

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

February 20, 2020

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on February 20, 2020, 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: Steve Lewin, Melissa Mortimer, Lee Helena, Matt McDonald, and Skip Pond

Members Absent: Hannah Forman

Staff Members Present: Historic Review Planner Sarah Robbins, Secretary Levi Witt and City Attorney Rob Robinson

Steve 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: Cody DeVos, Cat Devos, Mark Green, Brad Allison, Wendy Allison, Devin Schnelle, Paul Sims, and Chris Anderson

Approval of Minutes: **Melissa Mortimer made a motion to approve December 19, 2019 meeting minutes. Skip Pond seconded the motion. All in favor, the motion was unanimously approved.**

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS: None.

NEW BUSINESS:

Case #20-HZ-00007 – 4406 Guild Trail – New retaining wall & fence

Project Description:

The applicant, Roy Tankersley, has applied for the following modifications:

1. New construction of a retaining wall requiring a building permit.
2. New aluminum fence on top of the retaining wall.

Sarah Robbins presented the project.

Comments from the Applicant: Mark Green spoke about the project. Mr. Green explained his reasons for the request.

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

Discussion: A discussion was had between the Committee members. Steve Lewin made a motion to approve Case #20-HZ-00007 – 4406 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. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. Brick veneer as an acceptable surface.

Case #20-HZ-00011 – 1512 W. 57th Street – New construction of a primary structure

Project Description:

The applicant, Warren Cole (Cole Construction), has applied for the following modifications:

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

Comments from the Applicant: Warren Cole spoke about the project. Mr. Cole explained his reasons for the request. He also described the project and elaborated on the details of the project.

Comments from City Staff or Others: Community member Debbie Sue Przybysz of 1314 W. 46th Street spoke about the project. Ms. Przybysz was concerned about the project affecting the neighborhood. Ms. Przybysz was also concerned about the house looking out of place in the neighborhood.

Discussion: A discussion was had between the Committee members. Steve Lewin made a motion to approve Case #20-HZ-00011 – 1512 W. 57th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section

10-15e and pursuant to the St. Elmo Design Guidelines, 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. The large front windows do not conform to the guidelines but are significant to the architectural design of the house. Approval is noted as an exception to the guidelines.**

Case #20-HZ-00013 – 4912 Florida Avenue – New construction of a primary structure

Project Description:

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

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

Comments from the Applicant: Chris Anderson, of 1644 Rossville Avenue, spoke about the project. He explained the details of the project and addressed concerns from the community and from the staff.

Comments from City Staff or Others: Community member Tim McDonald of 5021 Sunnyside Avenue submitted a letter of opposition to the project:

“Sarah,

I am sure you have already put your presentations together for tomorrow’s meeting. However, I have a concern about case 20-HZ-00013, 4912 Florida Avenue. When I checked the HZ website for an agenda last Friday, nothing had been posted so I was not aware of the cases in time to comment. My concern is the same of the staff--the proposed design is too tall with two stories and a 14-foot attic space to fit the neighborhood and I also feel the proposed design is too large for such a small lot. The structure will not fit into the existing neighborhood.

Thank you,

Tim McDonald”

Community member Annette Perchins of 4910 Florida Avenue also expressed concern about the project and the implications of the project in regards to its effect on surrounding trees in the neighborhood. Wendy Allison of 4612 S. Lakeridge Drive joined Ms. Perchins in expressing concern about the project’s effect on the neighborhood and the neighborhood’s trees. Debbie Sue Przybysz expressed concern about the height of

the project and how the proposed structure would look in the neighborhood next to other homes in the neighborhood. Chris Anderson, the applicant, responded to the community and addressed their concerns.

Discussion: A discussion was had between the Committee members. Steve Lewin made a motion to defer Case #20-HZ-00013 – 4912 Florida 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. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The deferral was requested by the applicant. There were no conditions noted for the deferral.

Case #20-HZ-00016 – 1620 W. 53rd Street – New construction of a primary structure

Project Description:

The applicant, Devin Schnelle (RP Homes), has applied for the following modifications:

1. New construction of a primary structure with attached garage.
2. Concrete driveway, walkway and parking area.

Sarah Robbins presented the project.

Comments from the Applicant: There were no comments from the applicant.

Comments from City Staff or Others: Community member Cody DeVos of 1618 W. 53rd street expressed opposition to the project. Mr. DeVos expressed his concerns about the proposed design. The applicant responded to the community and addressed their concerns.

Discussion: A discussion was had between the Committee members. Melissa Mortimer made a motion to defer Case #20-HZ-00016 – 1620 W. 53rd 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. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the deferral:

1. More information is needed on the design relative to setbacks and retaining walls reflective of the grade.

Case #20-HZ-00017 – 5305 Virginia Avenue – Rear of structure garage addition

Project Description:

The applicant, Paul Sims, has applied for the following modifications:

1. Rear of structure garage addition (attached to the house) with a 4' wide single door next to the double garage bay doors.
2. New parking area (pea gravel).
3. New partial or full light doors to front and sides of structure (wood, fiberglass or steel).
4. New gutters (same as existing - k-style metal).
5. New porch and deck metal standing seam roof.
6. New decking: front porch wood and rear deck composite trex type material.

Sarah Robbins presented the project.

Comments from the Applicant: Paul Sims of 5305 Virginia Avenue spoke about the project. Mr. Sims answered questions from the Commission about the project.

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

Discussion: A discussion was had between the Committee members. Matt McDonald made a motion to approve Case #20-HZ-00017 – 5305 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. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. Front door to be wooden construction with half light or $\frac{3}{4}$ light glass,
2. Garage doors must match in material and style,
3. Rear gable infill to be painted cementitious material in shape pattern,
4. Rear house bracket to mimic the frame of front bracket,
5. Trim double window at rear to be consistent with window below, and
6. Shape portion to be interrupted with trim board horizontally at the level of the top of the adjacent triangles.

NEXT MEETING DATE: March 19, 2019 (application deadline was February 21, 2020 at 4 p.m.).

Steve Lewin made a motion to adjourn. Lee Helena seconded the motion.

The meeting was adjourned at 11:58 a.m.

Steve Lewin, Chair

Date

Levi Witt, Secretary

Date