

CHATTANOOGA HISTORIC ZONING COMMISSION MEETING

MINUTES

JANUARY 17, 2019

Present: Chairman Steve Lewin, Vice Chairman Melissa Mortimer, Lee Helena, Hannah Forman, Mat McDonald and David Bryant

Absent: Roy Wroth and Rachel Shannon

Staff Present: Historic Preservation Planner Sarah Robbins, City Staff Attorney Melinda Foster and Secretary Dottie McKinney filling in for Secretary Rosetta Greer

Applicants Present: Candace Esparza, Phillip Skipper, Ann Stahl and Steve Lewin.

Roll Call: Secretary Dottie McKinney called the roll.

Swearing In: Secretary Dottie McKinney swore in everyone who wanted to speak to the Commission.

Approval of Minutes of Prior Meeting: Chairman Steve Lewin made a motion to approve last month's minutes. Melissa Mortimer seconded. All in favor, the previous minutes were approved.

OLD BUSINESS: NONE

NEW BUSINESS:

Case 18-HZ-00218 – 1607 W. 43rd Street – Replacing handicap ramp

Project Description:

The applicant, Candace Esparza / Thankful Memorial Episcopal Church, has applied for the following work:

- Handicap ramp replacement. Located facing Alabama Avenue.

Ms. Robbins presented the PowerPoint presentation. She said the project is in St. Elmo neighborhood and deemed a historic structure and listed as a contributing structure. The location of the proposed ramp is facing Alabama Avenue. It is bordered by 43rd Street, Alabama Avenue and Thankful Place.

Candace Esparza with Durango Enterprises LLC, representing Thankful Memorial Episcopal Church, addressed the Commission. Ms. Esparza said her clients need a ramp that is not as steep. The current ramp is made of steel and the plan is to take it down and replace it with a wooden ramp. She said the proposed ramp match images showing the existing wooden ramp in St. Elmo. She said the elderly congregation

cannot enter the church from the stairs and the proposed ramp is needed for funerals because they are unable to get caskets through the turns of the existing ramp. The proposed ramp is more economical. She said the footprint is not the same and the proposed ramp will have more length. She said the proposed ramp will be wider so the caskets can get in and out of the building.

Community Comments: None.

Discussion: Mr. Helena asked if the church would consider placing the proposed ramp in the opposite direction. Ms. Esparza said no because it is less of a slope with the proposed ramp placement. Ms. Mortimer asked if the ramp was anchored to the building. Ms. Esparza said no they would be very careful in anchoring the ramp appropriately, and she explained that this new design will allow the architecture of this building to be highlighted again. Ms. Mortimer said the structure is a beautiful building.

David Bryant made a motion to approve Case 18-HZ-00218: 1607 W. 43rd Street, 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.

Conditions: None.

Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

Case 18-HZ-00219 – 5411 Ansley Drive – New construction of a secondary accessory structure

Project Description:

The applicant, Phillip Skipper, has applied for the following work:

- New construction of a secondary, accessory structure.

Ms. Robbins presented the PowerPoint presentation. She said this is in the St. Elmo neighborhood and is deemed a historic structure because of the 50 year mark. The location of the proposed accessory structure will be in the rear of the property. This is a corner lot. This property faces Ansley Drive and also slopes down. The existing accessory structure on the property is in the process of being removed from the property. Staff has worked with the property owner and it has been deemed to be taken care of. She said the case presented is in regards to the new accessory structure that is being proposed. She read off the material list.

Phillip Skipper of 5411 Ansley Drive addressed the Commission. Mr. Skipper said he and his wife moved here about a year ago from Kentucky. The house was built in 1959 and has a little less than 1,000 square feet. They have a couple of boats and 3 bikes and they need extra space. The proposed accessory structure is a shed for added storage. He said most of the windows are sourced from Debbie Sue Przybysz. He said reclaimed windows will be used. The windows will have some caulking done

and repainted. He said he is trying to source a lot of the materials from GreenTech Homes. He said as far as the exterior, the outside material will be painted and possibly be hardi board siding.

Community Comments: None.

Discussion:

Chairman Lewin asked about the reason for the proposed shed height being at 11 feet. Mr. Skipper said he need room for some of his kayaks. He said he wants to utilize the vertical space inside of the shed. He said he did not want it to look like a premanufactured shed from Lowe's or Home Depot.

Mr. Bryant asked if his drawings reflect the reclaimed windows. Mr. Skipper said the proposed windows should be very close and they will be the same scale and same design as what is shown on his drawings. Ms. Robbins asked if there were divisions in the windows. Mr. Skipper said there are no divisions in the windows. Ms. Robbins said if there are to be divisions then it need to be known now so the Commission could add it to the conditions for a staff review if a motion is made to approve.

Mr. Bryant said the drawing looks like there is another shed in the background. Mr. Skipper said that element that looks like another shed is part of the primary structure in the foreground.

Mr. Helena said in St. Elmo the windows should be vertical not horizontal but since it is a shed, he did not think the height would make it any higher nor think that it would make any difference. Mr. Skipper said the shed height is definitely below the roof line of the property's primary structure. Ms. Mortimer said the St Elmo Design Guidelines do not address the openness of an accessory structure / shed. She said she would rather see the wood siding according to the St Elmo Design Guidelines. Mr. Skipper said he will use wood siding.

Hannah Forman made a motion to approve Case 18-HZ-00219: 5411 Ansley Drive, 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.

Conditions: Wood siding option will be used.

Ms. Robbins said Attorney Foster advised her to mention the window orientation. Ms. Robbins said contemporary windows are allowed because it is new construction of an accessory structure. She said she wanted to remind the Commission members from a comment earlier about horizontal windows versus vertical windows for the proposed new accessory structure. Ms. Mortimer said in relation to that and the fact that it is a 1950's house which typically have the horizontal windows, it is appropriate for the proposed accessory structure to have contemporary windows.

Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

Case 18-HZ-00221 – 950 Vine Street – Renovation of building and site improvements

Project Description:

The applicant, Chabad of Chattanooga / Frank McDonald, River Street Architecture, has applied for the following work:

- Outbuilding restorative renovations
- Site alterations: walkways, retaining walls, fenced swimming pool and sports court

Ms. Robbins presented the PowerPoint presentation. She said this is in the Fort Wood neighborhood and deemed as a historic structure and listed as a contributing structure. It borders the properties of Central Avenue and Clark Street. The Commission looked at the staff report from last year where renovations were reviewed for an accessory structure and were approved. She said the proposed plan is a slight change. The applicant is planning to keep the footprint the same. This is very similar to the application that was approved before except there is no addition on that building. A few of the trees have recently been removed and approved by staff and Gene Hyde, the City's Arborist. There are some internal renovations approved by staff as consistent with the era of the structure, however they were minimal.

Ann Stahl with Riverstreet Architecture, 123 E. 7th Street, addressed the Commission. Ms. Stahl said she and the owners were here last year with getting an approval of an outbuilding. She said the owner decided to renovate the existing outbuilding. She said the existing outbuilding needs repairing as well as new windows. She said some of the windows are boarded up and some are rotted. She said interior plaster is falling down and there is graffiti. She said the proposed roofline is pitched rather than flat and the owners think it gives it a better look. The building will be cleaned up and painted. They are keeping the existing openings on all sides of the building. The Chabad Jewish Center of Chattanooga is developing the site and wants to do a swimming pool and pickle ball court. They also want to make the site handicap accessible. There is to be a handicap ramp constructed from the building to the pool. She said Clark Street is where you are going to see these site changes. The retaining wall will be done in brick. She said their wall is set back another fifteen (15) feet from an existing stone wall. She said it is not that noticeable and it is in keeping with the other buildings. The existing corner accessory building actually hides a lot of the proposed site additions. There is an existing water oak tree and water oaks are notoriously famous for rotting from the inside. Therefore there is a plan to put in pin oaks which have been approved by the Arborist. There will be pathways from the court but the appearance will be the same.

Community Comments:

Hal Baker of 921 Vine Street and Vice President of the Fort Wood neighborhood addressed the Commission. Mr. Baker said he and the Fort Wood residents were really surprised to see bulldozers out there. He said the applicants assured that the road being cut was a temporary measure and after finishing the proposed project, they would put the land back if it is approved. He had two (2) issues to bring up. 1) One of the paths may or may not be paved. He said a grass path would be wonderful. He said he thought this would be a place where pickup trucks would be. As long as it is not a driveway they are fine with it. 2) The other thing is the enclosure around the pool. He said where it says it will be metal it could be a chain link fence. He asked what kind of metal enclosure would be around the pool. He said there is not to be any alteration to the existing stone wall around the back of the property. He said other than that it looks like a fun and nice improvement to the neighborhood.

Ann Stahl in rebuttal addressed the Commission. Ms. Stahl said that really is a temporary construction road. There is going to be a need to access the site but that is not a driveway for buses or cars. That is a pathway for people to get from the parking lot to the pickle ball court or to the pool. It may be occasionally used for site and building maintenance. The path is a more natural path. With regard to the enclosure around the pool, it is not a chain link fence. It is a black vertical aluminum picket fence that is very nice looking. She said the historic stone wall will not be touched nor will the gate be moved.

Discussion: Chairman Lewin asked if there was a width specified in the path. Ms. Stahl said she did not think so. She said the wider path is maybe 9'. She said she and the owners are glad to do whatever the Commission likes. She said the goal is to follow the natural contour of the land as much as possible.

Chairman Lewin asked about the materials specified. Ms. Mortimer said they can do crushed gravel. Ms. Stahl said it is more of a path than a road. She said there is a driveway that comes down Clark Street that can be used. Mr. Baker said the path has been cut and now it is covered with gravel. He said it has already been done. Ms. Stahl said that is the construction road for the existing building. She said the construction road has nothing to do with this plan. Ms. Robbins said City staff is on top of this.

Ms. Robbins said this is a construction entrance only and will not be permanent unless the Commission approves a pathway down there. She said if the Commission has questions on what is approved in Fort Wood, the Commission has that in front of them. Ms. Robbins said the Land Disturbance Office has been in communication with her and assured her that their process is ongoing. Chairman Lewin asked if that path will be a necessary access for an emergency vehicle. Ms. Stahl said she did not know. The driveway down from Clark Street is steep and narrow. If something for maintenance was needed that was wider they can drive on the grass or the path. It is not a driveway for buses or kids or meant to be a commercial drive.

Ms. Robbins asked if the Commission would like to hear about the section on the driveways and off-street parking on Page 57 of the Fort Wood Design Guidelines. Ms.

Mortimer asked if it had to be five (5) feet wide for ADA compliance. Ms. Stahl said no but they do not want to do something that is not ADA compliant. Chairman Lewin suggested that the pathway be six (6) feet wide for two (2) wheelchairs crossing. Ms. Mortimer said it seems that smaller would be better for less impact on the site. Ms. Stahl said they do not want a large white path. Ms. Robbins said that should be avoided according to the Guidelines. Chairman Lewin said stained concrete would be okay. Chairman Lewin asked if the brick was approved to be painted. Ms. Stahl said it is painted now.

Ms. Robbins said we need to keep some consistency with previously approved projects on this site. She said that was a complaint in the past where the Commission would say one thing in one meeting and a differing decision in another meeting. She said the roof and window replacement and repairs were previously approved by this Commission. The doors were also approved as a replacement of those doors. Ms. Stahl said those are existing openings and they are going back and replacing those doors and the one window.

Mr. Helena asked if the roofline was previously approved by the Commission. Ms. Stahl said yes. Ms. Mortimer said she remembers the original roofline was not flat. The 1917 Sanborn maps shows that it was a 2 story structure.

Mr. McDonald wanted clarification on the path and pavers. Ms. Stahl said the intent is to do something in keeping with the site and to try to follow the existing grade and still provide the ADA access from the parking lot. She did not realize that the construction drive would create this issue. She said she believed the intent is not to take the beautiful front yard and make it a parking area. Ms. Stahl said she wants to make it as a pleasant as possible and is happy to make that part remain as natural as possible. Mr. McDonald said that is going to be a very visible part of this property. He asked if there was a way the Commission could limit the width and materials of the path. Ms. Forman said the path should be approved by staff as per Guidelines and so that they can work with Ms. Robbins. It is not just material, its color and texture as well.

Mr. Helena said the width is important. He thought it should be five (5) feet wide. Mr. Helena said this should be put in the motion. He asked if the brick needs to match the adjacent building. Ms. Mortimer said from the historic standpoint, the applicant should differentiate from old and new. She said we want to show delineation between the two. Mr. Helena asked if that could be achieved by color alone. Ms. Mortimer asked if we wanted to specify the fence material. Mr. Helena said he thought it had to be at least four (4) feet on the fence. Ms. Mortimer read from Page 30 of the Guidelines for the fences.

Ms. Forman said there is also regulations on the pool but we can determine maximum height. Mr. Helena said four (4) feet. Ms. Mortimer concurred because the elevation of the ground is going down. Mr. McDonald said the Fort Wood Design Guidelines mention garages and outbuildings and the design location of any new site feature should relate to any character of the property. Ms. Stahl said their intent was to add on in a way that compliments the existing structures. Ms. Robbins noted that the Fort

Wood Design Guidelines request that additions use the same quality of materials and to make sure that the detailing is reflective of the present day. She said she is comfortable making a staff approval in accordance to the Fort Wood Design Guidelines. She asked if the Commission was okay with the aluminum fence material instead of the wrought iron. The Commission was okay with the dark color.

Mr. Helena asked about the surface of the pickle ball court in the Guidelines. Mr. McDonald said the only thing he saw is that it should be screened from the public. Mr. Helena said it is screened from the building. He said it is just like a tennis court. Ms. Mortimer said to specify the color in the motion like a natural color, earth tone. Ms. Mortimer asked about the nets. Ms. Stahl said there would be some poles and some nets. Mr. McDonald said typically tennis courts have chain link fences around them. Ms. Robbins said materials for this should be earth tone or staff approved. Ms. Mortimer noted that the approval of the new doors as submitted should be added to the motion. Ms. Stahl said the windows were not original. Ms. Mortimer said we are okay with the roofline, carriage style doors. Mr. McDonald asked if we could reference the previous case even though it is expired.

Hannah Forman made a motion to approve Case 18-HZ-00221: 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, approval subject to any and all conditions.

Conditions: Fence – staff approval of metal fence detail and material surrounding pool. Maximum height of four (4) feet, unless Code requires otherwise.

Pedestrian Path – specified width to be no more than five (5) feet wide, specified material to be natural path (preferred), or exposed aggregates, pavers or tinted concrete (approved by staff per Guidelines).

Pickleball Court – surface and equipment will have earth tone color. Final color will be staff approved.

Exterior renovations of outbuilding approved as submitted.

Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.

Chairman Steve Lewin recused himself because he is the applicant of this next case 19-HZ-00003. Vice Chair Melissa Mortimer will act as Chair.

Case 19-HZ-00003 – 5417 St. Elmo Avenue – Alterations to the existing structure, new construction of a building addition, & site alterations

Project Description:

The applicant, Steve Lewin (Lewin Construction, LLC), has applied for the following work:

- Alterations to the existing structure
- New construction of a building addition
- One driveway and two rear of structure parking pads

Ms. Robbins presented the PowerPoint presentation. She said this is in the St. Elmo neighborhood and deemed a historic structure and listed as a contributing structure. She defined what a building addition is according to the City's Building and Zoning Code. She said under this zoning two separate residential structures are not allowed on one property. For a property to have a building addition that appears to be another residential structure it can only be permitted as a building addition. This sort of construction is referred to as a building addition only. There is an addition of a rear structure breezeway and attached is a 4 wall addition. Site alterations: 1 driveway and 2 rear parking pads.

Steve Lewin of 1322 Stuart Street addressed the Commission. Mr. Lewin said currently there is no railing on the front of the house and all of the proposed windows are existing. He said all of the front façade is to remain the same, except for the addition of the railing. There will be a new roof. He would like to get a new front door to be used subject to staff approval. On the side, he would like to do a six (6) feet extension and take the roof and wrap it around the back of the house. He said here is currently a window for the kitchen, and he would like to use hardi board siding on the addition and to close-in this window. He said he has planned a new location for the existing window. The roofline wraps around the corner of the house. He said he wants a gabled dormer to the mezzanine and it is the size of the garage. He said he chose to do more of a mother-in-law suite and would have to connect it to house with a breezeway. He said he will do stucco on the foundation and the gable will be matched to the house. He said he will also do a 6 paneled door in the rear using fiberglass. There are fairly big trees there and it is fairly wooded. He said all the details are consistent with the design.

Community Comments: None.

Discussion: Ms. Mortimer said the Commission could put on the motion for staff to approve the front door because the original door is boarded up. The St Elmo Design Guidelines for windows say that new locations can be added on a secondary elevation as long as they are not readily visible from a street. She said the proposed window is not readily visible. She said she is fine with the six (6) feet addition for the roofline and then reusing the window on the side facade.

Mr. Bryant said the staff comments on the Staff Report referenced the overall size of the addition to be larger than the original structure. He said he would not consider the breezeway to be included as part of the overall size / space. Mr. Bryant agreed with Ms. Mortimer's previous comments. He said the compatibility and scales are great.

Ms. Forman asked about the dormer on the existing house and said it is smaller and she likes how it is echoed in the addition. Ms. Mortimer said the St Elmo Design

Guidelines state that the dormer is okay. She said she did not think it was too visible and the size of the dormer fits the overall scale of the existing house.

Ms. Mortimer said she thinks the porch detailing is fine. She said the proposed railing will show that it is new because there is not any porch railing there right now. She asked if anyone had an issue with the proposed breezeway. Mr. Lewin said the proposed roof slope will tie into the breezeway. Ms. Mortimer said she had a concern about the exposed rafter beams not matching the style of the existing house. There are exposed rafter beams on the existing structure. Mr. Lewin said it will match.

Mr. McDonald asked if the Commission had issues with having two distinctive parking lots in one area. Ms. Mortimer said the applicant is requesting to get rid of the parking pad close to the house and keeping the parking pad in the rear and have driveway ribbons.

Mr. Lewin said he would want to match the trim board to the other structure as well. He said he could leave the breezeway and match the trim of the house of the roof and gabled dormer.

Mr. McDonald asked if the idea was to have a rental house. Mr. Lewin said in R-1 you can have up to 4 tenants.

Lee Helena made a motion to approve Case 19-HZ-00003: 5417 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.

Conditions: Selected front door subject to staff approval. Closed eaves on dormer addition and rear addition except at breezeway

David Bryant seconded. All in favor, the motion was unanimously approved.

Steve Lewin then took his place as Chairman.

OTHER BUSINESS: Attorney Melinda Foster said the Commission has been sued on the 4905 Florida Avenue case. Karen Wynn was the applicant of that previous Chattanooga Historic Zoning Commission (CHZC) case. The neighbors that opposed the recent CHZC case filed the suit. They have not named Ms. Wynn as the defendant. However, both the City and this Commission have been named as defendants in this case. Ms. Robbins said the case was 18-HZ-00126.

ANNOUNCEMENTS:

All COA's will be issued a week after the meeting. Any questions regarding this, contact Sarah Robbins or Rosetta Greer.

Next Meeting Date: February 21, 2019 (application deadline is January 18, 2019 at 4:00 p.m.)

ADJOURN

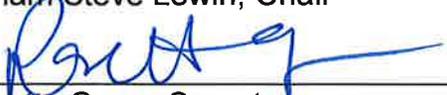
Chairman Steve Lewin made a motion to adjourn. David Bryant seconded. All in favor, the meeting was adjourned.



William Steve Lewin, Chair

2-21-2019

Date



Rosetta Greer, Secretary

2/21/19

Date



Dottie McKinney, Secretary

2/21/19

Date