

Historical Preservation Commission
Application for Certificate of
Appropriateness



City of Senolia
P.O. Box 310
Senolia, GA 30276
(770) 599-3679

Name of Applicant: Kog Creek Landing LLC Date: 8/19/20

Applicant's Mailing Address: 270 North Jeff Davis Dr. Fayetteville GA

Applicant's Telephone Number: 676-251-5046 Fax Number: —

Property Address: @ Kog Creek Landing

Tax Parcel I.D. #: _____ Year Original Structure was Built: — New

Proposed Material Change to the exterior of the structure: Sack ~~new~~ approval of

Pattern Book for Age-forgotten Homes in KCL

Commercial and Residential Guidelines are available at www.senolia.com/HPC. Would you like to purchase the Information Booklet on the Historic Neighborhood Overlay District?
(specify: Commercial or Residential)

Required:

1. Blueprints and/or drawings which accurately depict the change(s), including specifications of architectural details, elevations, plans and profiles, to be made to the property;
2. A site plan which locates the proposed improvements on the Property and shows building line setbacks; and
3. Documentation which identifies the type materials to be used, including but not limited to siding, roofing material, windows and doors.

Notes:

1. An application meeting the specifications of the Historic Neighborhood Overlay Ordinance shall be submitted to the City Zoning Administrator fourteen (14) calendar days prior to the regularly scheduled monthly meeting of the Commission (2nd Monday of each month).
2. The application will be reviewed by the City Zoning Administrator to determine if it meets the minimum requirements, if the application does not meet the minimum requirements, the City Zoning Administrator will return it to the applicant for correction. If the Application meets the requirements of the Ordinance, it shall be placed on the agenda for the next regularly-scheduled Commission meeting.
3. The applicant or applicant's designated representative must be present at the Commission meeting and will be given an opportunity to be heard. If applicant or representative is not

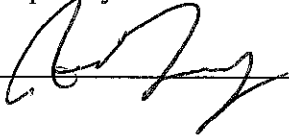
present, the Application will not be considered at the meeting and will be placed on the Commission's next regularly-scheduled meeting agenda (at the request of the Applicant).

4. The Commission may approve the Application as proposed or with any modifications it deems necessary, or deny the application.
 5. If denied, the applicant may appeal to the City Council in accordance with the Historic Neighborhood Overlay Ordinance. The ruling of the Mayor and Council shall be final.
 6. If the Application is approved, all rules and regulations related to the issuance of a building permit shall apply. Under no circumstances does approval of the Application release the applicant from any other permits that may be necessary.
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Personally appeared, _____, who, on oath, states that he or she is the Applicant and Owner of the foregoing, and that all of the statements are true to the best of his or her knowledge, and that the work to be done therein will conform to the requirements and regulations of the City of Senoia Building Codes and other ordinances of the City of Senoia, Georgia. He or she understands that the issuance of a building permit is an authorization to proceed with the proposed work and does not relieve him or her of the above requirements and regulations. Further, he or she is aware that any alterations to the plan will require a new application.

I have read completely and understand this Application.

Signed: _____



Disposition:

City Zoning Administrator:

Date Reviewed: _____

Meets minimum requirements of the Ordinance: ____ (Yes) ____ (No)

To be heard by the Historic Preservation Commission on: _____

Historic Preservation Commissioner:

Date reviewed: _____

Recommendation made: _____

City Council:

Date reviewed: _____

Action taken: _____

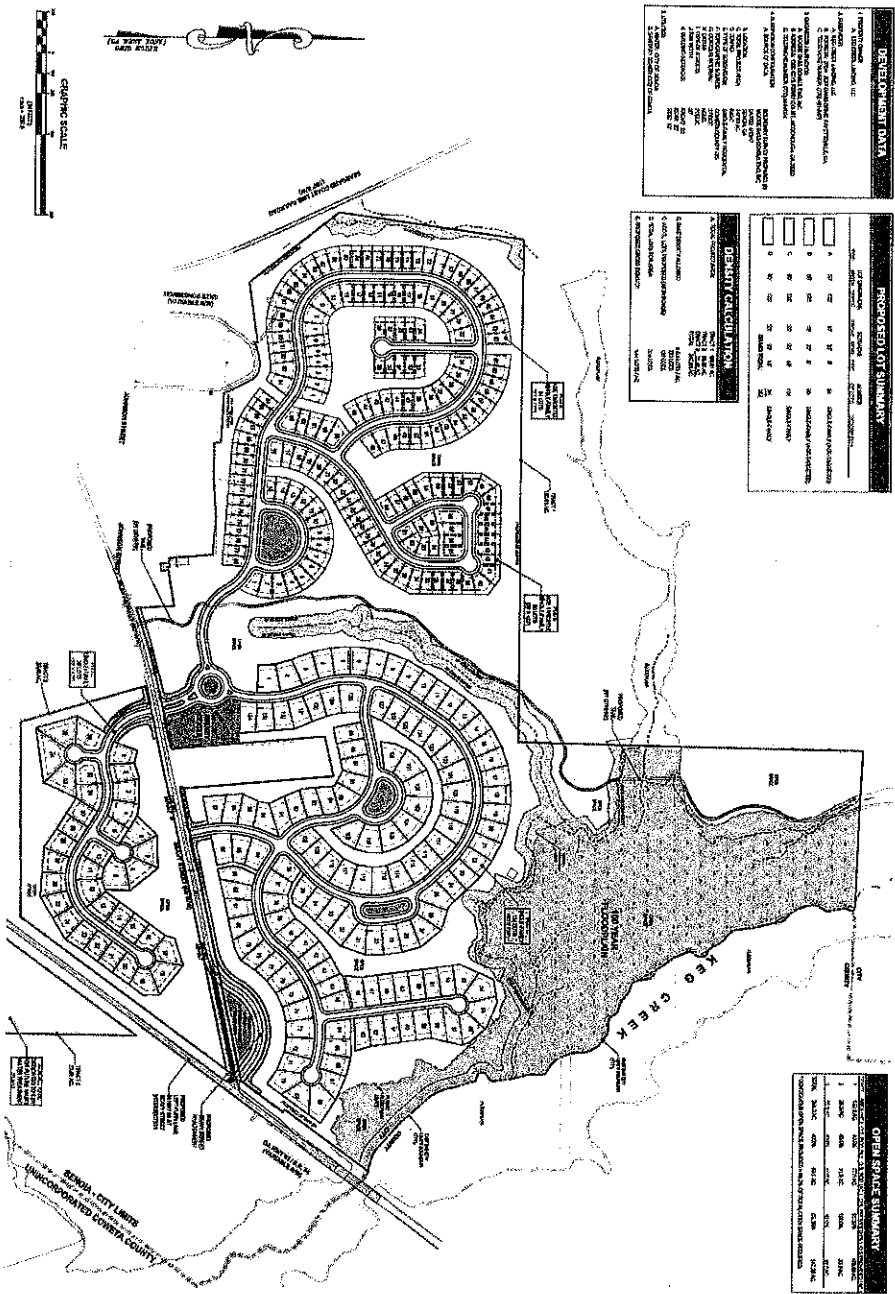
Reference Building Permit Number: _____

The Inclave at
Kegg Creek Landings
Pattern and Concept Book



The Enclave at Keg Creek Landing

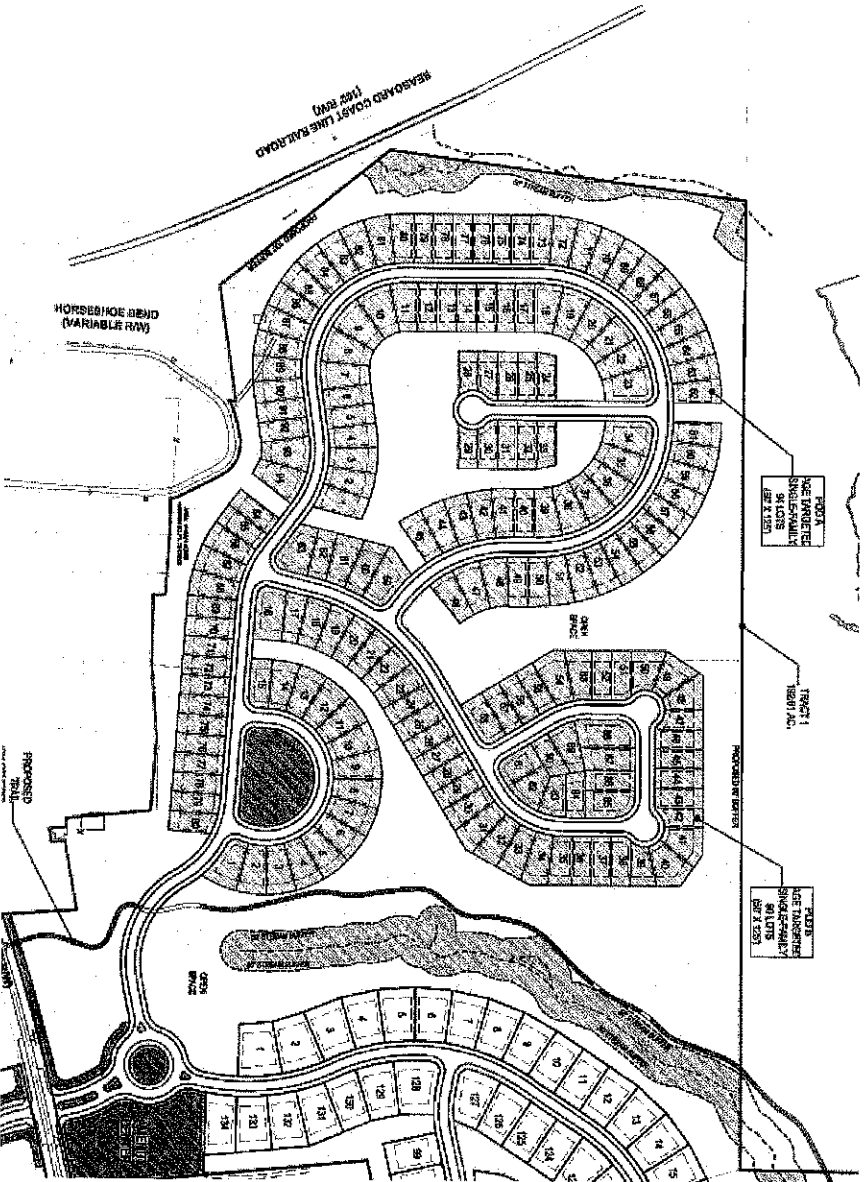
Keg Creek Landing



Keg Creek Landing is a single-family subdivision located on the north and south sides of Seavy Street in the Senoia's historic district. Overall, the project consists of 356 homes; 320 of the homes are located on the northern frontage of Seavy Street and 36 on the southern frontage. The City of Senoia approved the preliminary plat for Keg Creek Landing along with a development agreement that outlines the entitlements of the project on February 5, 2018.

The Enclave at Keg Creek Landing

The Enclave



The Enclave is the age-targeted portion of the development. It is the section located to the east of the traffic circle. The development agreement initially set the number of age-targeted homes in The Enclave at 106. The agreement was amended by the City on March 4, 2019 increasing the number of age-targeted homes in The Enclave to 186.

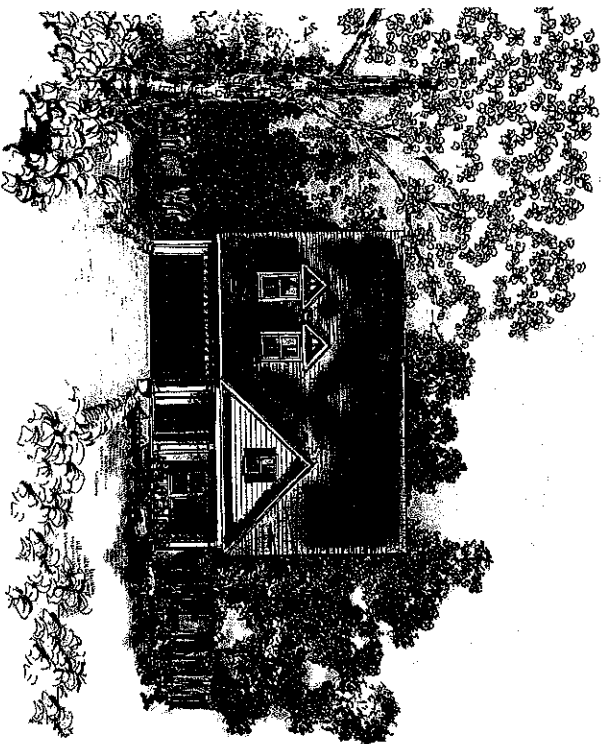
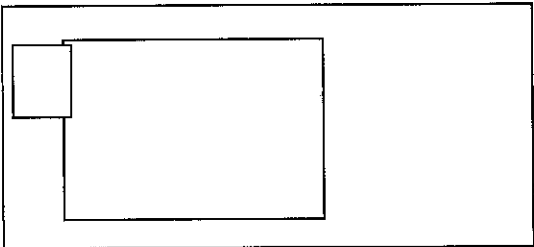
This pattern book was developed, in accordance with the Guidelines for New Construction within the Historic District and the Keg Creek Landing Development Agreement. The purpose is to establish the criteria, approved by the Senoia Historic Preservation Commission for the architecture of the homes in The Enclave at Keg Creek Landing.

Massing and Building Footprint

Concept 1

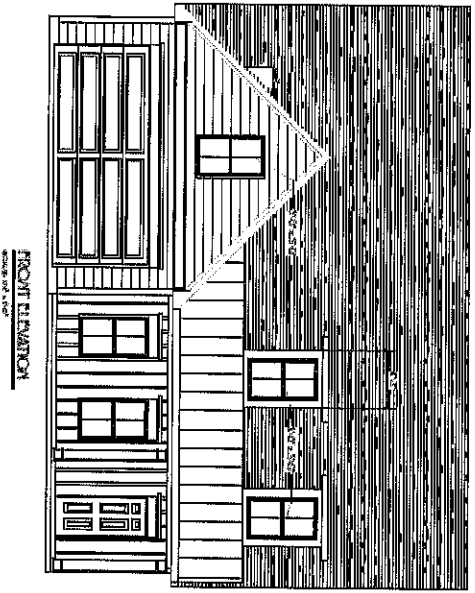
The residents looking to move into an age-targeted home have an expectation of minimal lawn maintenance and modest sized homes primarily built on one level. To accommodate that, the lots in The Enclave are typically 50' X 125 and a minimum of 1200 square feet.

Typical Lot w/ House Location

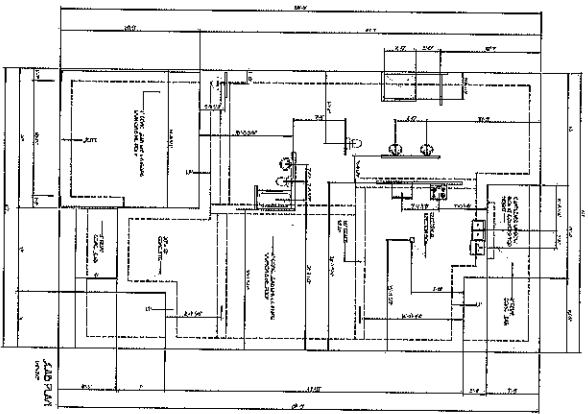


The Enclave at Keg Creek Landing

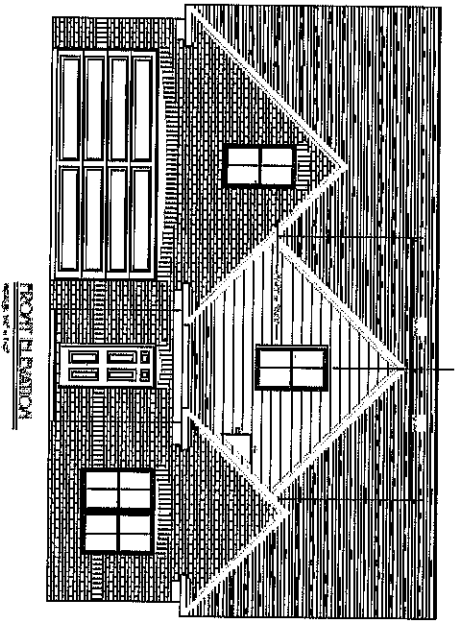
Concept 2



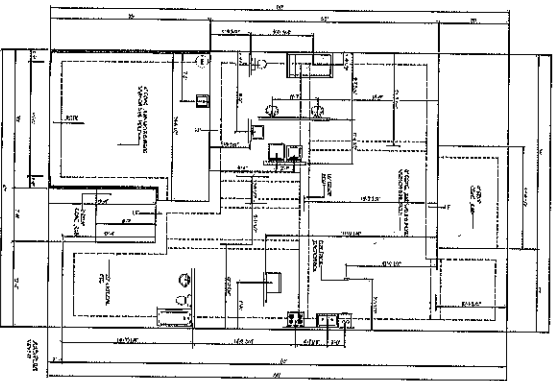
FRONT ELEVATION
SCALE 1/8" = 1'-0"



Concept 3

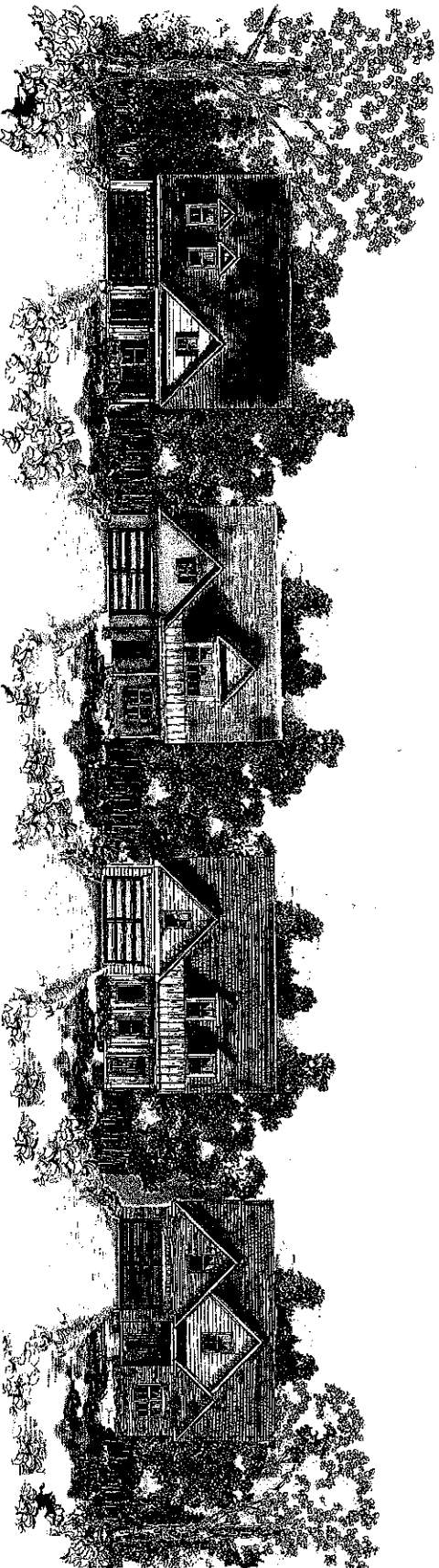


FRONT ELEVATION
SCALE 1/8" = 1'-0"

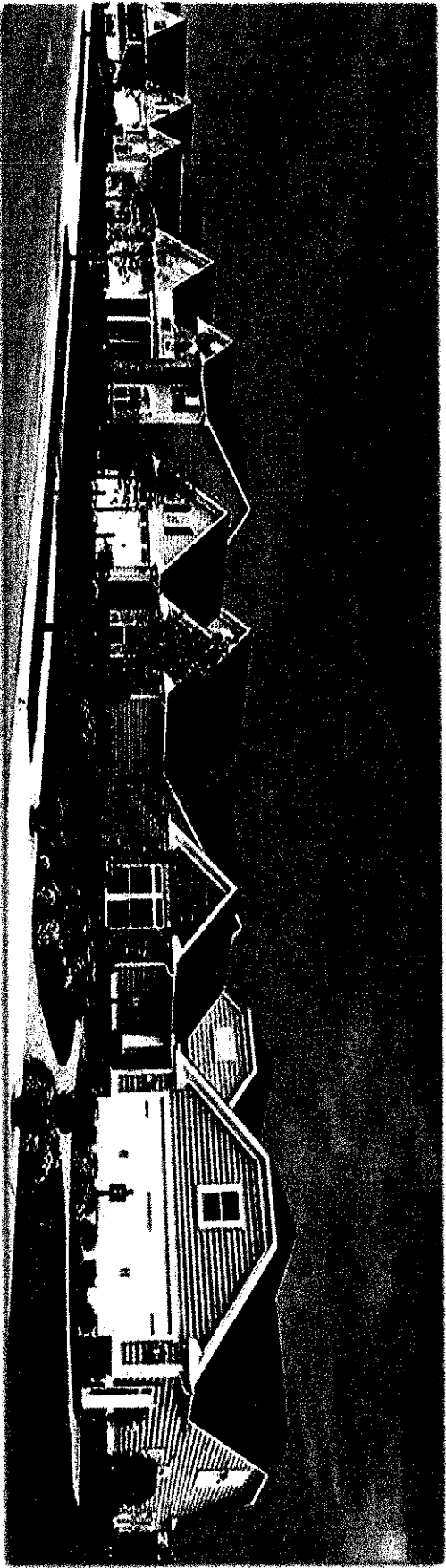


The Enclave at Keg Creek Landing

The majority of homes in Senoia's Historic District have a front porch and are built close to the street. A successful front porch is a social space, an outdoor room, a place where residents can converse with neighbors walking by. To accomplish this, porches need to be within a "conversational distance" from the sidewalk (between 15-20 feet). Keg Creek Landing, through the development agreement with the City, has a 15-foot front building set back. The homes in The Enclave at Keg Creek Landing will be oriented so that the front porch indeed faces the street and encourages interaction between neighbors.



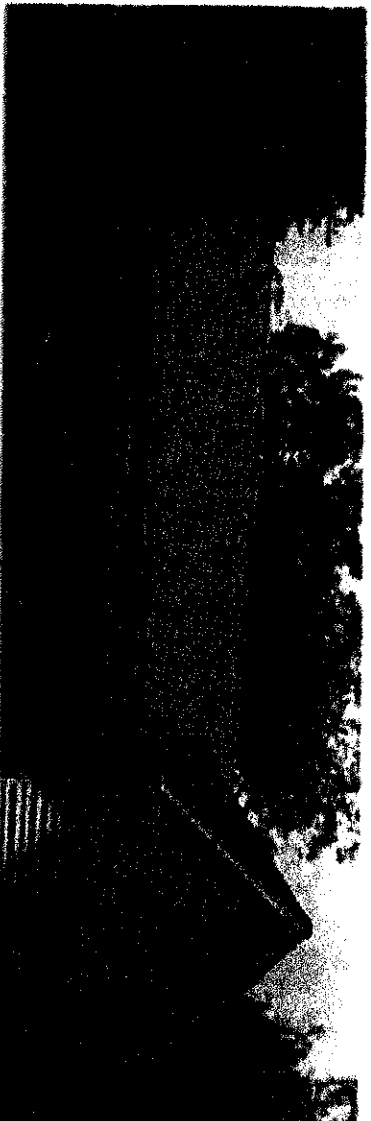
Directional Expression



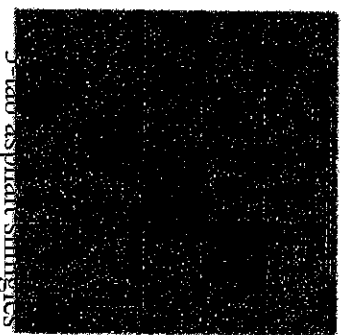
The homes in the Enclave will maintain a consistent vertical and horizontal expression to the street.

Roofs

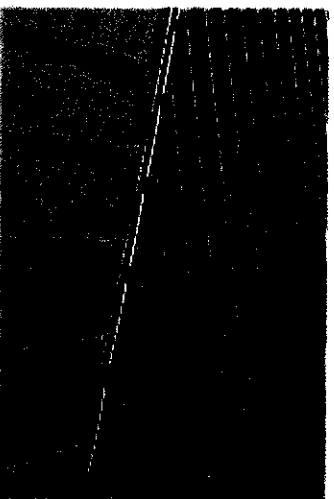
The common roof forms in Senoia's Historic District are gabled, complex gabled, and hipped. The Enclave at Keg Creek Landing will use gabled and complex gabled roofs. The roofs will be standing seam metal or 3-tab asphalt shingle. It will be appropriate to use the standing seam roof as an accent on a secondary roof. The primary roof will have a historically accurate pitch of 8/12 where the accent and shed roofs will have less and differing pitches. Exposed returns will be shingled or standing seam metal



Gable roof with differing pitch on the shed roof above porch



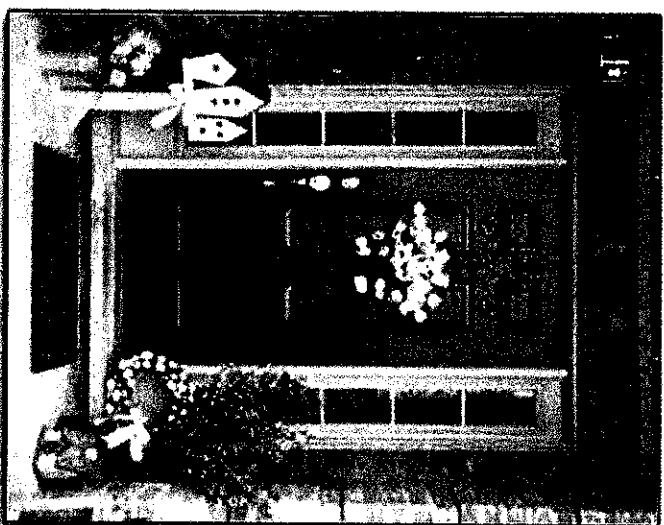
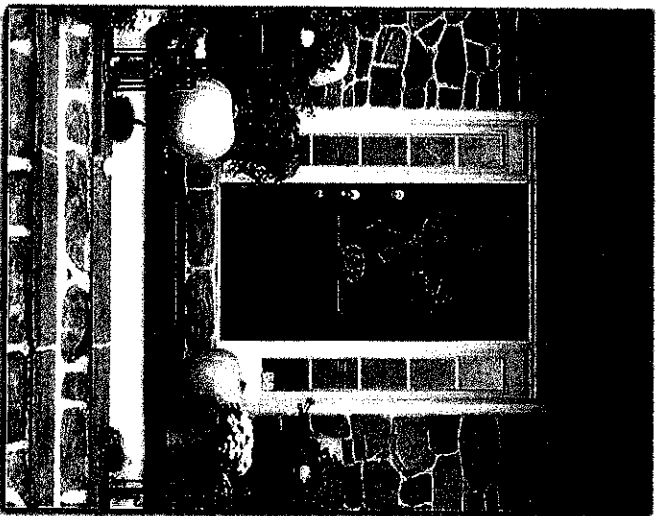
3-tab asphalt shingles



Standing seam metal roof

Exterior Doors and Primary Entrance Ways

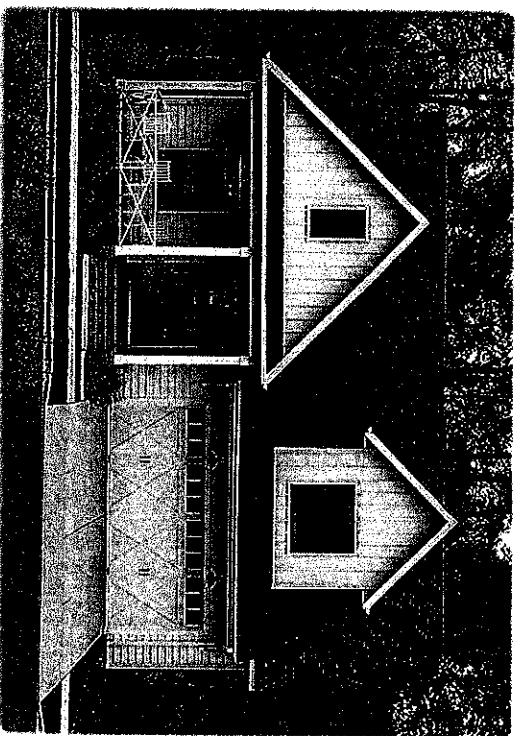
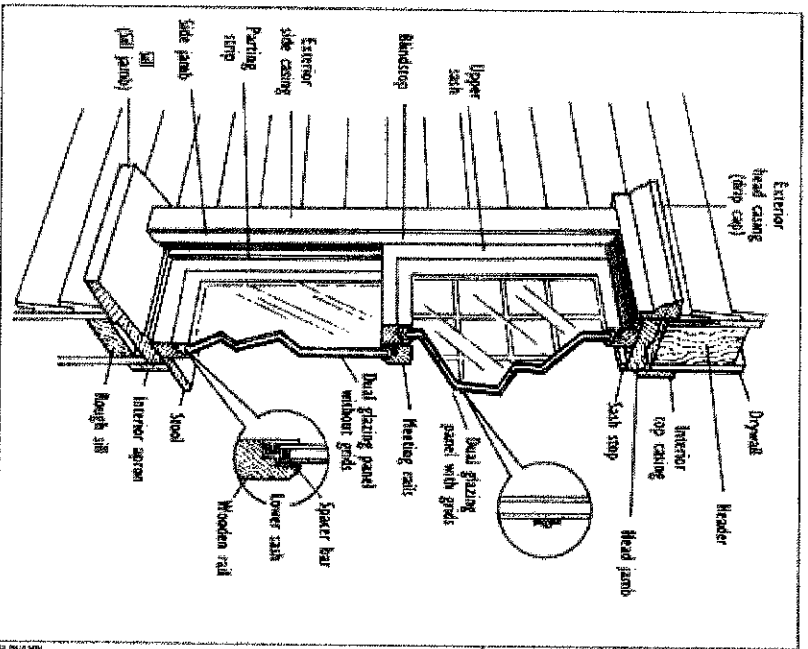
The doors in the Senoia Historic District tend to be single rectangular doors or rectangular with transoms and/or side lights. To meet the expectations of the residents, it is essential that all entry doors, primary or otherwise, are a minimum 3'0" and do not require a step up. The doors in the Enclave at Keg Creek Landing will meet this requirement and be a standard 6'8" high. Doors with windows, transoms, and side lights are appropriate also. The door shall be of wood or fiberglass, metal doors are not appropriate. It is appropriate that entrance doors are either solid or have windows.



Windows

The Enclave at Keg Creek Landing

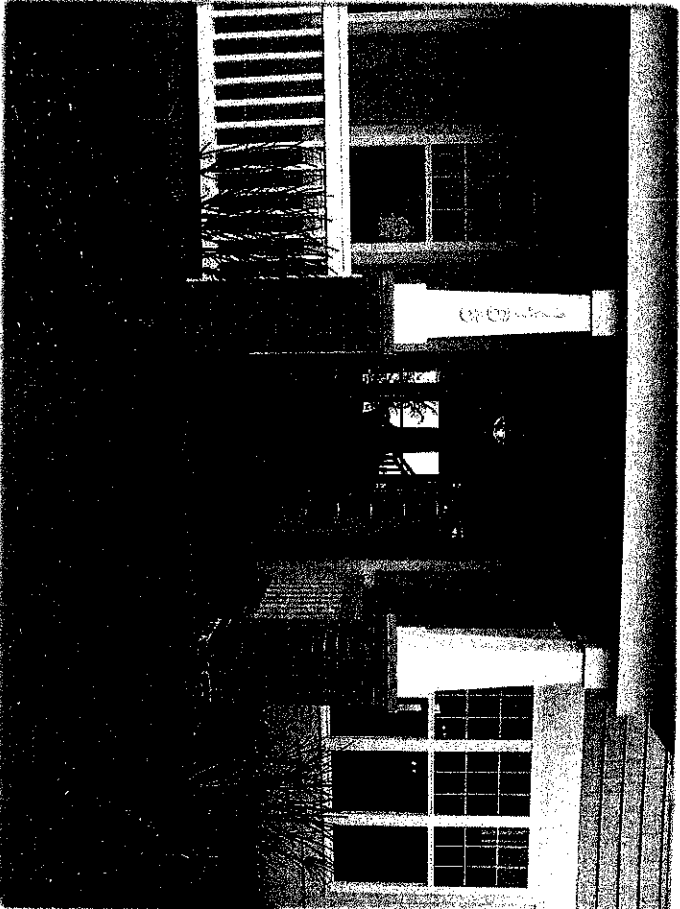
Most windows in the Senoia Historic District are double-hung with divided light. The windows in The Enclave will be either true divided light or simulated divided light with minimum 2 inch exterior casing. Windows can be solid PVC or wood with exterior cladding of vinyl or aluminum. For ease of operation and maintenance, windows on the front facade will be 2 over 2 double hung windows and the remaining facades that do not front the street will be 1 over 1. Fiberglass and wood shutters will be appropriate.



The porch is a middle ground between private space inside and public space on the sidewalk. In the Enclave at Keg Creek, the porches will be at grade to meet the needs of the residents. Though railings are not required by

The Enclave at Keg Creek Landing

code, they will be an acceptable feature on the porches. The porches shall be wide enough for use by the residents, typically they will have a width of 5 feet.

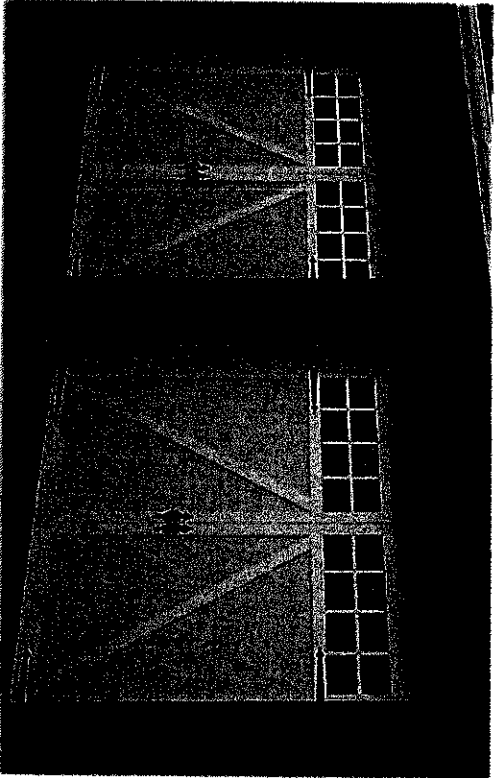


Architectural Details

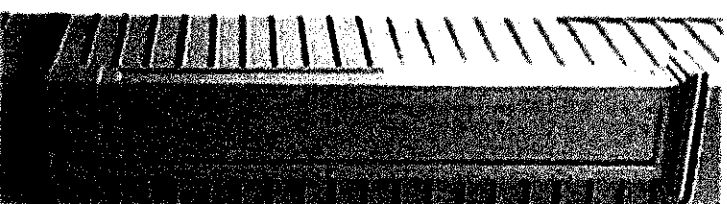
- Corner Boards shall be a minimum of 4 inches wide.

The Enclave at Keg Creek Landing

- Cornice returns can be opened or closed and topped in a low pitch metal;
- Garage doors shall be carriage house style with hinges and pulls.
- Aluminum or Vinyl eaves and soffits are appropriate.



Carriage Style Garage Doors

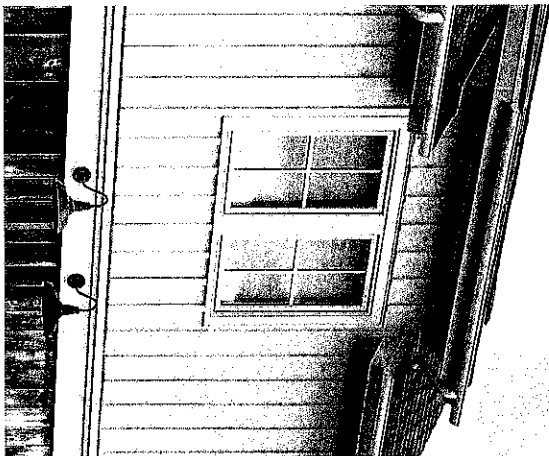


Corner Board

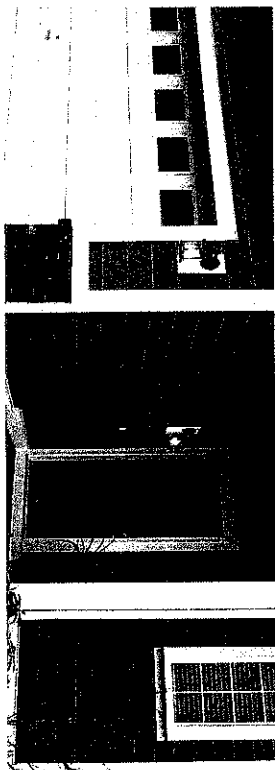
Horizontal lap siding, board and batten, and shake shingles of wood and cement fiber are appropriate siding in the Enclave at Keg Creek Landing. Horizontal lap siding shall have a 4½ to 6-inch reveal. Irregular brick or stone are

The Enclave at Keg Creek Landing

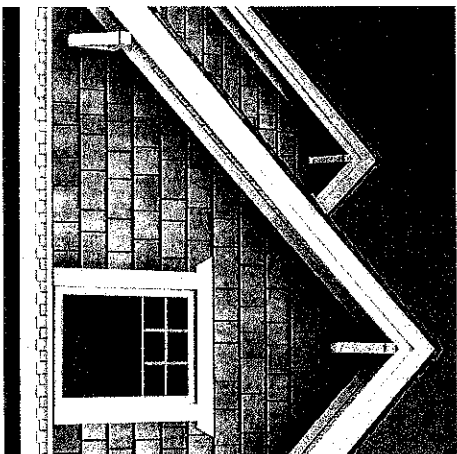
also appropriate. Materials and treatments may be combined if appropriate and in accordance with the architecture. Treatments shall be painted in colors from a historic pallet such as Benjamin Moore or Sherwin Williams. Vinyl and aluminum siding are not appropriate.



Board and Batten Siding



Horizontal Lap Siding



Shake Shingle Siding