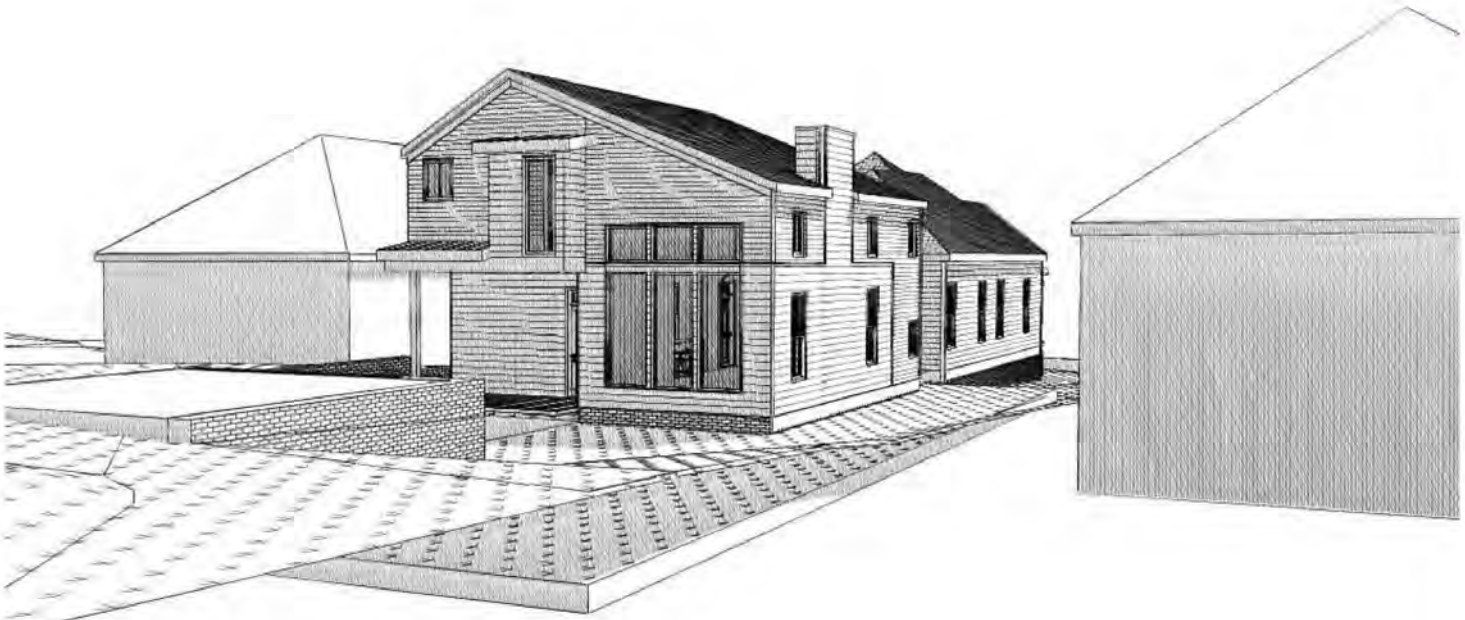
Case # HZ-20-125
5417 Saint Elmo Ave.

ALLY DESIGN GROUP

St. Elmo Residence
5417 St. Elmo Ave. . Chattanooga . Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #09



View From Shauff Street

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.

ALLY architecture

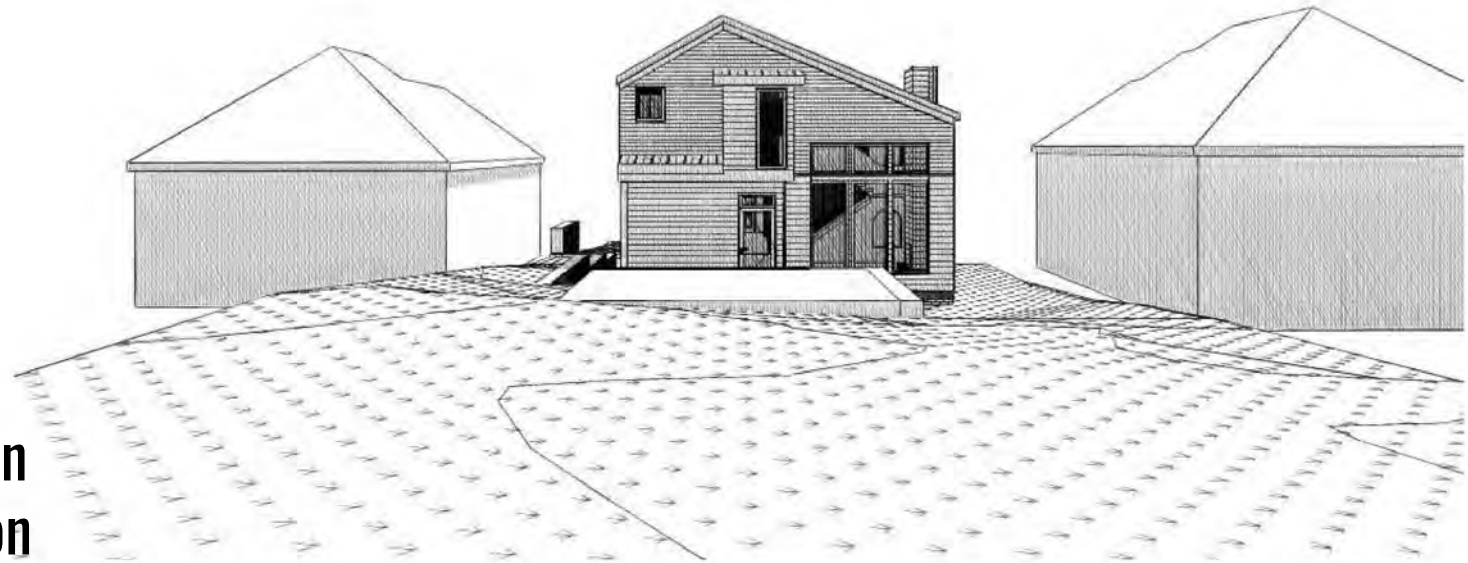
St. Elmo Residence
5417 St. Elmo Ave. . Chattanooga, Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #10

Application Information

Case # HZ-20-125
5417 Saint Elmo Ave.



View From Shauff Street

ALLY architecture

St. Elmo Residence
5417 St. Elmo Ave. , Chattanooga , Tennessee

project number: 20004
issue date: 07/15/20

sheet number: #11

Application Materials List

Case # HZ-20-125
5417 Saint Elmo Ave.

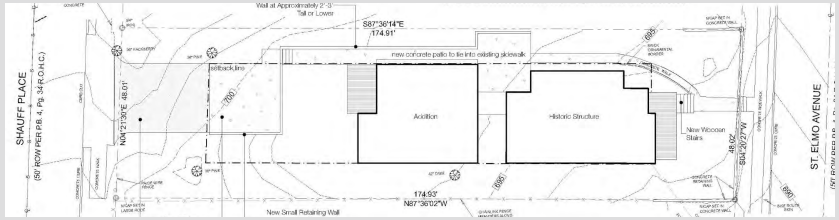
5417 St. Elmo Material List

Existing Historic Structure
- Columns: Tuscan Style Wooden Columns
- Siding: Repaired/Replaced Wood Lap Siding
- Trim: Repaired/Replaced Wood
- Roofing: Asphalt Shingles to Match Existing
- Windows: Repaired or Replaced Wooden Windows to match existing
- Aluminum Gutters and Downspouts
- Front Door: To be replaced with original found in house
- Front Porch Floor: Repaired/Replaced Wood Floor to match existing
- Front Porch Steps: Concrete Steps replaced with wooden steps with rail (as required by code)

Addition
- Siding: 6" Fiber Cement Lap Siding
- Siding: 4" Fiber Cement Lap Siding
- Trim: Fiber Cement
- Windows: Vinyl Clad Double Hung and Fixed: North, South, East Elevations
- Windows: Vinyl Clad Casement and Fixed Windows: West (rear) Elevation
- Roofing: Asphalt Shingles to Match Existing
- Aluminum Gutters and Downspouts

New Construction Setback Study

Case # HZ-20-125
5417 Saint Elmo Ave.



Relevant Saint Elmo Guidelines:

Case # HZ-20-125 . 5417 Saint Elmo Ave.

Page 33. Section 6.1. Design Guidelines: Additions
Page 41. Section 6.9. Design Guidelines: Driveway and Paving
Page 47. Section 6.15. Design Guidelines: Gutters
Page 59. Section 6.25. Design Guidelines: Porches, Porch Columns and Railings
Page 62. Section 6.27. Design Guidelines: Roof
Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways
Page 68. Section 6.33. Design Guidelines: Siding (lap siding, wall shingles)
Page 74. Section 6.41. Design Guidelines: Windows

Staff Report

Case # HZ-20-125 . 5417 Saint Elmo Ave.

Elements Consistent with Guidelines:

- Restoration of historic structure (front porch columns/floor/steps, siding, roof, windows, front door)
- New retaining wall,
- New gutters,
- Walkways & Driveway.

Recommended Application Clarification or Changes:

New construction of a rear of structure building addition. The Saint Elmo Guidelines recommend that building additions "Should be secondary (smaller and simpler) than the original buildings in scale, design, and placement.".
Please clarify how this Guideline is being achieved through this design.

Case # HZ-20-125
5417 Saint Elmo Ave.

Applicant Presentation (10 minutes maximum)

Comments by Other Persons

Case # HZ-20-125

5417 Saint Elmo Ave.

Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-20-125

5417 Saint Elmo Ave.

Please raise your hand in Zoom if you would like to speak.

Case # HZ-20-125
5417 Saint Elmo Ave.

Applicant Response (5 minute maximum)
Historic Zoning Commission Discussion
Motion and Vote

Other Business:

None

Final Information

- A **Certificate of Appropriateness** will be issued for approved projects within a week of the hearing.
    - For specific historic zoning questions, please reach out to: **Sarah Weeks Robbins**, Development Review Planner, at 423.643.5842, srobbins@chattanooga.gov
    - For general information regarding the application submission or Commission Procedure, please reach out to: **Levi Witt**, Historic Planning and Zoning Administrative Support, at 423.643.5878, lswitt@chattanooga.gov
- Next meeting date: September 17, 2020 (application deadline – August 21, 2020 at 4 p.m.)
- **If your case is deferred OR if you have conditional items to bring back before the Commission, you MUST contact staff and ask to be added to the agenda for that meeting. You will NOT automatically be added to the agenda.**

Adjourn

Motion and Vote