

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

June 18, 2020

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 18, 2020, at 9:30 a.m. virtually, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Melissa Mortimer, Matt McDonald, Hannah Forman, Skip Pond, John Brennan, Thomas Palmer

Members Absent: None.

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Robert Robinson.

Applicants Present: Sam Moore, Billy Stockwell, Daniel Lee, Bryan Youngblood, Chris Anderson

Chairman Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve May 2020 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-20-61 (20-HZ-00042) – 4500 Tennessee Avenue – New construction of a building addition.

Project Description:

The applicant, Sam Moore, has applied for the following work:

- Building addition

Comments from the community: Applicant Sam Moore explained the project in further detail and answered questions from the Commission about the project. Mr. Moore also explained various changes made to the project. Contractor Billy Stockwell also spoke about the project. Sarah Robbins read emails in opposition to the project from community members Matt Whitaker and Tim McDonald. Mr. Moore and Mr. Stockwell responded to concerns from the community.

Discussion: A discussion was had between the Commission members. Hannah Forman made a motion to approve Case HZ-20-61 (20-HZ-00042): 4500 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, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

The following conditions were noted in the motion:

1. The three proposed windows on the front of the addition should meet a minimum of 3:1 ratio, or match the window ratio on the existing house.
2. The three windows on the back of the shed dormer should be taller to meet 3:1 ratio as well.

Case #HZ-20-86 (20-HZ-00058) – 4709 Alabama Avenue – New construction of primary structure

Project Description:

The applicant, Daniel Lee, has applied for the following work:

- New construction of a primary structure
- Walkway

There were comments from the community: Applicant Daniel Lee spoke about the project. Mr. Lee described the project and answered various questions from the Commission about the project.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-20-86 (20-HZ-00058): 4709 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. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted in the motion.

Case #HZ-20-91 (20-HZ-00059) – 5507 Alabama Avenue – New construction of primary structure

Project Description:

The applicant, Bryan Youngblood, has applied for the following work:

- New construction of a primary structure
- Driveway
- Parking pad

There were comments from the community: Applicant Bryan Youngblood talked about the project and answered questions from the Commission about the project. Sarah Robbins read emails in opposition to the project from Nicole Arellano and Lynn Bartoletti.

Discussion: A discussion was had between the Commission members.

Melissa Mortimer made a motion to approve Case HZ-20-91 (20-HZ-00059): 5507 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. Steve Lewin seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted in the motion:

1. Window proportions on front facade to be 3 to 1.
2. Ribbon concrete driveway.
3. Aluminum clad windows.
4. Front columns: 6 inches.
5. Siding reveal: 6 inches.
6. Aluminum gutters.
7. Small window in front gable.
8. Foundation height 1.5' to 2', per guidelines.
9. Raise head heights of windows to match door height.
10. Front porch beam to be 8 to 10 inches and return to house on outermost post.

NEW BUSINESS:

Case #HZ-20-105 – 5465 Alabama Avenue – New construction of a primary structure

Project Description:

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

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to defer Case HZ-20-105: 5465 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. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

The following conditions were noted in the motion:

- 1. More detail & information is needed on the drawings.**
- 2. Siding to match all around house. Horizontal is preferred to de-emphasize height.**
- 3. 6-inch trim around all openings.**
- 4. Porch railing is missing.**
- 5. Porch beam is missing.**
- 6. Porch stair to be brick and will have a landing and turn.**
- 7. Overall site retaining walls need to be represented correctly. Minimize, if possible.**
- 8. Pedestrian access to the historic walls need to be shown.**

Case #HZ-20-106 – 5483 Alabama Avenue – New construction of primary structure

Project Description:

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

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt

Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to defer Case HZ-20-106: 5483 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. Melissa Mortimer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There following conditions were noted in the motion:

1. More information is requested regarding the relationship of the historical retaining wall and their stair access from the street and orientation of the stairs on the front porch.
2. More details are needed on the spacing between the front porch columns; possibly remove the second from the left column.
3. More accurate details are needed on the size of the rear retaining walls.
4. Accurate representation of the roof overhangs near the rear of the right and left elevations.

The Commission took a five-minute recess.

Case #HZ-20-107 – 5495 Alabama Avenue – New construction of primary structure

Project Description:

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

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to defer Case HZ-20-107: 5495 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. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

The following conditions were noted in the motion:

1. Front porch beam is a 10"-12" beam.
2. Siding should be consistent on the front and sides of the home.
3. Stairs to be brick.
4. Window trim to be consistent throughout.
5. Regarding the smaller gables on the front of the home, balance the window size with the size of the gables, whether that means adjusting the window size or the size of the gable.

Case #HZ-20-108 – 5501 Alabama Avenue – New construction of primary structure

Project Description:

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

- New construction of a primary structure
- Driveway
- Parking pad
- Walkway
- Retaining wall(s)

There were comments from the community: Applicant Chris Anderson talked about the project and answered various questions from the Commission about the project. Sarah Robbins read letters in opposition to the project from Matt Whitaker, Lynn Bartoletti, Lynne Woodside and Carolyn Cuppage. Community member Greg Golian expressed his concerns in opposition to the project. Chris Anderson responded to the community and addressed their concerns.

Discussion: A discussion was had between the Commission members.

Skip Pond made a motion to defer Case HZ-20-108: 5501 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. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

The following conditions were noted in the motion:

1. Show beam on the front porch.
2. Show consistent trim around the house.
3. Clarify where stairs are turning off of the front porch.
4. Show corner trim on the house.
5. Clarify rafter tail and fascia board details.
6. Clarify stair material brick.

OTHER BUSINESS:

NEXT MEETING DATE: July 16, 2020 (application deadline is June 19, 2020 at 4 p.m.).

Melissa Mortimer made a motion to adjourn. Steve Lewin second the motion. All in favor, the motion was unanimously approved.

The meeting was adjourned at 1:00 P.M.

Steve Lewin, Chair

Date

Levi Witt, Secretary

Date