

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

June 20, 2019

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 20, 2019, at 9:30 p.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

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

Members Absent: David Bryant, Hannah Forman and Lee Helena.

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

Applicants Present: Alexander Spears, Candace Esparza and Amanda LaGoo-Tarr.

Chairman Steve Lewin explained the rules of procedures.

Secretary Rosetta Greer called the roll and swore everyone in who would address the Commission.

Approval of Minutes: Steve Lewin made a motion to approve May 2019 meeting minutes. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

OLD BUSINESS: NONE

NEW BUSINESS:

Case #19-HZ-00066 – 1015 E. 5th Street – Siding replacement and brick painting

Project Description:

The applicant, Amanda LaGoo-Tarr, has applied for the following work:

- Replace exterior siding.
- Repair and paint existing brick façade.

There were comments from the community:

Jane Keagan, of 826 Vine Street, spoke in support of the proposed project.

Sue Glascock, of 924 Fort Wood Street, spoke in support of the proposed project.

Discussion: A discussion was had between the Commission members. **Matt McDonald** made a motion to approve Case 19-HZ-00066: 1015 E. 5th 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. **Rachel Shannon** seconded the motion. All in favor, the motion was unanimously approved.

The following was noted: *The Commission made the decision as an exception to the Guidelines because of the age and style of the home, mid-century modern, and it is not specifically referenced in the Guidelines.*

Case #19-HZ-00067 – 5007 Tennessee Avenue – Element change to existing COA 18-HZ-00182: Gutters

Project Description:

The applicant, **Matt and Mallory Sliger**, has applied for the following work:

- Replace gutters, in kind. (Element change to COA 18-HZ-00182)

There were comments from the community:

Candace Esparza spoke in support of the proposed element change.

Discussion: A discussion was had between the Commission members. **Rachel Shannon** made a motion to approve Case 19-HZ-00067: 5007 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. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted.

Case #19-HZ-00068 – 5685 Lee Avenue – New construction of primary structure

Project Description:

The applicant, Candace Esparza / Durango Enterprises, has applied for the following work:

- New construction of a residential structure.

There were comments from the community:

Planner Sarah Robbins read an email in opposition of the proposed new construction development, sent from Tim McDonald, of 5019 Sunnyside Avenue. The email has been printed and filed with the application packet.

Discussion: A discussion was had between the Commission members. Melissa Mortimer made a motion to approve Case 19-HZ-00068: 5685 Lee 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. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: Fixed window on right elevation vs. glass block, as drawn; brick foundation – no lattice panels as drawn; staff approval to remove chimney from plans if applicant later chooses; no muntins as shown on submitted drawings/plans.

Case #19-HZ-00077 – 4314 St Elmo Avenue – Exterior building alterations

Project Description:

The applicant, Alexander Spears, has applied for the following work:

- Site and structure renovations are to include new windows, new siding, new rear of structure steps, new gutters, and a new driveway with a parking pad.

There were no comments from the community.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case 19-HZ-00077: 4314 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. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: Remove rear window above rear steps; replace (2) mud room windows with (1) window consistent with size and style on the home; change front door to ¾ light with no grid.

OTHER BUSINESS: Matt McDonald noted that Battery Place have been approached by residents of that Historic District to see if the short-term vacation rental could be prohibited. City Attorney Rob Roberson said he will look into the matter to present information at the next meeting date in Other Business.

NEXT MEETING DATE: July 18, 2019 (application deadline is June 21, 2019 at 4 p.m.).

Melissa Mortimer made a motion to adjourn.

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



Steve Lewin, Chair

7-18-2019

Date



Rosetta Greer, Secretary

7-18-2019

Date