Case # HZ-20-105
5465 Alabama Avenue

Neighborhood: Saint Elmo
Historic Structure: No, vacant property

Description of proposed project:
New construction of a primary structure,
Driveway,
Parking pad,
Walkway, and
Retaining wall(s).

Historic Zoning History:
This lot had a previous COA application in 2018, but it was withdrawn and no COA was ever granted.
Map Location
Case # HZ-20-105
5465 Alabama Avenue
Map Location
Case # HZ-20-105
5465 Alabama Avenue

Site History:
The image to the right shows the original 1928 Chattanooga C. W. Chadwick Plat Book. In 2017 the lots highlighted in red were re-subdivided into 4 lots and platted.
Property Photos
Case # HZ-20-105
5465 Alabama Avenue
Neighboring Photos
Case # HZ-20-105 . 5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue

BUILDING: CURATE CUSTOM HOMES
ADDRESS: 1800 ROSSEVILLE AVE CHATANOOGA, TN 37408 SUITE 106
PHONE: 423-475-6515

DESIGNER: RYAN PEISLEY
ADDRESS: 1800 ROSSEVILLE AVE CHATANOOGA, TN 37408 SUITE 106
PHONE: 423-475-6515
EMAIL ADDRESS: RYAN@CURATECUSTOMHOMES.COM

HOME OWNER: N/A
EMAIL ADDRESS: N/A
PHONE: N/A

GENERAL NOTES
1. CALL TENNESSEE 811 BEFORE ANY WORK BEGINS
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Application Information
Case # HZ-20-105
5465 Alabama Avenue
Material List

1. Asphalt Dimensional Shingles
2. Plygem Wood Windows
3. Brick Foundation
4. Craftsman Style Fiberglass Front Door
5. ½ Lite Steel Rear Door
6. Front 8x8 Fiberglass Wrapped columns
7. 6" Aluminum gutters and downspouts
8. 6" Reveal Hardie Siding Painted onsite and Board & Batten
9. Hardie Soffit and Trim Painted onsite
10. Landscaping to be Sod front, rear and side yards
11. Shared driveway leading to rear parking pad and rear-loaded attached garage
12. Tongue and groove porch ceiling
13. Brick & Concrete Front Porch/Steps with Wood Handrails (as necessary for code)
New Construction Setback Study
Case # HZ-20-105
5465 Alabama Avenue
Relevant Saint Elmo Guidelines:
Case # HZ-20-105 . 5465 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.

Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways
Elements Consistent with Guidelines:
Driveway,
Parking pad,
Walkway, and
Retaining wall(s).

Recommended Application Clarification or Changes:

Building, New Construction:

In the following sections of the “Building, New Construction” Saint Elmo Guidelines, the submitted plans are inconsistent with the Guidelines. Please clarify these inconsistencies and answer the following questions:

The Guidelines state: “Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in”:

2. Scale (height and width) - This area of St Elmo has predominantly one and a half story structures. This property is on an elevation higher than across the street. This structure appears to have two stories visible from Alabama Avenue and over 3 feet of foundation. Can the proposed structure's height be reduced to be more in keeping with height of surrounding structures?

5. Location and proportion of porches, entrances, windows, and divisional bays - What are the dimensions of the proposed porch railing balusters? Per page 54 of the Guidelines, “Porch railings should have balusters which are no more than two inches square or in diameter.”

6. Foundation height - The foundation height at the front of the structure appears to be over 3 feet. Why is the foundation height proposed to exceed the foundation height range specified in the Guidelines? Per page 54, “Height of foundations should be a minimum of 1 foot, six inches and a maximum of two feet above grade”.

9. Material - Why is vertical board siding specified on the front of the structure? Per the Guidelines, page 55, “Vertical board siding is not appropriate for new construction on the fronts or sides of buildings.”

10. Details and texture - What are the widths of the door trims? Per page 55 of the Guidelines, “The width of window and door trim should be at least three and one-half inches.”