

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

December 19, 2019

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on December 19, 2019, at 9:30 A.M. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order and announced that the meeting is being recorded. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Historic Review Planner Sarah Robbins explained the additional rules of procedures.

Members Present: Chair Steve Lewin, Vice Chair Melissa Mortimer, Matt McDonald, Lee Helena, and Skip Pond.

Members Absent: Hannah Forman

Staff Members Present: Sarah Robbins, Levi Witt and City Attorney Rob Robinson

Chairman Lewin explained the rules of procedures.

Roll Call: Levi Witt called the roll.

Swearing In: Levi Witt swore in everyone who wanted to speak to the Commission.

Applicants Present: Heidi Hefferlin, Reed Caldwell, Sara Dyer, and Billy Stockwell.

Approval of Minutes: Vice Chair Melissa Mortimer made a motion to approve the November 21, 2019 meeting minutes. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #19-HZ-00155 – 4220 Seneca Avenue – New construction of an accessory structure

Project Description:

The applicant, Reed Caldwell, has applied for the following modifications:

1. Applicant wishes to construct a two-story garage with a screened-in porch on the second story.

Planner Sarah Robbins presented the project.

Comments from the Applicant: Reed Caldwell, of 4220 Seneca Avenue, spoke on the project. Mr. Caldwell said he wished to cover up an existing retaining wall on the property that was not supposed to exist.

Comments from City Staff or Others: There were no comments from the community.

Discussion: A discussion was had between the Committee members. Matt McDonald made a motion to approve Case #19-HZ-00155 – 4220 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. Skip Pond seconded the motion. All in favor, with the exception of one opposed, the motion carried.

There were conditions noted for the approval:

1. Styling and material of garage door to be approved by staff, and:
2. Windows to be the same in material and design as those in the existing house.

Case #19-HZ-00156 – 4704 Florida Avenue – New construction of a building addition

Project Description:

The applicant, Zackery Huie-Lesch, has applied for the following modifications:

1. Applicant wishes to build an addition on rear of structure
2. Applicant wishes to close in screened-in porch and add a steel door.
3. Applicant wishes to replace windows with aluminum or vinyl over wood clad windows.
4. Applicant wishes to move windows.
5. Applicant wishes to repair wood around the structure.
6. Applicant wishes to add a front door.
7. Applicant wishes to replace siding with fiber cement or wood composite siding.

Sarah Robbins presented the project.

Comments from the Applicant: Billy Stockwell spoke about the project. Mr. Stockwell said that they are requesting a change from the original project that was being planned in 2017 due to financial reasons.

Comments from City Staff or Others: There were no comments from the community.

Discussion: A discussion was had between the Committee members. Melissa Mortimer made a motion to approve Case #19-HZ-00156 – 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. Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. Windows to be restored,
2. Hipped roof on addition (gable submitted) with trim piece to delineate,
3. Original windows to be reused in new proposed openings,
4. New wood composite or cement fiber siding to match original reveal and trim pieces, and
5. Code compliant handrail for staff approval.

Case #19-HZ-00157 – 4121 Tennessee Avenue – New construction of a building addition

Project Description:

The applicant, Sara Dyer, has applied for the following modifications:

1. Applicant wishes to alter doors, siding, storm windows, gutters and lighting.
2. Applicant wishes to construct a building addition (rear of structure).
3. Applicant wishes to construct a new driveway.
4. Applicant wishes to construct a new parking area.

Sarah Robbins presented the project.

Comments from the Applicant: Sara Dyer spoke about the project. Ms. Dyer said that she wanted to renovate the existing structure so that it would look more like the original structure.

Comments from City Staff or Others: There were no comments from the community.

Discussion: A discussion was had between the Committee members. Skip Pond made a motion to approve Case #19-HZ-00157 – 4121 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. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. Siding that can not be repaired may be replaced with siding matching addition,
2. Reveal and trim details to match existing, and
3. Repair underpinning.

Case #19-HZ-00159 – 4903 Virginia Avenue – New construction of a building addition

Project Description:

The applicant, Heidi Hefferlin, has applied for the following modifications:

1. Applicant wishes to remove and repair: trim and vents, concrete stairs, windows (repair), new wood fence, front door, remove carpet, demo rear concrete pad.
2. Applicant wishes to add new carport with concrete walkway.
3. Applicant wishes to construct a new building addition.
4. Applicant wishes to restore front porch.
5. Applicant wishes to add new gutters.

Sarah Robbins presented the project.

Comments from the Applicant: Heidi Hefferlin spoke about the project. Ms. Hefferlin said that the demolition had been completed, but that there were problems found in the roof area. Ms. Hefferlin also discussed various changes to the project.

Comments from City Staff or Others: There were no comments from the community.

Discussion: A discussion was had between the Committee members. Lee Helena made a motion to approve Case #19-HZ-00159 – 4903 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. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. **Proposed 6-foot fence at rear and sides shall comply with guidelines.**

NEXT MEETING DATE: January 16, 2020 (application deadline was December 20, 2019 at 4 p.m.).

Steve Lewin made a motion to adjourn. Melissa Mortimer seconded the motion.

The meeting was adjourned at 10:20 A.M.



Steve Lewin, Chair

2.20.2020

Date

Levi Witt, Secretary

Date