

HISTORIC CHATTANOOGA

The Chattanooga Historic Zoning Ordinance designates four residential neighborhoods which are subject to Design Review, a process for ensuring the continuing protection of each community's historic character:

-  **Ferber Place Historic District**
-  **Battery Place Historic District**
-  **Fort Wood Historic District**
-  **St. Elmo Historic District**

In addition, Design Guidelines for each of the Historic Districts have been developed to address:

- ◇ Building scale and massing
- ◇ Architectural features and details
- ◇ Site design



BENEFITS

Historic Zoning ordinances and Local Historic Districts protect unique properties by recognizing historic areas, buildings, and sites. Many of Chattanooga's locally-designated historic districts are also listed in the National Register of Historic Places, an honorific, non-regulatory designation maintained by the National Park Service, U.S. Department of the Interior.

Benefits of Historic Designation are as follows:

- ◇ Preserve and protect historical, architectural and cultural value of buildings, landmarks and districts.
- ◇ Encourage neighborhood pride and awareness of the beauty, craftsmanship and accomplishments of the past.
- ◇ Create an aesthetic appearance which complements the historic buildings and other structures.
- ◇ Stabilize and improve property values.
- ◇ Strengthen local economy by reusing existing buildings and infrastructure.
- ◇ Promote local historic properties for the education, pleasure, and welfare of present and future citizens.

Chattanooga Historic Zoning Commission
Development Resource Center (DRC)
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[www.chattanooga.gov/economic-community-development/
land-development-office/
historic-planning-and-design-review](http://www.chattanooga.gov/economic-community-development/land-development-office/historic-planning-and-design-review)



CHATTANOOGA'S HISTORIC DISTRICTS

Design Review Process



DESIGN REVIEW PROCESS

All exterior changes to properties located within the Ferger Place, Fort Wood, Battery Place, and St. Elmo Historic Districts must be reviewed by the Chattanooga Historic Zoning Commission or the CHZC Staff. A Design Review is not required for interior changes, exterior repairs and routine maintenance, painting, or installation of plant materials. The Design Review process is as follows:

- 1** Pick up a Certificate of Appropriateness application at the Development Resource Center, 1250 Market Street, Suite 1000
- 2** Return the completed application in person or by mail with all the required supplemental materials
- 3** After reviewing the submitted application, Staff will determine if the project is MINOR or MAJOR



- 4** MINOR projects will be administratively approved by Staff and work may begin after obtaining a Building Permit
- 5** MAJOR projects must be reviewed by the Historic Zoning Commission at the monthly meeting held the third Thursday of the month at 5:30 p.m. in Conference Room 1A of the Development Resource Center. Applicants are required to attend

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