

# Historic Zoning Commission

October 15, 2020

## St. Elmo

Historic District Guidelines



## Fort Wood

Historic District Guidelines



## Ferber Place

Historic District Guidelines



## Battery Place

Historic District Guidelines



# Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure. Order of Business
4. Approve Minutes of Prior Meeting
5. Old Business:           None
6. New Business:
  - a. Case HZ-20-153: 233 Eveningside Dr. - Rear and side of structure addition, new detached garage structure behind historic structure with a detached storage structure, new windows, new fence, tree work, new rear wood deck, & lime paint brick.
  - b. Case HZ-20-154: 5503 Alabama Ave. - New construction of a primary residential structure, walkway, driveway and parking pad.
  - c. Case HZ-20-155: 5505 Alabama Ave. - New construction of a primary residential structure, walkway, driveway and parking pad.
  - d. Case HZ-20-156: 4015 St. Elmo Ave. - Repair and replace existing wood siding and roof, change in original window configurations on the side, and removal of chimney.
  - e. Case HZ-20-158: 503 Battery Pl. - New construction of a residential structure, with 2 attached garages, site walls & fencing, driveways, river facing deck with a swimming pool, and parking areas.
  - f. Case HZ-20-159: 5421 Tennessee Ave. - New construction of a primary residential structure, walkway, driveway and parking pad.
7. Other Business:       None
8. Announcements:      Next meeting date: November 19, 2020 (application deadline – October 16, 2020 at 4 p.m.)
9. Adjourn

# Rules of Procedure. Order of Business

The order of business for hearing will be as follows:

1. Staff Presentation
    - a. Application description of proposed project
    - b. Note if the site/structure is historic and/or listed as contributing to the character of the district.
    - c. Location of proposed project
    - d. Explanation of proposed project
    - e. Project photographs and plans
    - f. Staff Report
  2. Applicant Presentation (10 minutes maximum)
  3. Comments by Other Persons (3 minutes maximum per person)
    - a. Opponents, proponents, and other
  4. Applicant Response (5 minute maximum)
  5. Historic Zoning Commission Discussion
  6. Motion and Vote
- 

# Rules of Procedure. Virtual Public Meetings on Zoom

On March 20, 2020, Governor Bill Lee signed Executive Order No. 16 (“the Order”), which suspends the requirements of the Tennessee Open Meetings Act (“TOMA”) to the extent necessary to allow any governing body subject to the requirements of TOMA to meet and conduct essential business by electronic means if the body determines meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 pandemic.

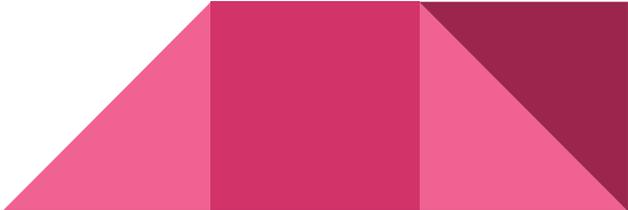
The Governor’s Order applies to any state, county, or municipal governing body or any other public body that may be subject to the requirements of TOMA. It allows members of the governing body to participate and vote in public meetings without being physically present to protect public health, safety, and welfare and prevent the spread of COVID-19. This is a temporary measure that originally expired on May 18, 2020, further action has been taken by the Governor and this temporary measure has been extended.

Based on the Governor’s Order this Chattanooga Historic Zoning Commission (CHZC) meeting will be audible to the public at the location specified in the notice of the meeting.

- Each member participating electronically or otherwise should be able to hear each other simultaneously and speak to each other during the meeting.
  - Documents which will be discussed at the meeting have been provided to members participating electronically prior to the meeting from the CHZC agenda posted on the City website, to the extent doing so is practicable.
  - All votes at the meeting will be taken by roll call vote.
  - Notice of the meeting has provided a statement that the meeting will allow members to participate electronically or by other means.
- 

# Rules of Procedure. Virtual Public Meetings on Zoom

**For any Public Comments:** At the “Community Comments/ Comments by Other Persons” time of the meeting the Chair will recognize members of the public who wish to address the Commission. The following procedural rules will apply to public comments:

1. Each speaker wishing to address the Commission shall be recognized only after a speaker has provided identification including the speaker’s name and address, establishing that identification before addressing the Commission.
  2. No person shall have more than three (3) minutes to speak. (Per City Council’s current virtual public meeting protocol)
  3. The speaker may address the Commission only upon matters within the legislative and quasi-judicial authority of the Commission. The speaker may not address the Commission on matters which are not under the authority of the Commission and which are regulated by other governmental bodies or agencies.
  4. The speaker shall not be permitted to use any vulgar or obscene language, nor use the floor to personally attack or personally denigrate others. The speaker should address the Commission as a whole and not make comments directed towards individual Commission members.
  5. The Chair shall not permit Disorderly Conduct or Disrupting a Public Meeting which is prohibited by Tennessee law after warning is given to the disrupter. A person commits an offense if the person substantially obstructs or interferes with the meeting by physical action or verbal utterance with the intent to prevent or disrupt a lawful meeting or gathering.
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# Additional Rules of Procedure

**Applicant Deferring Case:** If you would like to defer your case to be heard at a later date, a deferral must be requested by the applicant prior to the statement of the case's motion.

- The application must be updated (in its entirety) by the applicant and submitted one week after the meeting date.
- If you defer your case OR if you have conditional items to bring back before the Commission, you **MUST** contact staff and ask to be added to the agenda for that meeting. You will **NOT** automatically be added to the agenda.

## **COA Information:**

- A Certificate of Appropriateness will be issued within a week of the hearing.
  - All construction work must meet the Certificate of Appropriateness (COA) and Design Guidelines as approved by the Chattanooga Historic Zoning Commission or CHZC Staff. If plans change, a new application will be required. If work is not started within 6 months of issue date, a new COA will need to be issued.
  - A COA is **NOT** a building permit or a land disturbing permit. Please contact the Land Disturbing Office or the Building Permit Office prior to starting the project.
  - The COA must be posted in a visible location or on file on the property until the project is completed.
- 



# Prior Meeting Minutes



Old Business

None



# New Business

# Case # HZ-20-153 . 233 Eveningside Drive

**Neighborhood:** Ferger Place

**Historic Structure:** Yes or No, built about 1930-1931

**Listed as a Contributing Structure:** Yes, this property is listed on the National Registry Historic Places Contributing Structure Inventory List for the Ferger Place Historic District.

## Description of proposed project:

- Rear and side of structure addition (closing in a non original side screened in porch & adding onto a non original rear of structure addition)
- New detached garage structure behind historic structure (& removal of non original carport) with a detached storage structure (noted on the site plan and description of work)
- New windows (wood, aluminum clad over wood & vinyl)
- Fence around property
- Tree removal & trimming
- New rear wood deck
- Natural white wash lime paint brick



## CONTRIBUTING BUILDINGS

18. 233 Evening Side Drive (1930-31): Irregular, two stories, stucco and frame facade chimney, irregular gable roof, Tudor Revival.

# Historic Zoning History

Case # HZ-20-153

233 Eveningside Drive

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**COA HZ-20-149: APPROVED by Staff:** APPROVED: As submitted in the application for the renovation and restoration of the existing structure: stucco siding repaired in kind, vinyl siding removed and new 5-6” reveal Hardie board siding to replace vinyl siding and repairs to rear of the home, repair left side of the structure screen porch (enclosure is not approved) , wood or aluminum-clad wood windows to repair of existing wood windows, mortar (1 part Portland cement 3 parts lime) for any needed brick pointing repairs, the new rear of yard wood, vertical board fence (not to exceed 6 feet in height), historic based paint colors - neutral dark accents to replace red, architectural shingles for the roof, and new aluminum gutters (to match the style that is on the house or half-round gutters.

**NOT APPROVED:** Expansion of the house footprint and not closing in of any porches.

# Map Location

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos

Case # HZ-20-153

233 Eveningside Drive



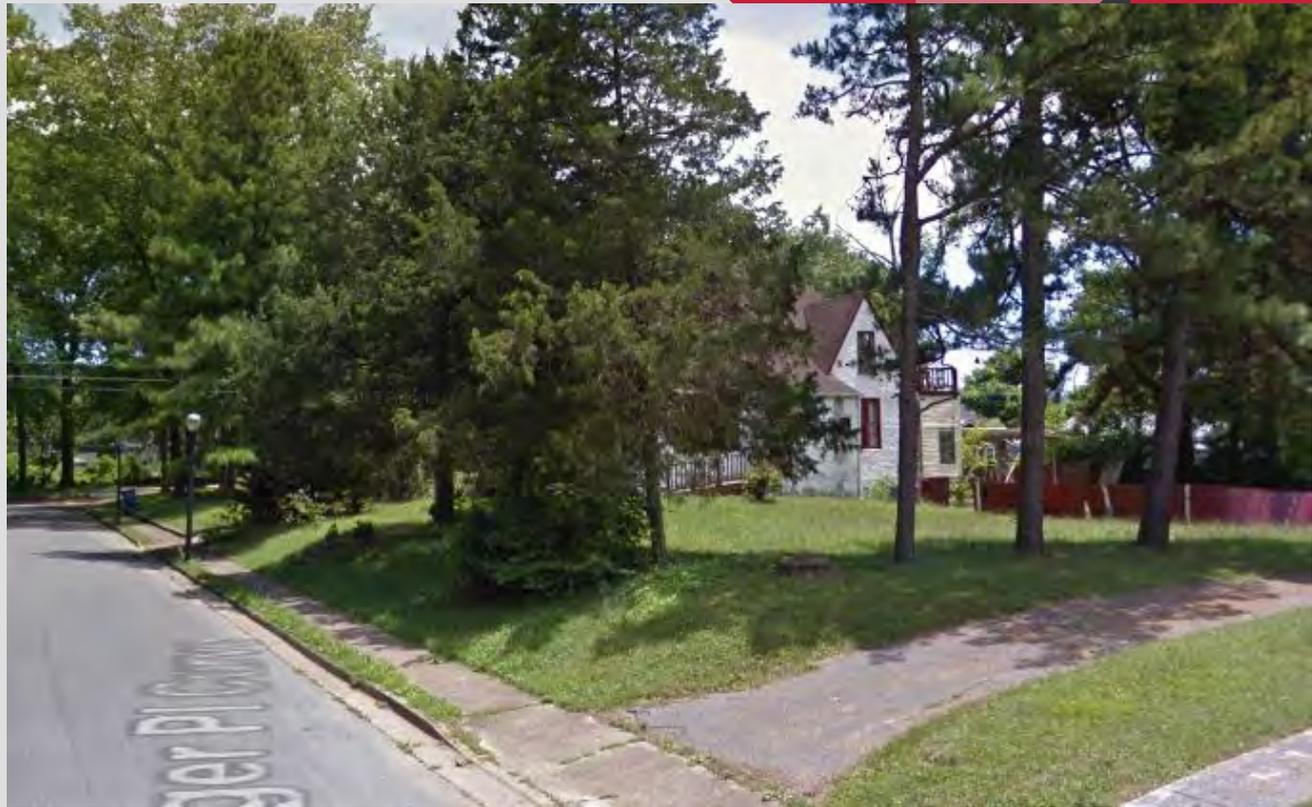
# Property Photos

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos

Case # HZ-20-153  
233 Eveningside Drive



Current Existing Structure



# Property Photos from 10/8/2020

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos from 10/8/2020

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos from 10/8/2020

Case # HZ-20-153 . 233 Eveningside Drive



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233 Eveningside Drive



# Property Photos from 10/8/2020

Case # HZ-20-153  
233 Eveningside Drive



# Property Photos from 10/8/2020

Case # HZ-20-153  
233 Eveningside Drive



# Neighboring Photos

Case # HZ-20-153  
233 Eveningside Drive

## 233 EVENINGSIDE DR ADJACENT PROPERTIES



**FRONT VIEW ACROSS STREET**



**RIGHT SIDE NEIGHBORING VIEW**



**LEFT SIDE NEIGHBORING VIEW**



**RIGHT SIDE VIEW**



# Application Information



AUTODESK

- Table
- Table
- Table
- Table
- Table
- Table

No.	Description	Date

Owner  
233 Eveningside  
Front Elevation  
With Garage/Not Visible

Project Number	
Issue Date	
Author	
Checker	

**E1**

1/2" = 1'-0"



# Application Information







# Application Information

## Proposed Changes-Details

- Add 1 story, detached 3 car garage, matching Tudor style and home's roof line, and window, to the rear of the home (completely hidden from front view of the home- sitting sideways/perpendicular from the home- see site plan). Currently this is entirely covered with a concrete pad following the driveway. This would replace existing (eyesore) metal 3 vehicle carport structure in the rear, (not fitting with historic guidelines). The structure would be finished in matching 5-6" reveal Hardie siding (same as rear & side structure) and would meet or exceed 5' side and rear setbacks and 3'+ distance from the home, per city code requirements. This garage would be an essential piece to serving our family's needs, as we currently have 4 drivers in our home. (Garage would ultimately be mostly concealed by side privacy fence)
- The use of wood or aluminum clad wood on the front of the home (where's it's visible from the curb) preserving historic facade. The use of an exact matching style vinyl window on the sides and rear of the home, where's it's **not visible**, for affordability and energy efficiency.
- Enclose-in failing square shaped structure on left side of the home (as a laundry room), and replace with Hardie-siding to match updated structures (previously vinyl), and apply a single matching style window facing the street.
- Possibility of some raised garden beds to the rear of the home, as currently the entire back yard is overwhelmed in concrete, as our lot does not include the adjacent grassy empty lot (currently up for sale) to the right. Our hope is to bring in some greenery and soften the harshness of a concrete-predominant backyard, bringing in some-nature.
- Enclose in rear side yard with matching (rear) privacy wood fence along the right side of our lot for our pet (covering most of the view

to the garage & shed) up to 6', and front 3'-5" semi transparent enclosed front aluminum or wood fence.

- Future removal of some front yard trees (behind the pine on the left front corner) which are currently deceased. Adding small ornamental plants which fit city guidelines, and are compatible with the neighborhood in the front (and perhaps rear as well). Pine adjacent to driveway to be trimmed as it's low, and hits entering vehicles.
- Deck to be placed behind rear entrance to the kitchen of the home, completely blocked from the front view, and out of sight from the front of the home, between home & garage (ultimately covered by side privacy fence)
- White wash lime treatment- to cover over existing mismatched repairs over the brick exterior (see attached evidence of botched brick mortar pointing & lime wash sample)
- Possibly add a small bump out in the left rear corner of the home - not visible from the street (reflected in site plan), squaring off house corner, first story only.
- Add a small detached storage outbuilding.

# Application Information

# 233 Eveningside Dr

Select images showing evidence  
of window rot throughout the home  
(some windows are falling apart as continue demo)



# Application Information



# Application Information



**Existing:**  
Botched mismatched  
brick mortar pointing  
throughout exterior...



# Application Materials List

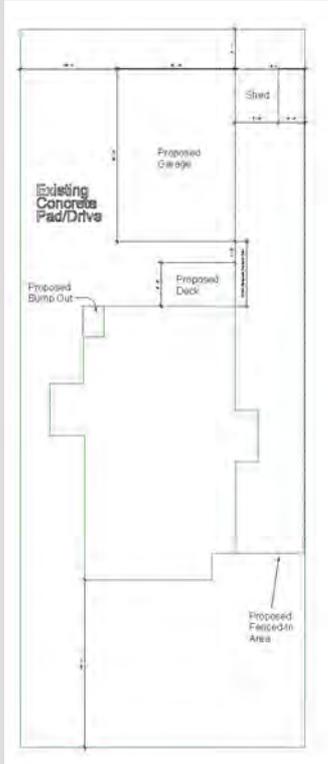
Case # HZ-20-153  
233 Eveningside Drive

233 EVENINGSIDE DRIVE  
MATERIALS LIST  
RESTORATION PROJECT  
EXTERIOR WORK PROPOSAL

- Hardie board siding, board & batten
- Wood or aluminum-clad wood windows (front) & vinyl windows (sides/rear).
- Aluminum garage doors
- Wood for rear matching 6' fence to enclose area for our pet, and 3.5' high front aluminum fence or wood -both semi-transparent- for enclosed area for our pet).
- Wood for wood deck & for framing garage
- Architectural shingles to match home's roof, and metal tuff rib for side/flat roof area
- Neutral paint colors for garage matching home/style
- White light lime wash paint treatment
- Wood for raised beds
- Concrete to repair driveway, stones & mortar where needed for walkway.

# New Construction Setback Study

Case # HZ-20-154 . 5503 Alabama Avenue



# Relevant Ferger Place Guidelines:

Case # HZ-20-153

233 Eveningside Drive

<b>4. General Principles (Secretary of the Interior's Standards for Rehabilitation)</b> .....	<b>10</b>
<b>5. Alterations to Existing Buildings</b> .....	<b>11</b>
A. Roofs and Roofing .....	11
B. Entrances, Porches, and Steps .....	12
C. Windows and Doors .....	13
D. Details .....	14
E. Materials .....	15
Wood Siding	
Masonry and Mortar Joints	
Repointing	
Clean Masonry	
Painting Masonry	
F. Color .....	17
G. Appurtenances .....	18
<b>6. New Additions to Existing Buildings</b> .....	<b>19</b>
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I. Outbuildings .....	24

# Staff Report

Case # HZ-20-153 . 233 Eveningside Drive

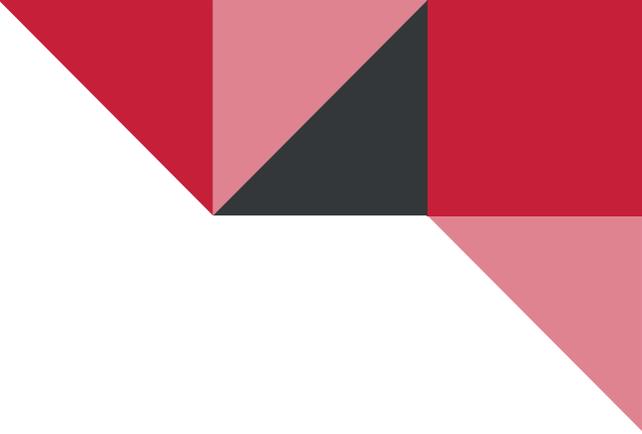
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## Elements Consistent with Guidelines:

- Tree removal & trimming

## Recommended Application Clarification or Changes:

- Rear and side of structure addition (finishing-in a non original side screened-in porch & adding onto a non original rear of structure addition) - Clarify the side of structure conversion of the screened in porch to a structural addition and how that will tie into the materials and style of the existing house.
- New detached garage structure behind historic structure (& removal of non original carport) with a detached storage structure (noted on the site plan and description of work) - Clarify the design of the rear yard shed that is noted on the site plan and description of work.
- Fence around property - Fences in the front yard are noted as inappropriate in Ferger Place Guidelines. Clarify the exact location of the 3.5' fence at the front of the structure and the 6' rear yard fence. Also, clarification is need to better understand the style of the fence.
- New windows (wood, aluminum clad over wood & vinyl) - Changes needed: Vinyl windows are not consistent with the style or era of the home.
- Natural white wash lime paint brick - Clarify why the brick can not be cleaned and properly prepointed to retain the original color and texture, as is recommended in the Ferger Place Guidelines.
- New rear wood deck - What is the style if the wood deck, the elevation drawing does not show the deck?



Case # HZ-20-153  
233 Eveningside Drive

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**Applicant Presentation (10 minutes maximum)**

# Comments by Other Persons

Case # HZ-20-153 . 233 Eveningside Drive

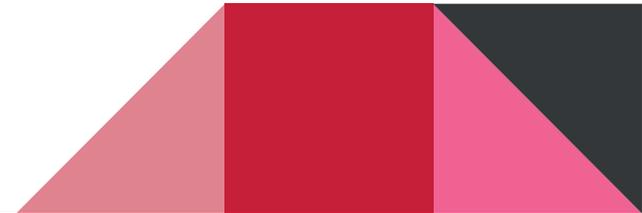


# Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-20-153  
233 Eveningside Drive

Please raise your hand in Zoom if you would like to speak.





Case # HZ-20-153  
233 Eveningside Drive

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**Applicant Response (5 minute maximum)  
Historic Zoning Commission Discussion  
Motion and Vote**

# Case # HZ-20-154

## 5503 Alabama Avenue

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**Neighborhood:** Saint Elmo

**Historic Structure:** No, a vacant property

**Description of proposed project:**

New construction of a primary residential structure, walkway, driveway and parking pad.



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## **Historic Zoning History:**

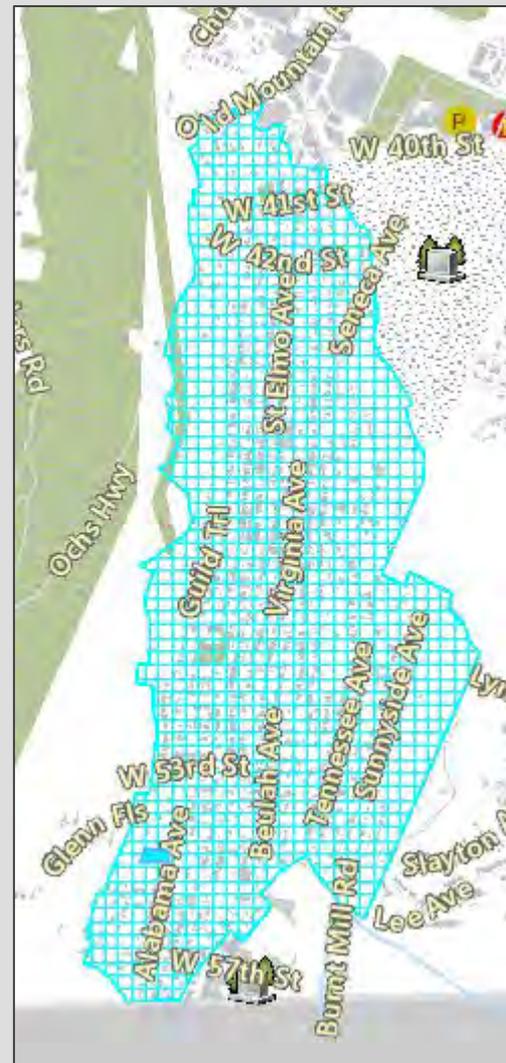
19-HZ-00084. APPROVED by CHZC: As submitted in the application for the new construction of a primary structure, walkway, driveway and privacy fence.

CONDITIONS: Add a 2 foot landscape wall at front of the house. Foundation height to be a maximum of 3 feet. Parking pad to extend to midway point of south side of the house. Upstairs windows to have 2 to 1 proportion at dormer.

# Map Location

Case # HZ-20-154

5503 Alabama Avenue



# Property Photos

Case # HZ-20-154

5503 Alabama Avenue

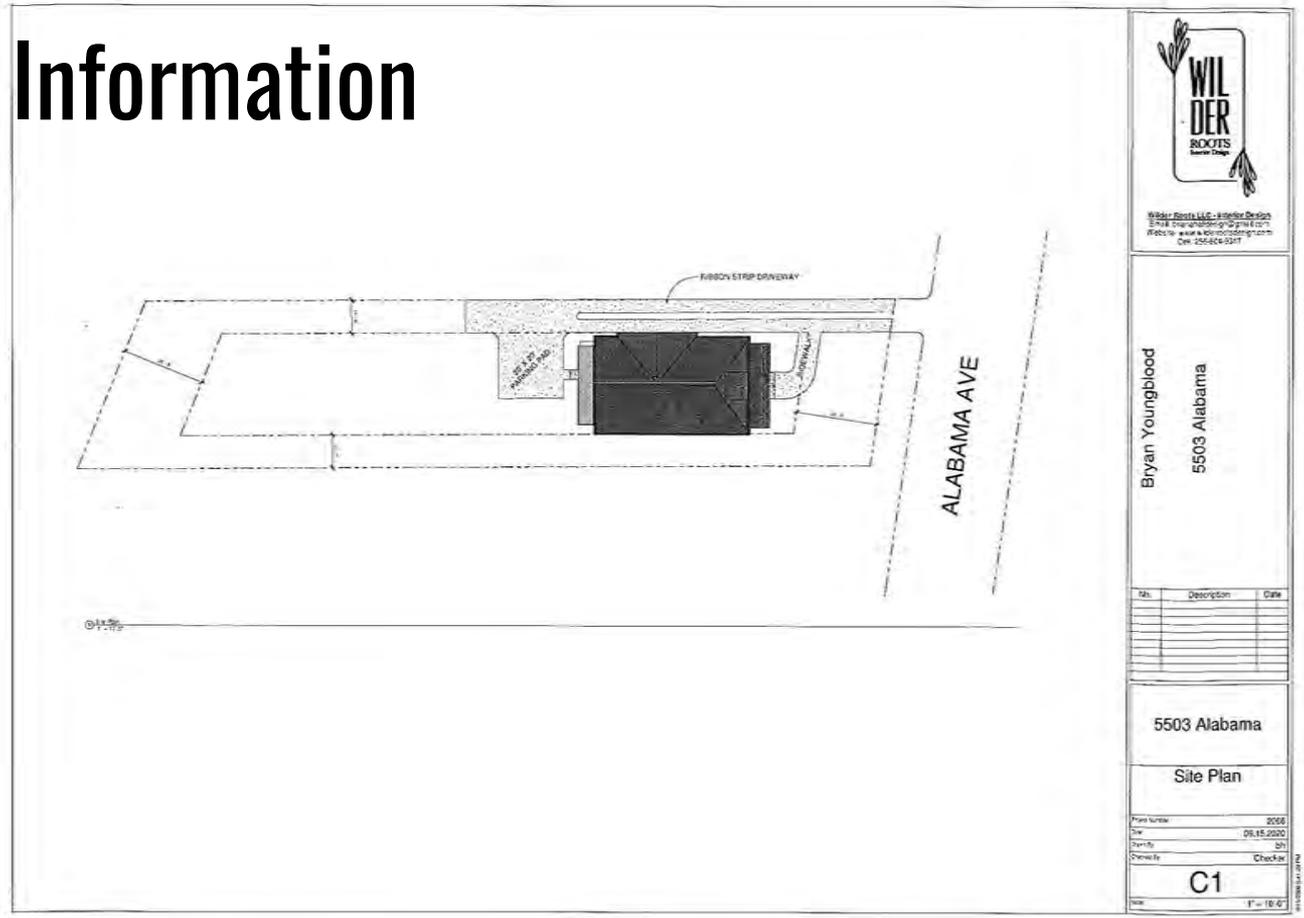


# Neighboring Photos

Case # HZ-20-154 . 5503 Alabama Avenue



# Application Information



Wilder Roots LLC - Landscape Design  
 5514 New Youngblood Dr NE  
 Atlanta, GA 30328  
 Website: www.wilderrootsdesign.com  
 Call: 404.666.6677

Bryan Youngblood  
 5503 Alabama

No.	Description	Date

5503 Alabama

Site Plan

Print Number: 2058  
 Date: 06.15.2020  
 Designer: DJH  
 Checker: [Signature]

C1

1" = 10'-0"

15-1000-1-1-17-18

A New Residence for  
**BRYAN YOUNBLOOD**  
 5503 ALABAMA



Wilder Roots LLC - Interior Design  
 Email: bryan@wilderrootsdesign.com  
 Website: www.wilderrootsdesign.com  
 Call: 256-604-9517

- GENERAL NOTES**
1. THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO BE CONCEPTUAL ONLY. THEY ARE NOT STRUCTURAL AND SHOULD BE USED FOR ARCHITECTURAL OR ENGINEERING PURPOSES.
  2. ALL DIMENSIONS ARE WORK IN CHARGE UNLESS OTHERWISE NOTED.
  3. ALL FRAMING WALLS ARE 2X4 STUDS UNLESS NOTED OTHERWISE.
  4. ALL CEILING TO BE 8' 0" ON CENTER FLOOR. ALL CEILING TO BE 8' 0" ON CENTER SECOND FLOOR.
  5. ALL DOORS TO BE FRAMED @ 6' 0" TALL ON FIRST FLOOR. ALL DOORS TO BE FRAMED @ 8' 0" ON SECOND FLOOR.



**Sheet List**

Sheet Number	Sheet Name
A0	Info
A1	Foundation
A2	First Floor Plan
A3	Second Floor / Roof Plan
A4	Elevations
A5	Elevations

**SQUARE FEET**

HEATED SQUARE FEET	
FIRST FLOOR	1217 SQ. FT.
SECOND FLOOR	690 SQ. FT.
TOTAL	1907 SQ. FT.

Bryan Youngblood  
 5503 Alabama

No.	Description	Date

5503 Alabama

Info

Project Number: 2090  
 Date: 06.15.2020  
 Owner: BH  
 Checked By: Checkey

A0

1/4" = 1'-0"

PROJECT #11111111

### GENERAL NOTES

1. THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO SET FORTH DESIGN INTENT. THEY ARE NOT STRUCTURAL AND CANNOT BE USED FOR ARCHITECTURAL OR ENGINEERING PURPOSES.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL FRAMING WALLS ARE 2X4 STUDS UNLESS NOTED OTHERWISE.
4. ALL CEILINGS TO BE @ 9'-0" ON FIRST FLOOR. ALL CEILINGS TO BE @ 8'-0" ON SECOND FLOOR.
5. ALL DOORS TO BE FRAMED @ 6'-8" TALL ON FIRST FLOOR. ALL DOORS TO BE FRAMED @ 6'-8" ON SECOND FLOOR.



### Sheet List

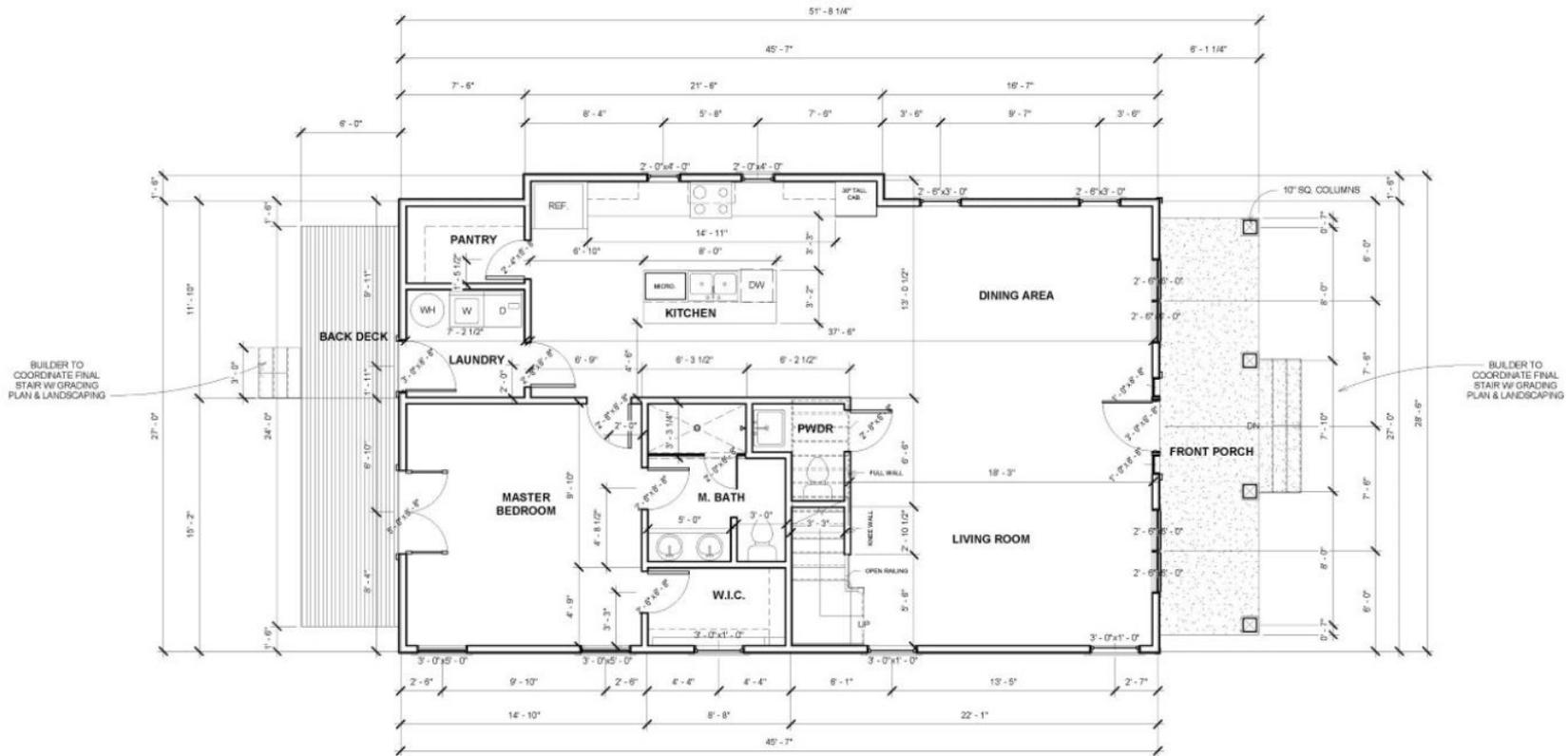
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### SQUARE FEET

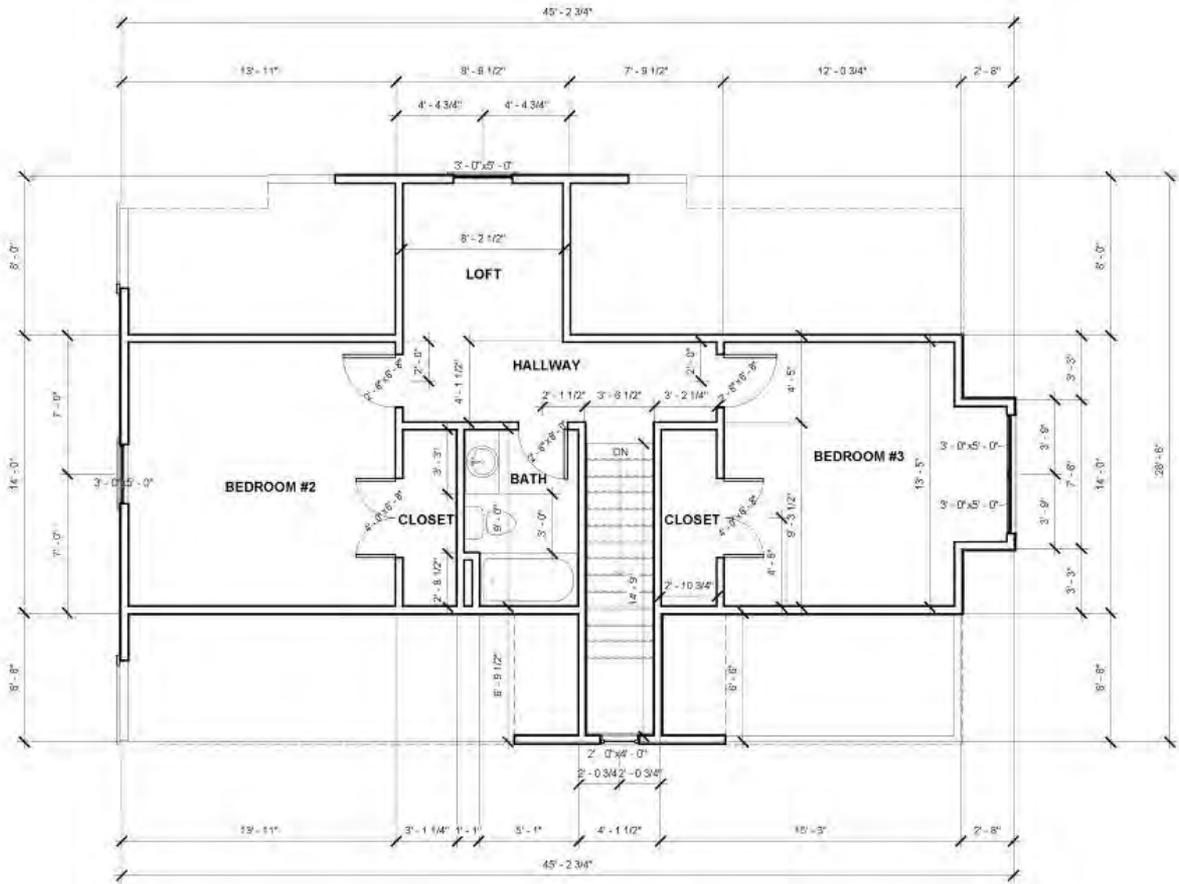
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FIRST FLOOR	1217 SQ.FT.
SECOND FLOOR	690 SQ.FT.
TOTAL:	1907 SQ.FT.

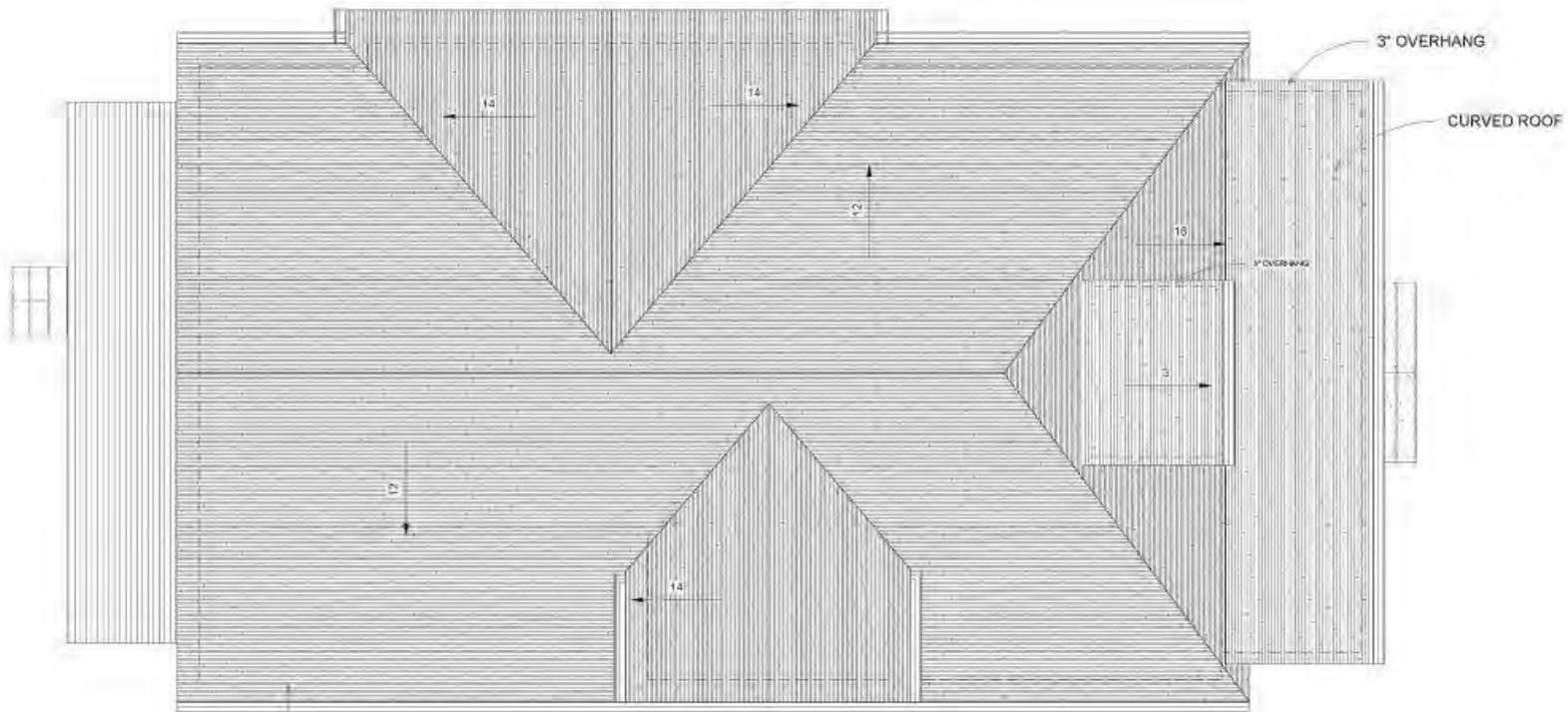




1 First Floor  
1/4" = 1'-0"



1 Second Floor  
 1/4" = 1'-0"



STUD WALL BELOW = 1'-0" OVERHANG UNLESS NOTED OTHERWISE

2 Roof Plan  
 1/4" = 1'-0"



2 South  
 1/4" = 1'-0"



ASFAULT SHINGLE ROOF

8" ALLUMINUM GUTTER

4" WOOD TRIM

WOOD TRIM

CEMENT BOARD LAP SIDING

WOOD TRIM - TOP  
SLOPED TO DRAIN

STUCCO AT FOUNDATION

CEDAR SHAKE

PLATE HEIGHT @  
SECOND STORY  
FINISHED FLOOR  
HEIGHT

WOOD DECK

WOOD REAR STAIRS

Roof  
24' - 0"

Second Floor Ceiling  
18' - 0"

Second Floor  
Window H. H.  
17' - 0"

Second Floor  
10' - 0"

First Floor Ceiling  
9' - 0"

First Floor Window  
H. H.  
7' - 0"

First Floor  
0' - 0"

Foundation  
-2' - 0"

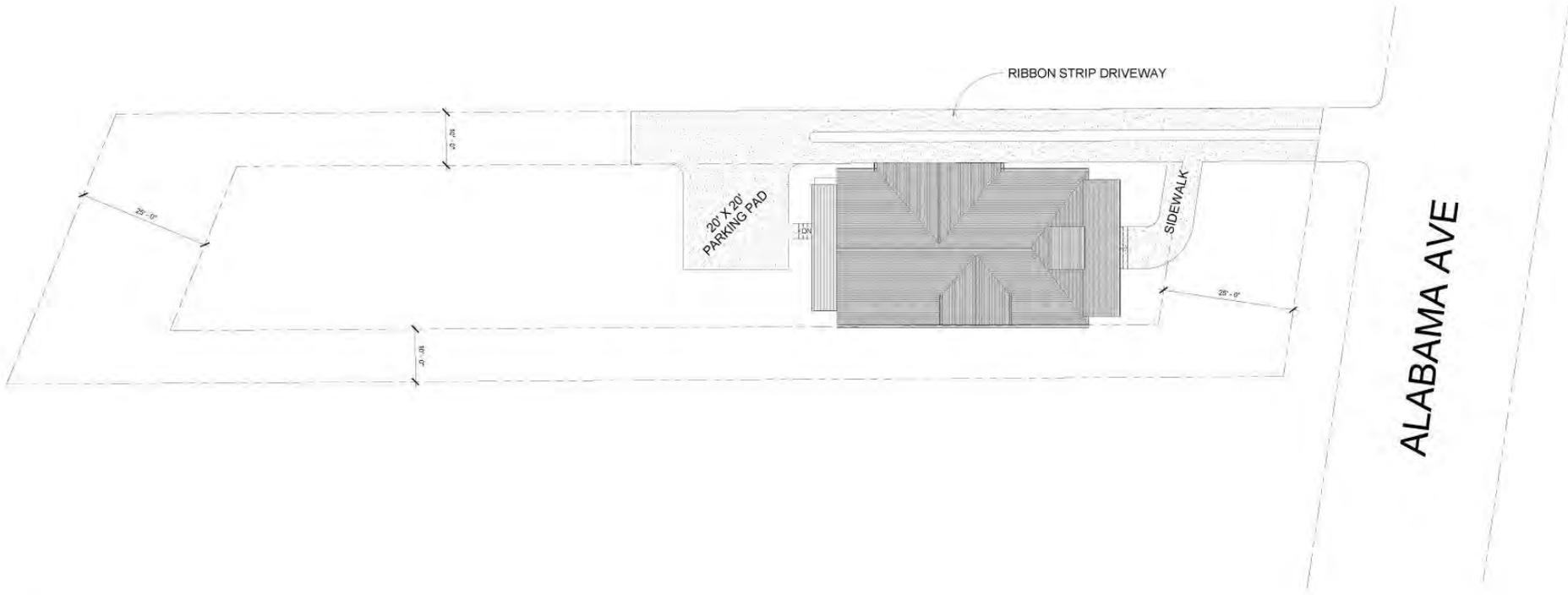
1 North  
1/4" = 1'-0"



1 West  
 1/4" = 1'-0"



2 East  
 1/4" = 1'-0"



ALABAMA AVE

# Application Materials List

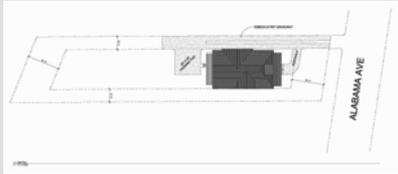
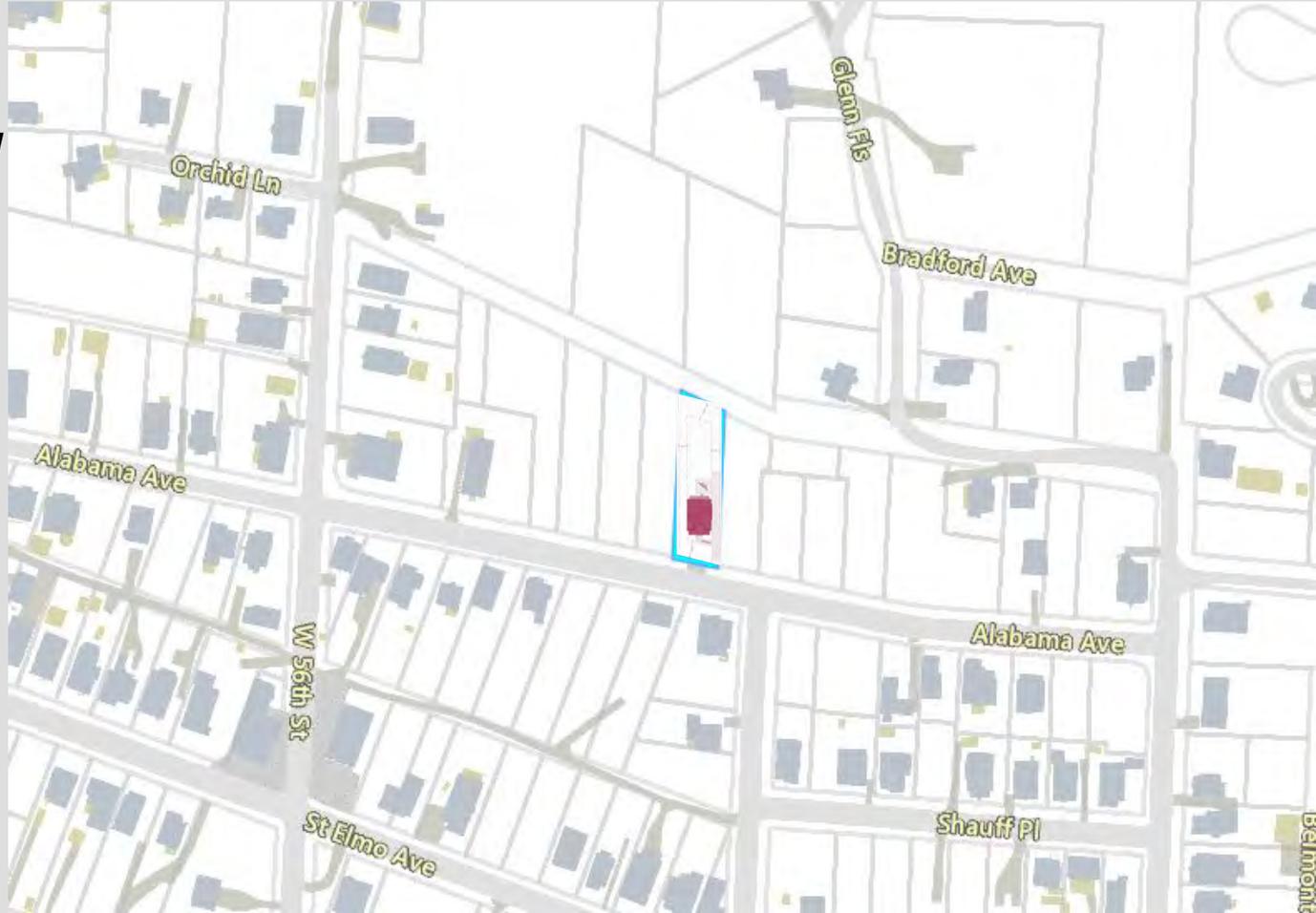
Case # HZ-20-154  
5503 Alabama Avenue

## Materials List:

- 30 Year Architectural Shingles
- Cement Board Lap Siding with 6" Reveal
- Cedar Shake Accents
- Aluminum Clad Windows
- 4" Cement or Wood Window and Door Trim
- 10" Square Porch Columns in Timber or Cement Board
- 8" Square Porch Beam in Timber or Cement Board
- Stucco Foundation
- 6" Aluminum Gutters
- Wood Front Door
- Fiberglass or Steel Rear Door

# New Construction Setback Study

Case # HZ-20-154  
5503 Alabama Avenue



# Relevant Saint Elmo Guidelines:

Case # HZ-20-154 . 5503 Alabama Avenue

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Page 41. Section 6.9. Design Guidelines: Driveways and Paving

Page 52. Section 6.22. Design Guidelines: New Construction (New Building)

A. *Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:*

1. *Shape*
2. *Scale (height and width)*
3. *Roof shape and pitch*
4. *Orientation to the street*
5. *Location and proportion of porches, entrances, windows, and divisional bays*
6. *Foundation height*
7. *Floor-to-ceiling heights*
8. *Porch height and depth*
9. *Material and material color (foundations, brick/frame dwellings, windows)*
10. *Details and texture*
11. *Placement on the Lot*

B. *Of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can distinguished from historic buildings.*

Page 58. Section 6.24. Design Guidelines: Parking Areas

Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways

Page 74. Section 6. 41. Design Guidelines: Windows

# Staff Report . Case # HZ-20-154 . 5503 Alabama Avenue

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## Elements Consistent with Guidelines:

New walkway  
New driveway  
New parking area

## Recommended Application Clarification or Changes:

### **Page 53. Section 6.22. New Construction (New Buildings). A. Primary Buildings. 5. Location and proportion of porches, entrances, windows, and divisional bays**

*New windows should be rectangular sash whose proportions on the main façade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two to one proportions are preferred). No horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or “snap-in” muntins (window pane dividers) is discouraged;*

**Windows:** How are the proposed windows meeting the 2:1 size proportions on the front of the structure?

### **Page 55. Section 6.22. New Construction (New Buildings). A. Primary Buildings. 8. Porch height and depth**

*Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of six feet;*

**Porch Depth:** What is the porch depth?



Case # HZ-20-154  
5503 Alabama Avenue

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**Applicant Presentation (10 minutes maximum)**

# Comments by Other Persons

Case # HZ-20-154  
5503 Alabama Avenue



# Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-20-154  
5503 Alabama Avenue

Please raise your hand in Zoom if you would like to speak.





Case # HZ-20-154  
5503 Alabama Avenue

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**Applicant Response (5 minute maximum)  
Historic Zoning Commission Discussion  
Motion and Vote**

# Case # HZ-20-155

## 5505 Alabama Avenue

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**Neighborhood:** Saint Elmo

**Historic Structure:** No, a vacant property

**Description of proposed project:**

New construction of a primary residential structure, walkway, driveway and parking pad.



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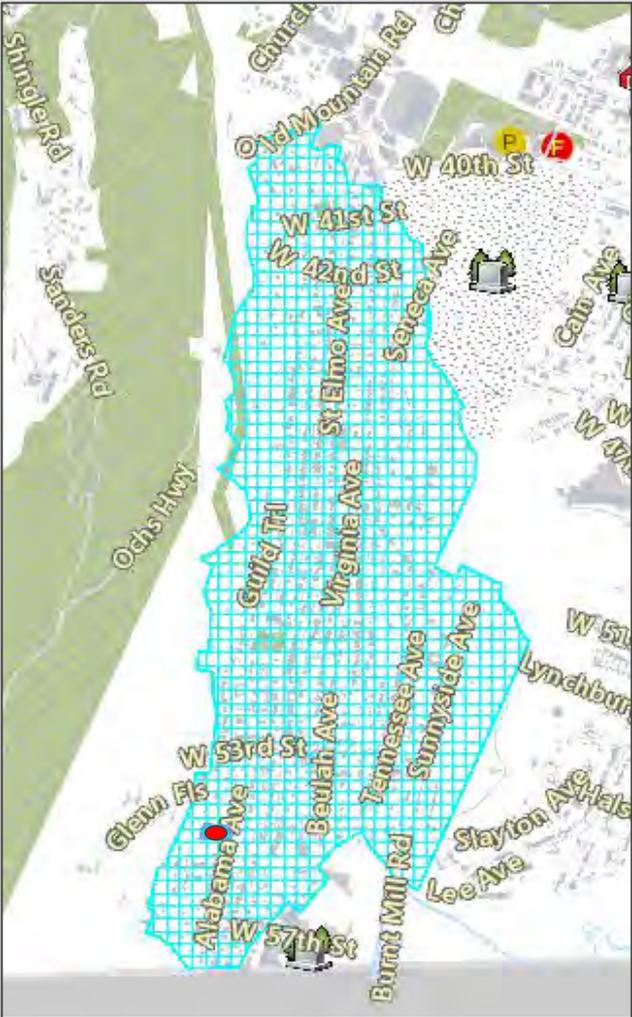
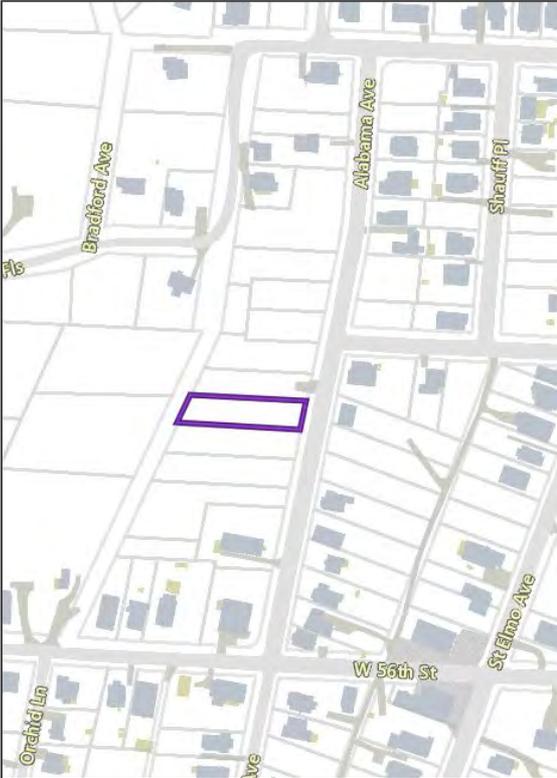
## Historic Zoning History:

19-HZ-00083. APPROVED by CHZC: As submitted in the application for the new construction of a primary structure, walkway, driveway and privacy fence.

CONDITIONS: Front porch to be minimum 6 feet deep. Columns to be 6 inch by 6 inch wood with square edges. Foundation to be maximum of 3 feet high and of brick veneer. Parking pad to be extended to midpoint depth of house. Privacy fence to start at mid-point depth of house. Small 2 foot landscape wall on front. Two to one window – second floor – change porch roof slope to make work.

# Map Location

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5505 Alabama Avenue



# Property Photos

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5505 Alabama Avenue



# Neighboring Photos

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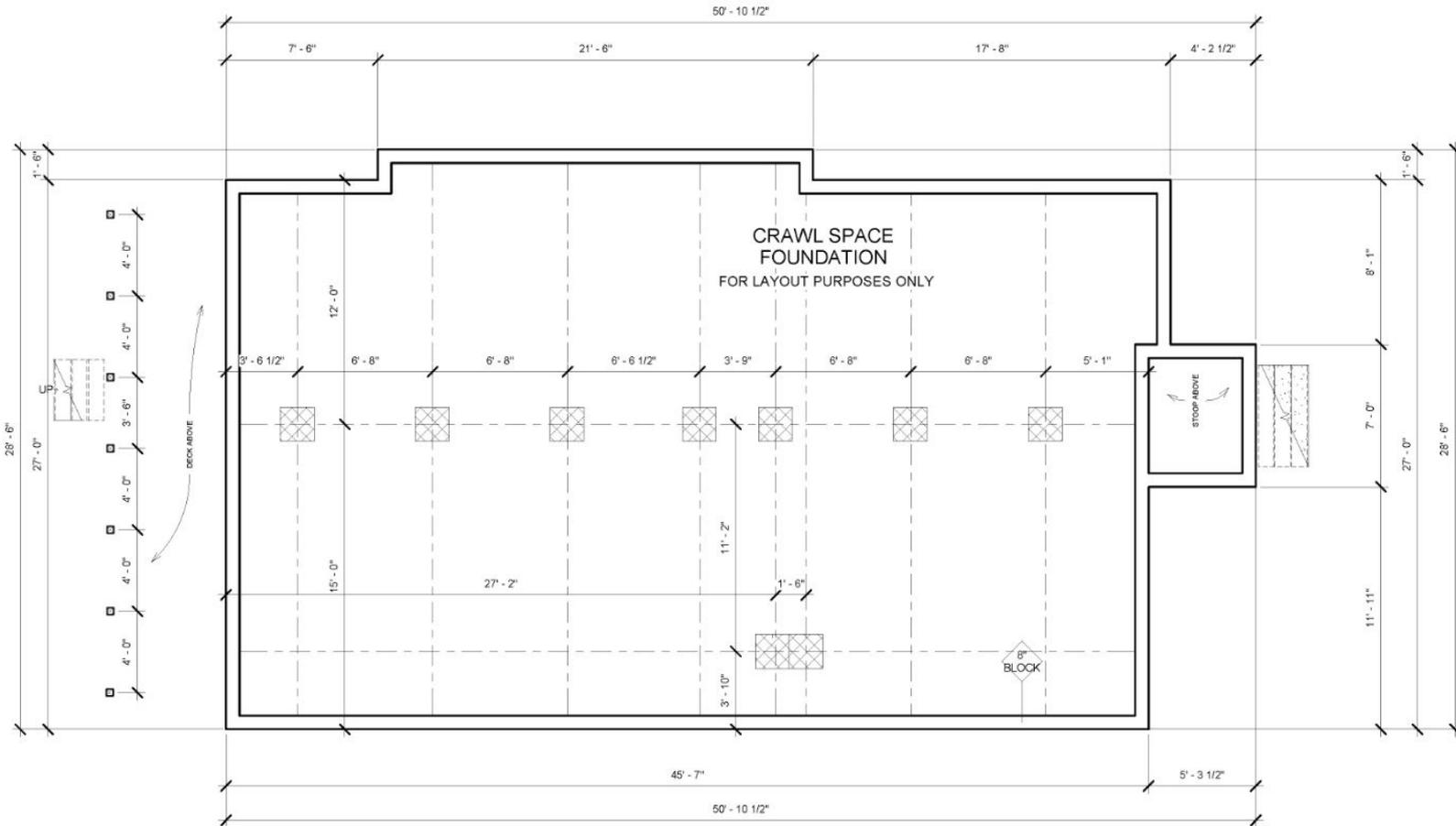




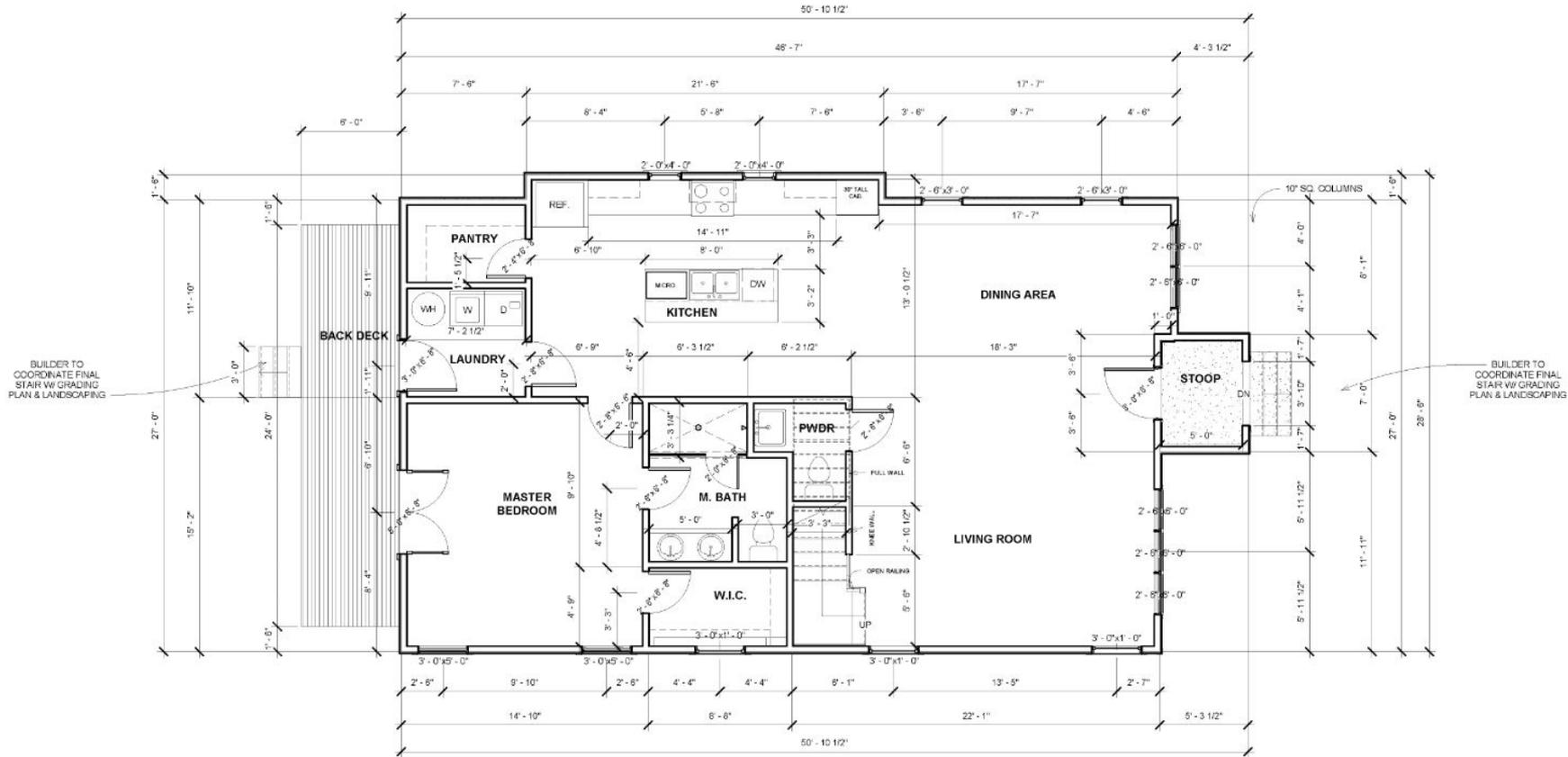
Sheet List	
Sheet Number	Sheet Name
A0	Info
A1	Foundation
A2	First Floor Plan
A3	Second Floor / Roof Plan
A4	Elevations
A5	Elevations

GENERAL NOTES	
1.	THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO SET FORTH DESIGN INTENT. THEY ARE NOT STRUCTURAL AND CANNOT BE USED FOR ARCHITECTURAL OR ENGINEERING PURPOSES.
2.	ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3.	ALL FRAMING WALLS ARE 2X4 STUDS UNLESS NOTED OTHERWISE.
4.	ALL CEILINGS TO BE @ 9'-0" ON FIRST FLOOR. ALL CEILINGS TO BE @ 8'-0" ON SECOND FLOOR.
5.	ALL DOORS TO BE FRAMED @ 6'-8" TALL ON FIRST FLOOR. ALL DOORS TO BE FRAMED @ 6'-8" ON SECOND FLOOR.

SQUARE FEET	
<u>HEATED SQUARE FEET:</u>	
FIRST FLOOR	1226 SQ.FT.
SECOND FLOOR	695 SQ.FT.
TOTAL:	1921 SQ.FT.

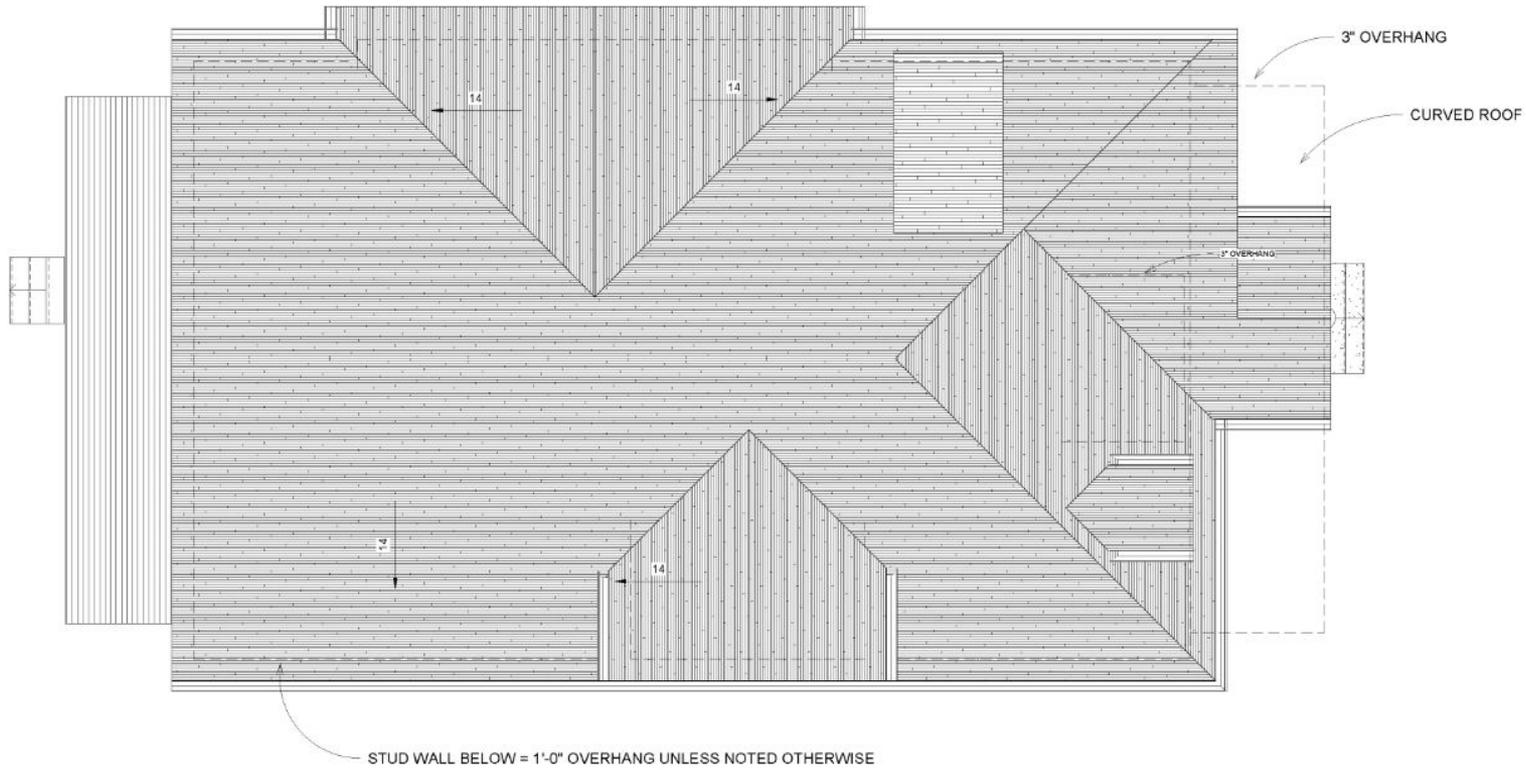


① Foundation  
1/4" = 1'-0"



1 First Floor  
1/4" = 1'-0"





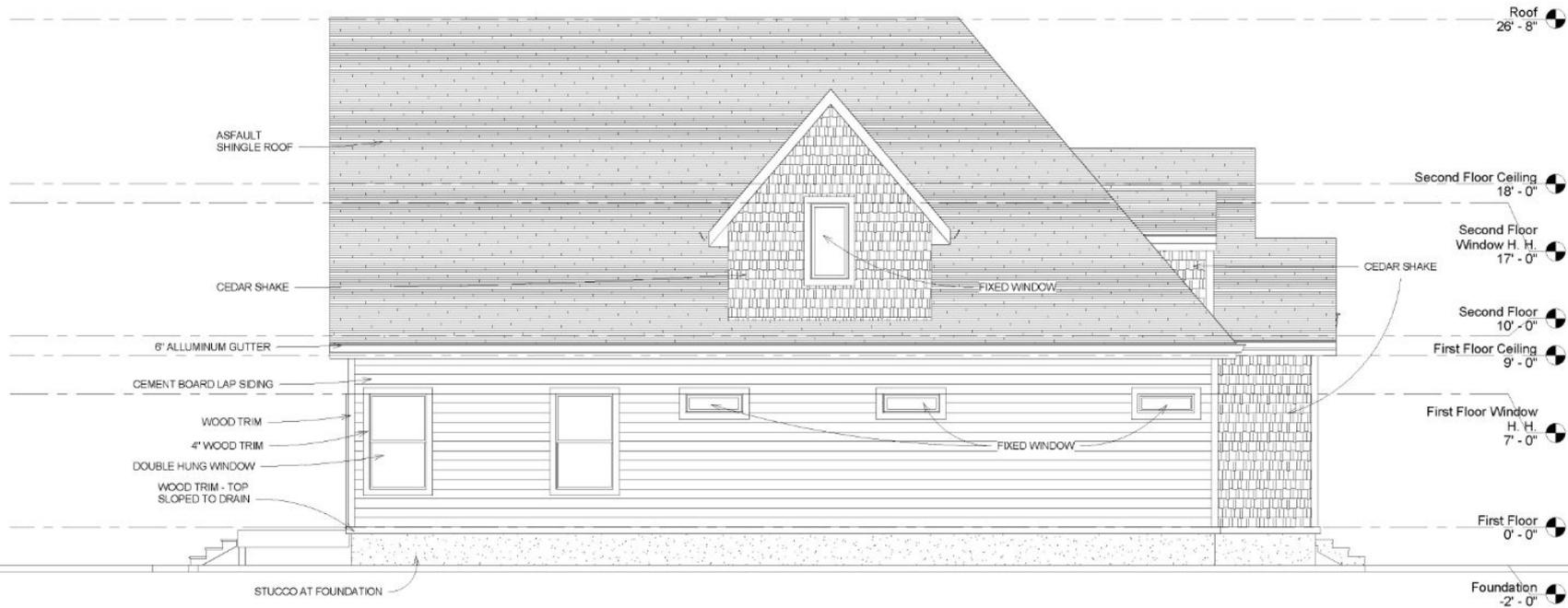
2 Roof Plan  
1/4" = 1'-0"



② South  
1/4" = 1'-0"



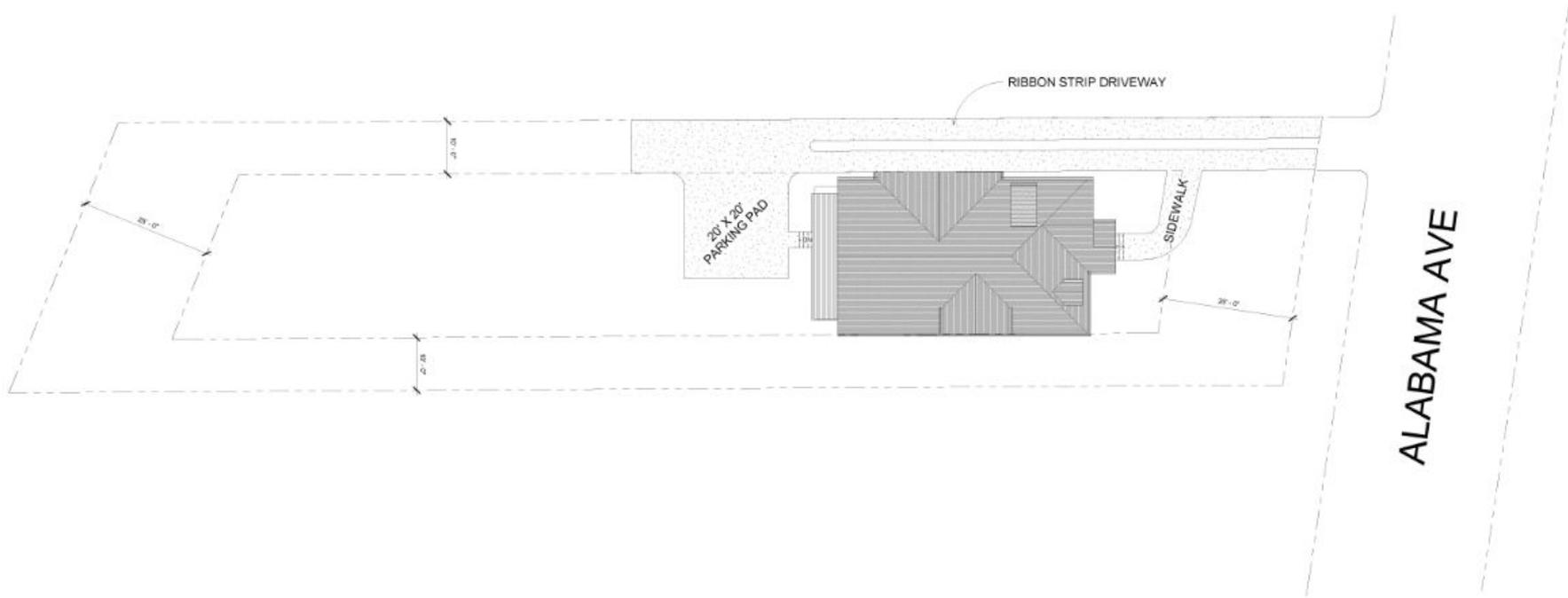
1 North  
 1/4" = 1'-0"



① West  
1/4" = 1'-0"



② East  
1/4" = 1'-0"



① Site Plan  
1" = 10'-0"

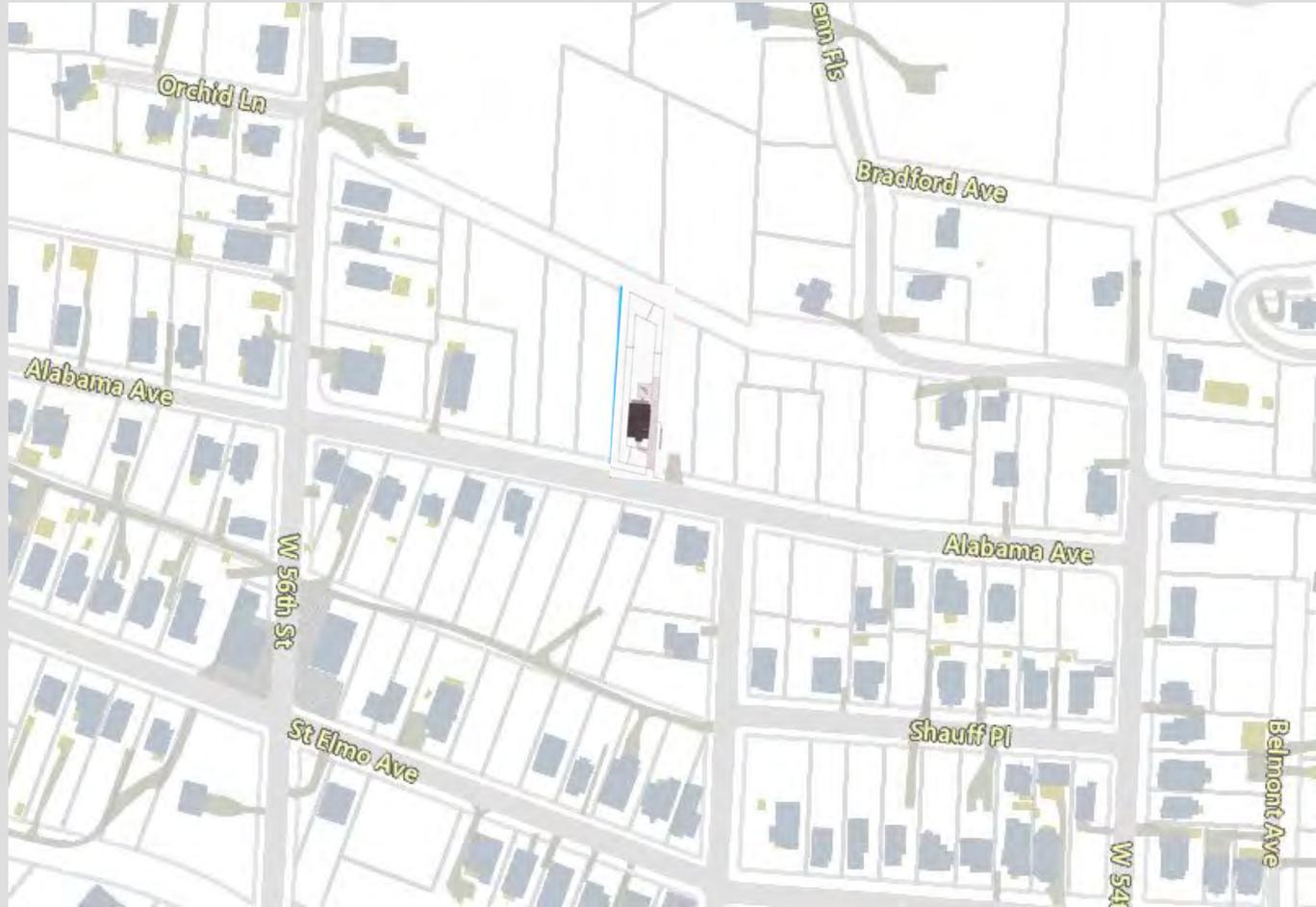
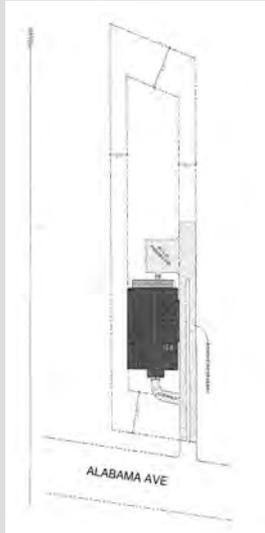
# Application Materials List

## Materials List:

- 30 Year Architectural Shingles
- Cement Board Lap Siding with 6" Reveal
- Cedar Shake Accents
- Aluminum Clad Windows
- 4" Cement or Wood Window and Door Trim
- 6" Cement or Wood Trim at Front Entrance
- Stucco Foundation
- 6" Aluminum Gutters
- Wood Front Door
- Fiberglass or Steel Rear Door

# New Construction Setback Study

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# Relevant Saint Elmo Guidelines:

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Page 41. Section 6.9. Design Guidelines: Driveways and Paving

Page 52. Section 6.22. Design Guidelines: New Construction (New Building)

A. *Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:*

1. *Shape*
2. *Scale (height and width)*
3. *Roof shape and pitch*
4. *Orientation to the street*
5. *Location and proportion of porches, entrances, windows, and divisional bays*
6. *Foundation height*
7. *Floor-to-ceiling heights*
8. *Porch height and depth*
9. *Material and material color (foundations, brick/frame dwellings, windows)*
10. *Details and texture*
11. *Placement on the Lot*

B. *Of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can distinguished from historic buildings.*

Page 58. Section 6.24. Design Guidelines: Parking Areas

Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways

Page 74. Section 6. 41. Design Guidelines: Windows

# Staff Report

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## Elements Consistent with Guidelines:

New walkway  
New driveway  
New parking area

## Recommended Application Clarification or Changes:

**Page 52. Section 6.22. New Construction (New Buildings). A. Primary Buildings.**

### **3. Roof shape and pitch.**

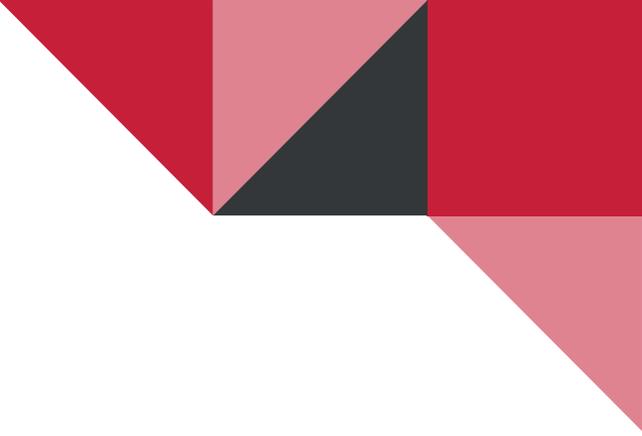
*Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof forms of gable and hipped variations are more appropriate than those of flat, mansard, or gambrel forms.*

**Roof:** The roof pitches are too steep as they are in conflict with the pitch range.

### **5. Location and proportion of porches, entrances, windows, and divisional bays**

*New windows should be rectangular sash whose proportions on the main façade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two to one proportions are preferred). No horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or “snap-in” muntins (window pane dividers) is discouraged;*

**Windows:** How are the proposed windows meeting the 2:1 size proportions on the front of the structure?



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**Applicant Presentation (10 minutes maximum)**

# Comments by Other Persons

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# Community Comments & Comments by Other Persons

(3 minutes maximum per person)

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Please raise your hand in Zoom if you would like to speak.





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**Applicant Response (5 minute maximum)  
Historic Zoning Commission Discussion  
Motion and Vote**