Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.

Neighborhood: Saint Elmo
Historic Structure: Yes, built about 1904 - 1914
Listed as a Contributing Structure: Yes, this property is listed on the National Registry Historic Places Contributing Structure Inventory List for the Saint Elmo Historic District.

Description of proposed project:
New Construction of a Building Addition

Historic Zoning History:
This case was deferred during the May, 2020 CHZC meeting, by the applicant.
Map Location

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Property Photos
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Neighboring Photos
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61
(20-HZ-00042)
4500 Tennessee Ave.

Double gable – 4705 St Elmo

Double gable – 4512 Tennessee Ave

Front dormer and gables – 4304 St Elmo
Application Information

Case # HZ-20-61
(20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61
(20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61
(20-HZ-00042)
4500 Tennessee Ave.
Application Information

Case # HZ-20-61
(20-HZ-00042)
4500 Tennessee Ave.
Application Information
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Material List

Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.

07 Thermal/Moisture

07.30 Roofing
- Roofing will match the existing house shingles as close as possible.

07.40 Siding
- Siding will be 6” cement fiber lap siding with no texture (smooth) on the main body of the house and a freeze board with Shaker style siding above freeze board on the gable ends similar to the back gable of the house style.
- Soffits will be Vinyl coated aluminum like the rest of the house.

07.50 Gutters
- Gutters will be a white gutter to match the existing house aluminum gutters.

08 Doors/Windows

08.10 Doors
- Exterior back door will be fill in here and attach picture.
- Door to the deck will be a wood French door.

08.60 Windows
- New windows will be Vinyl coated wood double hung windows to match the existing house as close as possible.

09 Finishes

09.60 Paint
- Exterior Paint will be a color match to the existing vinyl as close as possible.
New Construction Setback Study
Case # HZ-20-61 (20-HZ-00042)
4500 Tennessee Ave.
Relevant Saint Elmo Guidelines:
Case # HZ-20-61 (20-HZ-00042) . 4500 Tennessee Ave.

Page 33. Section 6.1. Design Guidelines: Additions
Page 55. Section 6.22. Design Guidelines: New Construction (9.) Material and material color

Staff Report

Recommended Application Clarification or Changes:
The building addition side location conflicts with the Guidelines text stating:

Buildings must be able to adapt to the needs of each generation of occupants and this may include adding additional living space. In planning additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building’s overall form and plan. The rears of buildings are the best locations for the addition of rooms, wings, porches, or decks.
... l. Additions should be made to the rear, not sides, of the house.