

CHATTANOOGA HISTORIC ZONING COMMISSION MEETING

MINUTES

March 21, 2019

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on March 21, 2019, at 12:00 p.m. at the Development Resource Center, Conference Room 1A. Chair Jason Havron called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Chair Steve Lewin, Vice Chair Melissa Mortimer, Hannah Forman, Matt McDonald and Lee Helena

Members Absent: David Bryant and Rachel Shannon

Staff Present: Historic Preservation Planner Sarah Robbins, Secretary Rosetta Greer, City Attorney Melinda Foster

Applicants Present: Ken Morris, Jennifer Killian Smith, Gary Godin, Chloe Krueger, Michael Ryan Orr, Chris Anderson and Abraham & Andrea Mynatt.

Roll Call: Secretary Rosetta Greer called the roll

Swearing In: Secretary Rosetta Greer swore in everyone who wanted to speak to the Commission.

Approval of Minutes of Prior Meeting: Melissa Mortimer made a motion to approve February 2019 Meeting minutes. Matt McDonald seconded. All in favor, the previous minutes were unanimously approved.

OLD BUSINESS:

Case #19-HZ-00011: 5408 Glenn Falls – Demolition of entire primary structure & outbuilding

Project Description:

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

- Demolition of the entire primary structure and the outbuilding / garage structure.

There were comments from the community. Lynn Bartoletti, of 1805 West 56th Street, was concerned about the siding material proposed for a new primary structure.

Discussion: A discussion was had between the Commission members. Lee Helena asked if the City requires an asbestos and engineer report. Planner Sarah

Robbins noted the historic process do not require asbestos and engineer reports. Matt McDonald made a motion to approve Case 19-HZ-00011: 5408 Glenn Falls, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved. There were no conditions.

NEW BUSINESS:

Case 19-HZ-00021: 5305 Alabama Avenue – New construction of primary structure

Project Description:

The applicant, Jennifer Killian Smith, has applied for the following work:

- New construction of residential structure

Attorney Melinda Foster noted the reference on the Staff Report about the foundation height for the proposed structure. Planner Sarah Robbins explained the recommended application clarification or changes on the Staff Report. Jennifer Smith, the architect for the proposed structure, noted that the proposed foundation height was 2 feet 0 inches.

There were comments from the community. Tim McDonald, of 5019 Sunnyside Avenue, submitted an email to City Staff in opposition. Lynn Bartoletti, of 1805 West 56th Street, questioned the proposed siding use for new construction.

Discussion: A discussion was had between the Commission members. Lee Helena made a motion to approve Case 19-HZ-00021: 5305 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Hannah Forman seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: 1. Front porch shall have 2 columns instead of brackets, columns shall comply with page 54 of Guidelines. 2. Front porch shall have roof design that complies with Guidelines, with Staff review. 3. Vinyl siding is not approved, shall be Cementous product. 4. Windows materials shall comply with Guidelines. 5. Rear porch shall be 3/12 roof pitch. Technical issues can be worked with Staff. 6. Commission approved rear porch and no porch alternate.

Case #19-HZ-00022: 4202 St Elmo Avenue – New parking lot and exterior building alterations – windows / doors

Project Description:

The applicant, Gary Godin, has applied for the following work:

- Parking lot

- New privacy fence, to not exceed 6 feet in height
- Maintenance on existing structure: replace in kind siding, rear decks, and gutters.
- Renovations to existing structure to include:
 - New openings in the front, sides and rear of the structure; windows and doors
 - New front and rear doors
 - Second floor door and balcony on the front of structure
 - Expansion and establishment of a rear of structure parking lot

There were comments from the community. Lynn Bartoletti, of 1805 West 56th Street, asked what the Guidelines for parking lots were. Carol Welderman, of 4205 Tennessee Avenue, was concerned about the amount of parking spaces for the proposed parking lot expansion.

Discussion: A discussion was had between the Commission members. Hannah Forman made a motion to approve Case 19-HZ-00022: 4202 St Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: Privacy fence is approved per Guidelines regarding material and design; Placement of the fence is approved as an exception to the Guidelines due to the slope of the property; Fence is approved with a minimum height of 5 feet; and Front door remains as a solid-style door, rather than the full-lite door that was proposed.

Case #19-HZ-00023: 932 Fort Wood Street – New construction of outbuilding and site improvements

Project Description:

The applicant, Michael Ryan Orr, has applied for the following work:

- New construction of a garage
- Removal of an ornamental tree
- Construction of a concrete driveway (behind the proposed garage)
- Removal of the existing wood fence
- Construction of a new metal fence around the rear yard
- Removal of wood deck on the existing structure
- Construction of a concrete patio with brick steps and a shed roof over the door (at the rear of the main structure)

There was a comment from the community. Bill Glascock, of 924 Vine Street, read from a letter written by the Vice President of the Fort Wood Neighborhood Association in support of the proposed project. It has been filed with the application.

Discussion: A discussion was had between the Commission members. Melissa Mortimer made a motion to approve Case 19-HZ-00023: 932 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, approval subject to any and all conditions. Hannah Forman seconded the motion. All in favor, the motion was unanimously approved.

The following condition was noted: Fiberglass garage doors.

Case #19-HZ-00024: 5511 Post Avenue – COA revision 18-HZ-00048: window design changes

Project Description:

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

- Requesting changes to a previously approved COA for the windows of a new construction: window divided lite changes requests.

There were no comments from the community.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case 19-HZ-00024: 5511 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: Add trim pieces and/or awning to straighten the lines of the west elevation at the double doors and windows. Plans are subject to Staff review. Add window or decorative vent or trim to rear gable. Plans are subject to Staff approval.

Case 19-HZ-00025: 1307 W. 45th Street – New construction of primary structure

Project Description:

The applicant, Abraham & Andrea Mynatt, has applied for the following work:

- New construction of a residential structure
- New walkway
- New driveway

Commission member Lee Helena recused himself from the case. The members no longer had a quorum to proceed with the review. The case was deferred until the April 2019 Chattanooga Historic Zoning Commission Meeting.

OTHER BUSINESS: Planner Sarah Robbins noted the need for the two new Commission Members to occupy the open Commission seats. She said Roy

Wroth had to resign and would leave an opening for someone to represent from the Fort Wood neighborhood. She also noted the need for a representative from the Chattanooga-Hamilton County Regional Planning Commission.

ANNOUNCEMENTS:

Next month would be officer positions for the members. All COA's will be issued a week after the meeting. Any questions regarding this, contact Sarah Robbins or Rosetta Greer.

Next Meeting Date: April 18, 2019 (application deadline is March 22, 2019 at 4:00 p.m.)

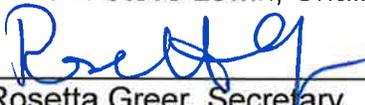
ADJOURN

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

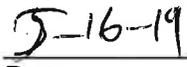
The meeting was adjourned at 12:23 p.m.



William Steve Lewin, Chair



Rosetta Greer, Secretary



Date



Date