Case # HZ-20-91 (20-HZ-00059)
5507 Alabama Avenue

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

**Description of proposed project:**  
New construction of a primary structure, Driveway, and Parking pad

**Historic Zoning History:**  
This case was deferred during the May, 2020 CHZC meeting, by the Commission.
Map Location
Case # 20-HZ-00059
5507 Alabama Avenue
Neighboring Photos
Case # 20-HZ-00059
5507 Alabama Avenue
Application Information

Case # 20-HZ-00059
5507 Alabama Avenue
Application Information

Case # 20-HZ-00059
5507 Alabama Avenue
Application Information
Case # 20-HZ-00059
5507 Alabama Avenue
Application Information

Case # 20-HZ-00059
5507 Alabama Avenue
Application Information
Case # 20-HZ-00059
5507 Alabama Avenue
Application Materials List

Case # 20-HZ-00059
5507 Alabama Avenue

5507 Alabama Ave- Materials List:
- 30 Year Architectural Shingles
- Cement Board and Batten Siding
- Cement Lap Siding
- Double Hung Vinyl Windows with no grids
- 4" Cement Trim at Window and Doors
- Timber or Cement Board Porch Column and Beams
- Brick Foundation at Front
- Stucco Foundation on Sides and Rear
- Aluminum Gutters
- Wood Deck at Rear
- Wood Front Door
- Fiberglass Rear Door
New Construction Setback Study

Case # 20-HZ-00059
5507 Alabama Avenue
Relevant Saint Elmo Guidelines.

Case # 20-HZ-00059 5507 Alabama Avenue

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

Staff Report

Recommended Application Clarification or Changes:

Building, New Construction:
A. Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
   5. Location and proportion of porches, entrances, windows, and divisional bays
   6. Foundation height
   9. Material and material color (foundations, brick/frame dwellings, windows)

In this section of the Guidelines, the building’s materials of the new construction of structures are outlined. This structure’s material list shows vinyl windows, no height for the foundation, lap siding with no reveal listed, no gutter style, no door material, and no porch column width. Please clarify this incomplete material list and the following questions:

- Why are the columns not shown at the recommended minimum of six inches and a maximum of ten inches square or in diameter?
- Why is the foundation height not listed, as it should be listed at a minimum of 1 foot, six inches and a maximum of two feet above grade?
- Why are vinyl windows listed, when the Guidelines specifically state the allowable windows are of wood construction is preferred and the use of vinyl clad or aluminum clad windows is also acceptable?
- Why is the siding reveal not listed, as the Guidelines state: Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of masonite is also acceptable as long as it meets these size recommendations. The use of grained pressboard or chipboard is less appropriate but is acceptable if it meets these size recommendations.