Case # HZ-20-86 (20-HZ-00058)
4709 Alabama Avenue

**Neighborhood:** Saint Elmo
**Historic Structure:** No, vacant lot

**Description of proposed project:**
New construction of a primary structure,
Not reviewing the carport on the application (Not on the subject property), and
Walkway

**Historic Zoning History:**
This case was deferred during the May, 2020 CHZC meeting, by the applicant.
Map Location
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4709 Alabama Avenue
Property Photos
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Neighboring Photos

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(20-HZ-00058)
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# Application Materials List

Case # HZ-20-86  
(20-HZ-00058)  
4709 Alabama Avenue

<table>
<thead>
<tr>
<th>ITEM</th>
<th>MATERIAL</th>
<th>COLOR</th>
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<tbody>
<tr>
<td>ROOFING</td>
<td>ASPHALT SHINGLE</td>
<td>BLACK</td>
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<tr>
<td>SOFFIT</td>
<td>HARDIE FIBER CEMENT SOFFIT</td>
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<tr>
<td>FASCIA</td>
<td>HARDIE 1&quot; X 12&quot; FIBER CEMENT</td>
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<tr>
<td>SIDING</td>
<td>HARDIE FIBER CEMENT SHAKES</td>
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<tr>
<td>BRICK</td>
<td>CLAY BRICK</td>
<td>GRAY</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>ALUMINUM CLAD WOOD WINDOW</td>
<td>WHITE</td>
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<tr>
<td>COLUMN BASE</td>
<td>CLAY BRICK</td>
<td>GRAY</td>
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<tr>
<td>COLUMN</td>
<td>AZEK TAPERED COLUMN</td>
<td>WHITE</td>
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<td>RAILING</td>
<td>PRESSURE TREATED PINE</td>
<td>NATURAL STAIN</td>
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<tr>
<td>EXTERIOR DOORS</td>
<td>SOLID CORE WOOD</td>
<td>WHITE</td>
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<tr>
<td>PORCH COLUMNS</td>
<td>PRESSURE TREATED 6&quot; X 6&quot;</td>
<td>CHARWOOD STAIN</td>
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<tr>
<td>PORCH STAIRS</td>
<td>CLAY BRICK</td>
<td>GRAY</td>
</tr>
</tbody>
</table>
New Construction Setback Study

Case # HZ-20-86
(20-HZ-00058)
4709 Alabama Avenue
Page 41. Section 6.9. Design Guidelines: Driveways and Paving

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.

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Staff Report

Relevant Saint Elmo Guidelines


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

6. Foundation Height

In this section of the Guidelines, foundation height of the new construction of structures is important. This structure’s foundation height is shown at about 2’ 6”.

Please explain why this foundations height is higher than the maximum 2’ above grade foundation height in the Guidelines.


The use of concrete is traditional and appropriate in St. Elmo and the repair, replacement and addition of concrete sidewalks and walkways is recommended. The use of materials such as brick pavers, aggregate, and asphalt for sidewalks and walkways are not as appropriate as concrete.

In this section of the Guidelines, walkways original to the district should be repaired and remain. New walkways should be in an approvable material. Please clarify if new walkways are proposed and if the intent is to repair not replace existing walkways.