

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: February 13, 2023

RE: 97 Clark Street
Application for Certificate of Appropriateness
Proposed Accessory Structure

The City of Senolia received an application for the Certificate of Appropriateness at the above referenced address.

Applicant has submitted a completed application including the following items for review:

1. Images, sketches, and elevations
2. Location drawing showing location with dimensions
3. Material and color samples

HPC PROCESS:

At least seven days prior to review of a certificate of appropriateness, the commission shall conspicuously post a sign on the affected property stating the date, time, location, and purpose of the meeting at which the application will be reviewed to inform the applicant and adjacent owners of property likely to be affected and shall afford the applicant and such owners an opportunity to be heard at the meeting.

COMMISSION ACTIONS:

The commission shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. The commission will to the best of its ability make the review

of certificates of appropriateness a process of negotiating with and providing guidance to property owners in designated districts and sites. The commission will attempt to negotiate certificates of appropriateness which are satisfactory to the applicant, while at the same time preserving the historic, aesthetic integrity of the property and the designated district and site of which it is a part. The goal of the commission in this review process is to preserve the city's historic, aesthetic resources, not to dictate how property owners will develop their property. The commission shall also recognize the importance of approving plans that will be reasonable for the applicant to implement.

In making this determination, the commission shall consider, in addition to any other pertinent factors, the following criteria for each of the following.

Reconstruction, alteration, new construction, or renovation

The commission shall grant certificates of appropriateness for the above proposed actions if those actions conform in design, scale, building material, setback, and site features, and to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40 on a local street. The applicant is proposing to add a free-standing detached accessory structure that will be placed behind the house and not within 20 feet from the primary structure. The size of the accessory structure is not more than 2% of the lot size (1,400 SF). The materials, colors, size, and nature appear to be in line with the historic standards.

Application for Certificate of Appropriateness

Date Received _____ Application No.:

Address of Subject Property: 97 Clark St

Applicant: Brian TerBeek

E-Mail: John.james.terbeek@gmail.com

Applicant Mailing Address: 97 Clark St, Senoia, GA 30276

Applicant Phone(s): 770-709-8358

Applicant's relationship to the owner: Owner Architect: _____ Contractor/Builder
Other _____

Owner(s): Brian + Veronica TerBeek

E-Mail: _____

Owner(s) Mailing Address: 97 Clark St

Owner(s) Telephone Number: 770-709-8358

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 2018

Nature of work (check all that apply):
New construction Demolition Addition Moving a building Other building changes
New accessory building Landscaping Fence/Wall Other environmental changes
Sign installation or replacement Other

Description of Work: Construction of Pole building.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Applicant Brian Terbeck
Date 12/27/2022

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories.

Please address questions regarding applicability to your project to the Assistant City Manager, Jeff Fisher at 770-599-3679 or jfisher@senoia.com. Applicants are also referred to the City of Senoia website, <https://www.senoia.com/documents>. Please bring completed application to Sharon Casey at city hall or if you would like, you may email it to her at scasey@senoia.com. Her direct number is 770-328-3275.

I have reviewed the "Design Guidelines for the City of Senoia" Y N

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers Y N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs

e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, $\frac{1}{4}''=1'$ preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;

- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;

b. Materials and their combinations

brick size and color

stone type and color

fiber-cement (e.g. Hardieplank) or wood siding

shake or shingle

other

c. Height of foundation at corners;

d. Ceiling heights comparable to area of influence: basement, first floor, second floor;

e. Detailing: soldier course, brackets, fascia board; water table;

f. Height from grade to roof ridge;

g. Dimensions, proportions and placement of windows, doors

11. Entrance

a. Height and width of door;

b. Design of door (e.g. 6-panel, craftsman);

c. Material of door;

d. Overhang;

e. Portico height;

f. Size and height of columns or posts;

g. Railing

12. Windows

a. Consistent with original as well as the area of influence;

b. Size and proportion similar to original;

c. Pane orientation and size similar to original;

d. Type (e.g. double hung, casement);

e. Fenestration on walls visible from right-of-way;

f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between

the

glass, behind the glass or permanently affixed on exterior;

g. Material of window and any cladding;

h. Width of muntins compared to original (show dimensions on drawings);

i. Shutters or canopies

j. Dimensions of windows and doors.

13. Materials

a. Show all materials and label them on drawings;

b. Provide samples of brick or stone;

c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

a. Visibility from street; ✓

b. Placement on site; ✓

c. Scale, style appropriate for house; ✓

d. Show dimensions on drawings; ✓

e. Materials; ✓

f. Square footage appropriate for lot size; ✓

g. Garage door size and design ✓

h. Show height from grade to eaves and to top of roof ✓

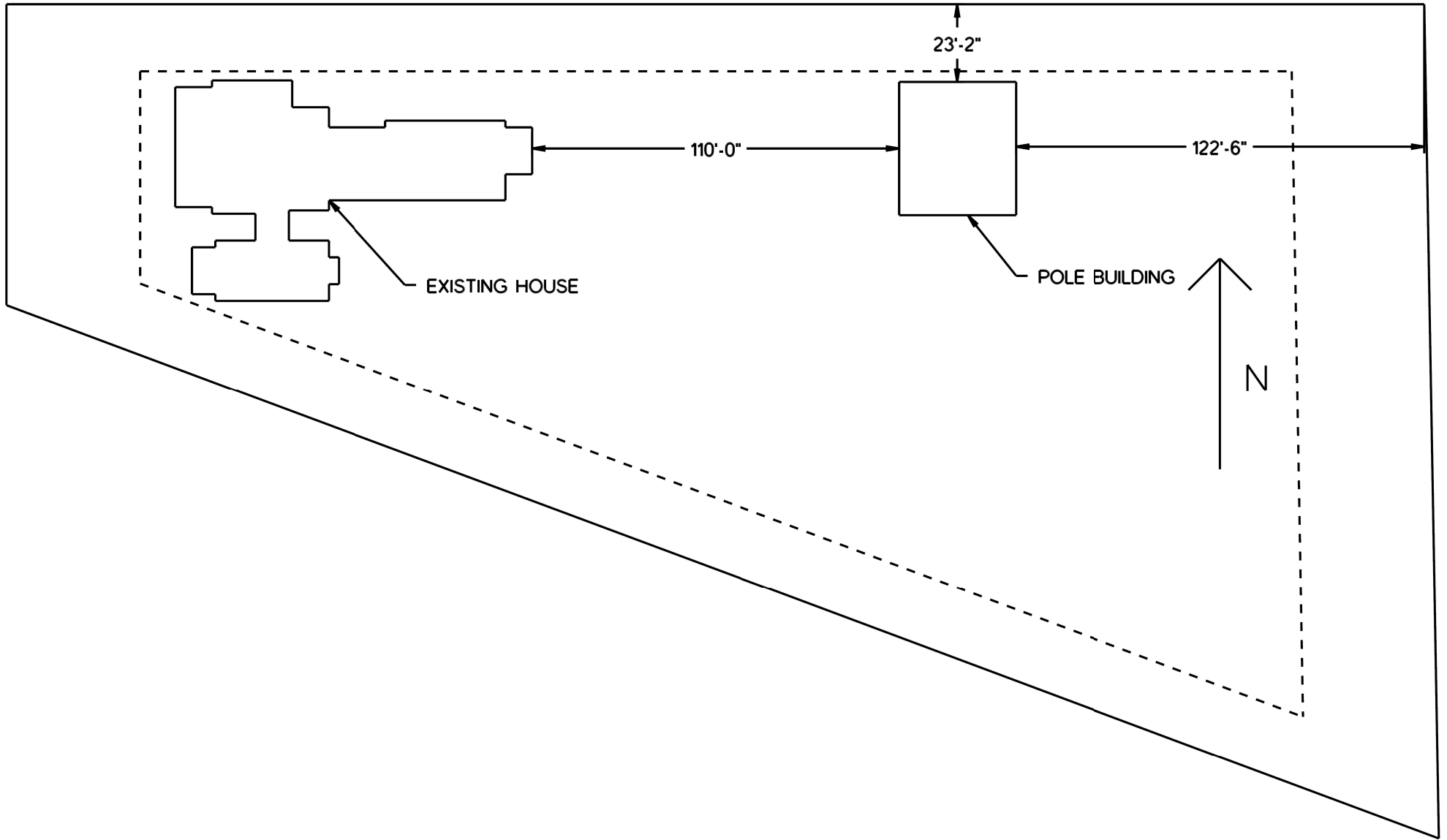
Brian TenBeek
Applicant Signature

12/27/2022
Date

SITE PLAN

Proposed structure will have minimal visibility to the street as it is located behind the house. Structure is placed on a line extending from the primary structure and parallel to the fence line running along the north side of the lot. The elevation and width of the structure is shorter and narrower than the primary structure. Structure is to be constructed using wood, metal and concrete. The structure is less than 2% of the overall lot size. The grade in the area where the structure is to be placed is nearly level and it will be minimally invasive to trees surrounding the structure.

97 CLARK STREET PROPOSED PLAT

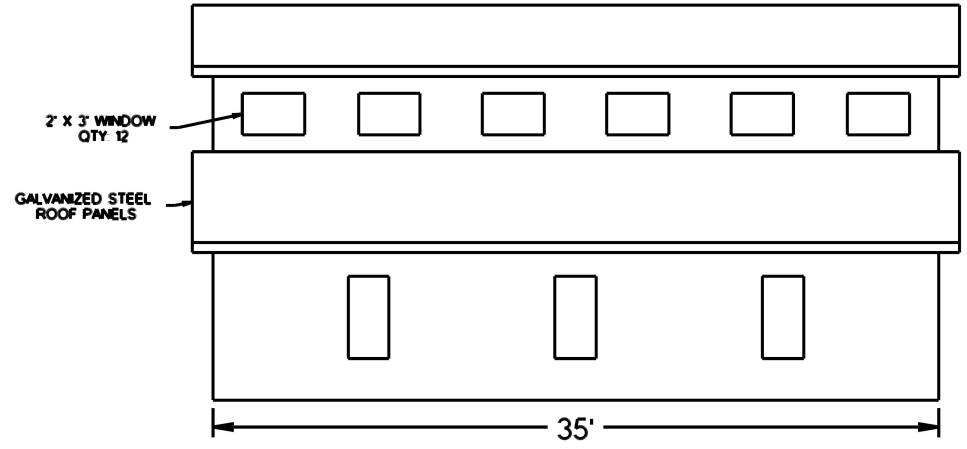
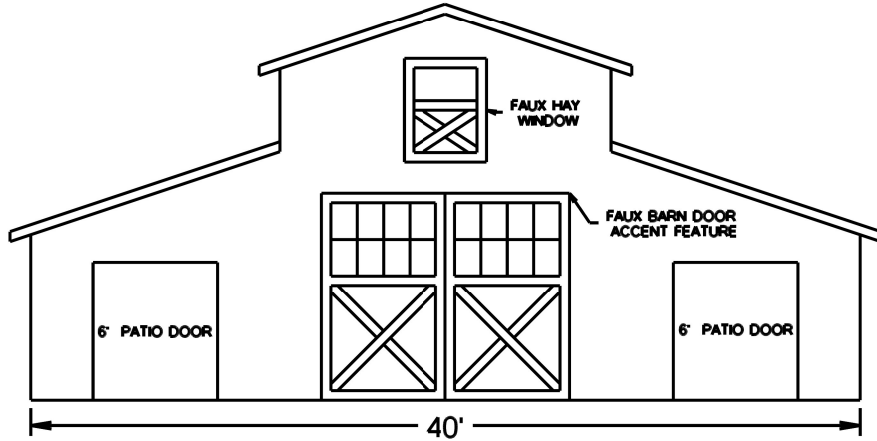
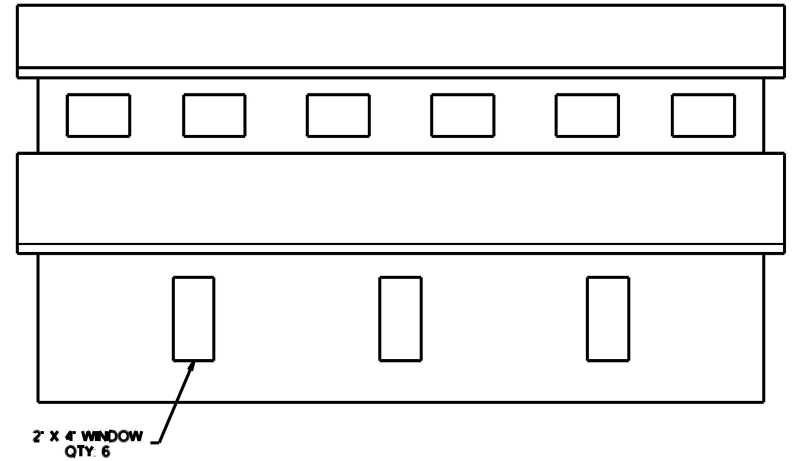
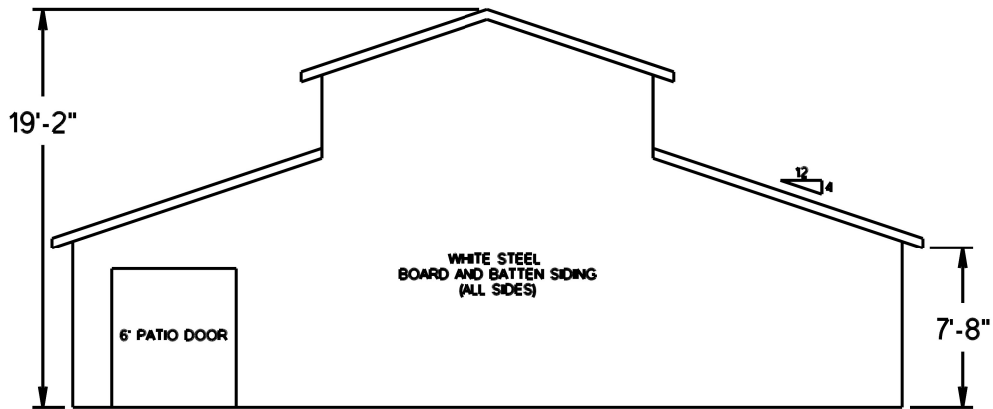












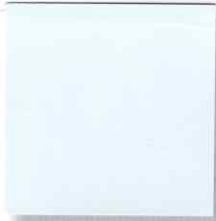
ELEVATIONS



Your Roof. For Life.™

Residential/Post Frame Color Chart

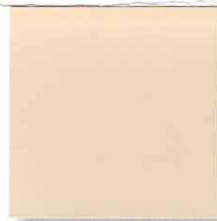
- SMP* Paint System
- 29 & 26 Gauge Galvalume® Steel Substrate
- 45 Year and Lifetime Warranty



Arctic White
TSR† = 63%



White
TSR = 46%



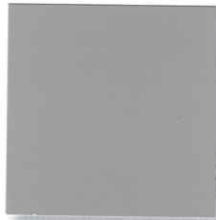
Ivory
TSR = 58%



Light Stone
TSR = 51%



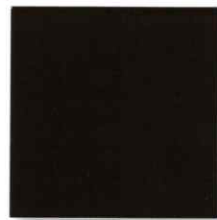
Sahara Tan
TSR = 36%



Pearl Gray
TSR = 35%



Cocoa Brown
TSR = 29%



Burnished Slate
TSR = 32%



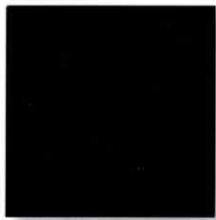
Light Brown
TSR = 36%



Clay
TSR = 32%



Charcoal Gray
TSR = 31%



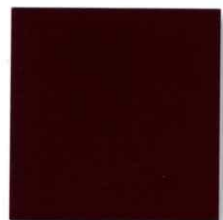
Black
TSR = 25%



Patriot Red
TSR = 36%



Barn Red
TSR = 32%



Burgandy
TSR = 25%



Copper Metallic‡
TSR = 46%



Gallery Blue
TSR = 25%



Royal Blue
TSR = 31%



Evergreen
TSR = 26%



Marine Green
TSR = 30%

Non-Painted



Acrylic Coated Galvalume
TSR = 55%



Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.

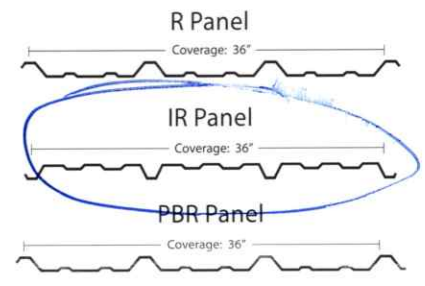
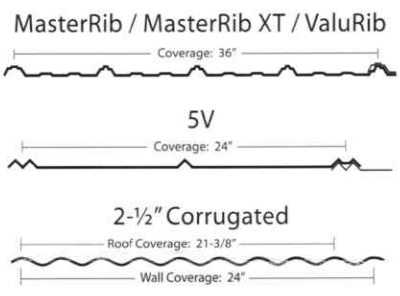


Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

Note: Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels available are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star™ certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.



PANEL	GAUGE	Arctic White	Black	Burgandy	Burnished Slate	Charcoal Grey	Clay	Cocoa Brown	Copper Metallic	Evergreen	Gallery Blue	Ivory	Light Brown	Light Stone	Marine Green	Patriot Red	Pearl Gray	Royal Blue	Sahara Tan	Barn Red	White	Acrylic Coated Galvalume	
		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Advantage Lok II	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SL150	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MasterRib XT	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ValuRib*	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5V	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	29	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2-1/2" Corrugated	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
R Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
IR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PBR Panel	26	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

PERFORMANCE DATA

*ValuRib colors are not Energy Star certified

COLOR	INITIAL SOLAR REFLECTANCE	3YR. TOTAL SOLAR REFLECTANCE	INITIAL THERMAL EMITTANCE	SOLAR REFLECTANCE INDEX
Arctic White	0.65	0.63	0.87	78
Black	0.25	0.25	0.85	24
Burgandy	0.25	0.25	0.87	24
Burnished Slate	0.31	0.32	0.88	32
Charcoal Gray	0.30	0.31	0.88	31
Clay	0.33	0.32	0.87	35
Cocoa Brown	0.28	0.29	0.89	29
Copper Metallic	0.46	0.46	0.86	52
Evergreen	0.26	0.26	0.88	26
Gallery Blue	0.25	0.25	0.87	24
Ivory	0.60	0.58	0.87	71
Light Brown	0.35	0.36	0.88	38
Light Stone	0.52	0.51	0.87	60
Marine Green	0.30	0.30	0.87	31
Patriot Red	0.35	0.36	0.88	38
Pearl Gray	0.37	0.35	0.87	40
Royal Bue	0.30	0.31	0.87	31
Sahara Tan	0.36	0.36	0.87	39
Barn Red	0.32	0.32	0.87	33
White	0.56	0.46	0.87	66
Acrylic Coated Galvalume	0.67	0.55	0.14	56

PLANT LOCATIONS

- Corporate Headquarters: 490 Oak Rd., Ocala, FL 34472, (800) 331-3584
- Fayetteville, NC 28301: (888) 685-7663
- 7747 Manchester Hwy., Morrison, TN 37357: (833) 459-8455
- 1463 Interplex Circle, Ceres Industrial Complex, Vicksburg, MS 39183: (888) 661-0577
- 200 Coe Rd., Anderson, SC 29624: (800) 544-5169
- 625 N. Third St., Tipp City, OH 45371: (877) 615-9812
- 3365 US Hwy 41 South, Tifton, GA 31794: (800) 962-9131
- 600 N. Sara Road, Suite B, Yukon, OK 73099: (866) 373-5286
- 12435 James Madison Hwy, Orange, VA 22690: (800) 762-6785
- 1019 Underwood Rd., Olyphant, PA 18447: (866) 695-6455
- 3920 Kennedy Rd., Janesville, WI 53545: (877) 615-9812

ENERGY STAR Requirements
 Initial Solar Reflectivity
 Steep Slope Roofs (>2:12) ≥ 0.25
 Low Slope Roofs (≤2:12) ≥ 0.65
 3 Year Solar Reflectivity
 Steep Slope Roofs (>2:12) = 0.15
 Low Slope Roofs (≤2:12) = 0.50

LEED 2.2 Requirements
 Solar Reflectance Index (SRI)
 Steep Slope Roofs = ≥ 29
 Low Slope Roofs = ≥ 78