

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: March 13, 2023

RE: 135 Main Street, Senolia GA
Application for Certificate of Appropriateness
Proposed Covered and Screened Porch

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

APPLICANTS REQUEST:

Applicant is proposing to cover a section of the existing porch located on the rear of the house and enclose with screen. See the attached application and supporting documentation.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40 but the applicant has requested to rezone to RH so that the covered porch will meet the setbacks from Middle Street.



Application for Certificate of Appropriateness

Date Received 2/13/23 Application No.: Address of Subject Property: 135 Main St Senovia GA 30276

Applicant: Patricia Vickers E-Mail: PTRIXY@YAHOO.COM

Applicant Mailing Address: 135 Main St Senovia GA 30276

Applicant Phone(s): 404-357-8292 Applicant's relationship to the owner: Owner Architect: Contractor/Builder

Other Adam Owens - Contractor 770-880-9096

Owner(s): Patricia Vickers

E-Mail: PTRIXY@YAHOO.COM

Owner(s) Mailing Address: 135 Main St Senovia GA 30276

Owner(s) Telephone Number: 404-357-8292

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1910 and Remodeled 2019-2020

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

Description of Work: making existing deck into a screened in porch

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 Patricia Vickers Date 2/13/23

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, 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

Patricia Vickers

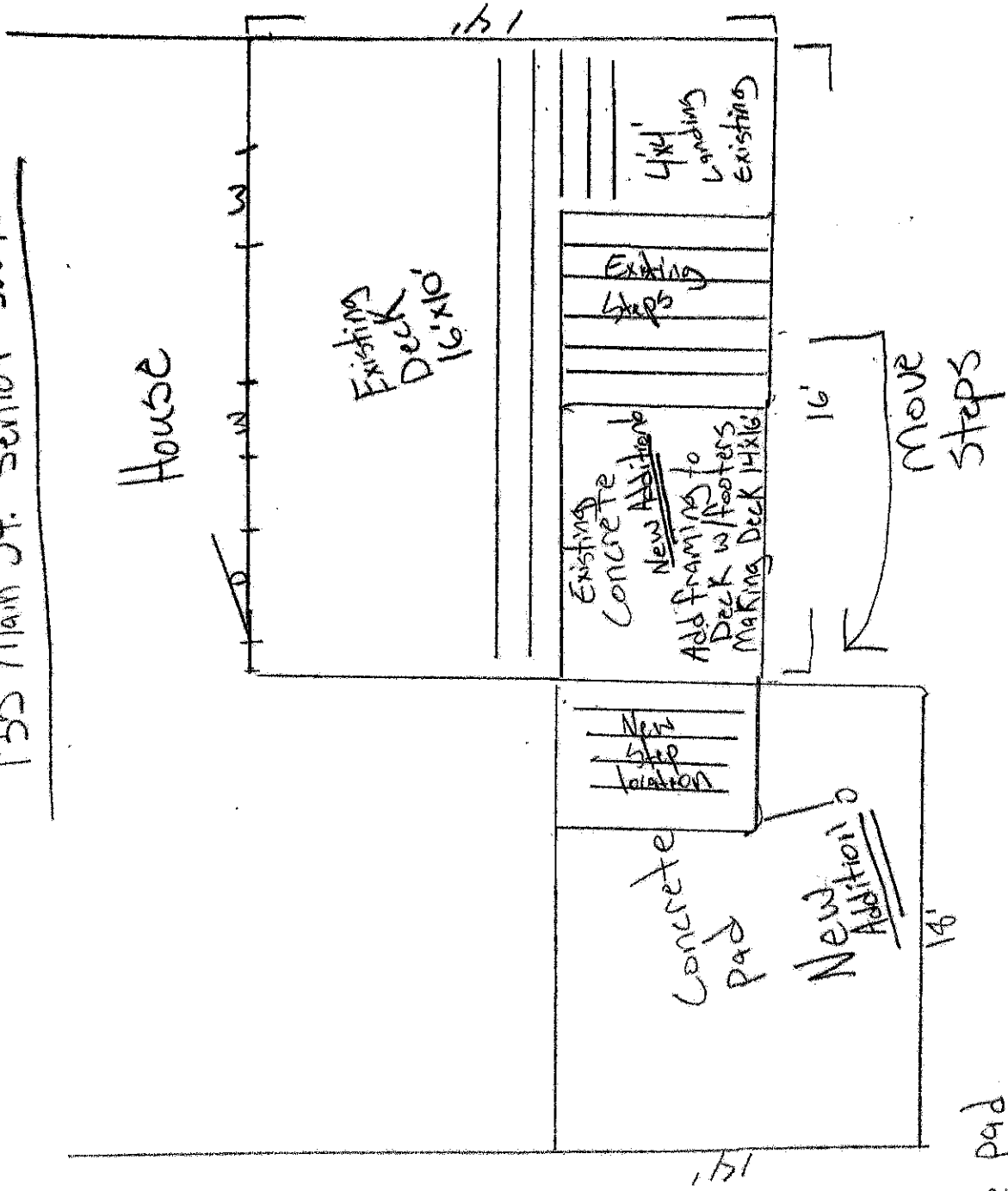
2/13/23

Applicant Signature

Date

①

2/13/23 PATRICIA Vickers 404-357-8292
135 Main St. Senior 300-76



- Proposal -
- New concrete pad 14'x18'
 - New Framing 4'x18' Area Making deck level total of 16'x14'
 - Add Covered Roof over deck 16'x14' Roof w/stain grade Ceiling

Owens Construction and Painting llc
 18 ROLLINGWOOD TRL.
 SHARPSBURG GA 30277

ESTIMATE

②

TRISH *Vickers*
 135 MAIN ST
 SENOIA *GA 30276*
404-357-8292

Estimate # 0000182
Estimate Date 02/12/2023

Item	Description	Unit Price	Quantity	Amount
Service	DEMO-----	32230.00	1.00	32,230.00
	-REMOVE STEPS			
	-REMOVE HAND RAILS			
	-REMOVE DECKING BOARDS			
	NEW INSTALLS -----			
	-INSTALL CONCRETE PAD 14'X18'			
	-INSTALL CONCTETE 16"X16" FOOTERS			
	-INSTALL 4'X10' DECK FRAMING TO MAKE DECK A COMPLETED SIZE OF 16'X14'			
	-MOVE OLD STEPS TO NEW LOCATIION ON NEW CONCRETE PAD			
	-INSTALL COMPOSITE DECKING & BAND COVER (NO WOOD SHOWING AT ALL!!)			
	-INSTALL CEDAR 8"X8" POST ABOVE DECKING, BELOW DECK WILL BE PRESSURE TREATED 6X6			
	-INSTALL POWDER COATED ALUIMNUM HANDRAILS ON ALL OF NEW DECK			
	-INSTALL SHED ROOF ABOVE NEW DECK SIZE 14'X16' WITH MATCHING GALVNIZED METAL ROOF			
	-INSTALL ELECTRICAL ,4 CAN LIGHTS ,1 FAN			
	-INSTALL STAIN GRADE MILLED LUMBER ON SHED ROOF			

2/13/23 (3)
Patricia Vickers
135 Main St
Jenidia WA
30876
404-357-8292

CEILING

-INSTALL 12" SOFFITS MATCHING EXTISTING SOFFITS ON HOUSE

-PREP ,CAULK,PUDDY & PAINT ALL SOFFITS

-PREP SAND PUDDY CEILING & ALL POST CLEAR COAT AND OR STAIN 2 COATS

-AFTER ALL PAINTING AND STAINING IS COMPLETE INSTALL SCEEN-EZ SYSTEM AND SCREEN DECK IN

-INSTALL GLASS STORM DOOR

-CLEAN YARD AND MANICURE AS IF WE WERE NEVER THERE (EXCEPT FOR AWESOME DECK!)

ALL MATERIALS AND LABOR INCLUDED IN PRICE

NOTES: COST IS BASED ON MID GRADE COMPOSITE MATERIALS, CUSTOMER NEEDS TO CHOOSE COLOR . ALSO NEED TO ORDER FAN OF YOUR LIKING (BLACK/BROWN) NO WHITE PLEASE

	Subtotal	32,230.00
	Total	32,230.00
	Amount Paid	0.00
	Estimate	\$32,230.00



City of Senovia Simple Structures Selection Form for The Historical Preservation Committee

This form is to be used for submission for approval from the Historical Preservation Committee (HPC) for the City of Senovia, Georgia. This form is for simple structures when the applicant (Homeowner) has no drawings to be attached to their Certificate of Compliance (COA) which is required for all structures New or Additions within the Historic District of Senovia. This information will provide the HPC with a more accurate picture of your intentions as the Homeowner.

A simple structure will be defined for the purpose of this form as a three sided structure that will be attached to an existing residence within the Historic District of Senovia, Georgia. The Structure may be enclosed such as a Sunroom, or open such as a Porch. These simple structures may have a roof or may be an open deck.

More Complex Structures will require submittal of prepared drawings by the Homeowner. A Complex Structure will be defined as one having any one or more of the following: More than Three Sides, Multiple Roof Lines, Angles to the Existing Residence a Free Standing Structure or similar requirements.

On the following sheets please find drawings/descriptions/notes that present examples of Simple Structures. Please select a drawing/description/notes that best represents your intended project. You must indicate the materials as noted within. If the space allowed does not provide enough room for a description of materials or not indicated, please attach notes, drawings, pictures, etc. that will represent your intended addition.

Please note that these drawings are for use by the HPC and are not intended for use as detailed/working drawings for building permits etc.

Address of Residence to be Altered: 135 Main St Senovia, GA 30276
Name of Homeowner/Applicant: Patricia Vickers
Signature of Homeowner/Applicant: Patricia Vickers
Please Initial Each Sheet Where Indicated

Accepted By HPC: _____ Date: _____

Signature of Chairperson HPC

Material Descriptions

Please check the box next to the material that best describes the area referred:

Finish material:

Exterior Finish:

Siding Scale:

- To Match Existing
- New Exposure: Height of Boards: _____ In Inches

Siding Material:

- Wood.
- Cement Based Siding. *match existing*
- Brick to Match Existing
- Other (Describe): _____

Roofing:

- Shingle to Match Existing.
- New Shingle (Entire Roof New and Existing)
- Seamed Metal Roof:
 - Standing Seam
 - Flat Seam
 - Five "V"
 - Other (Describe): _____

*metal roof
match existing*

Trim: To Match Existing: If trim will be different Please describe: _____

Railing: To Match Existing: If Railing will be different Please describe: _____

black metal (steel) Railings

Step Material: _____

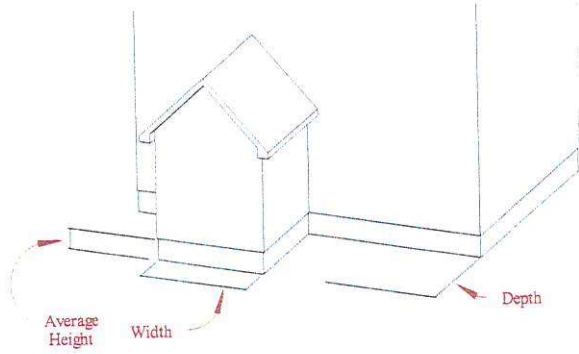
composite, framing pressure treated wood

Foundation Material: Match Existing: If Material will be different Please Describe: _____

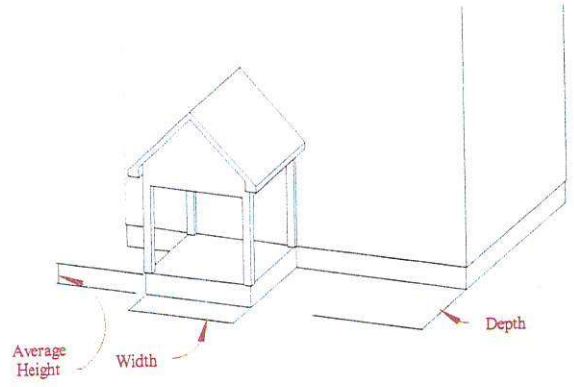
concrete pad

Initial of Applicant: RV

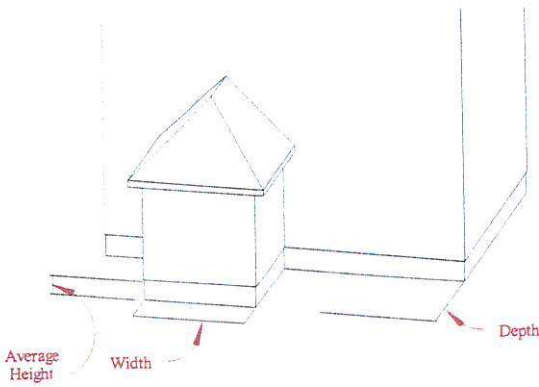
Addition Type Selection Sheet



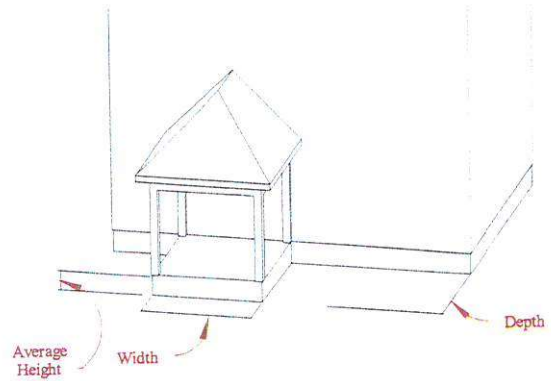
Gable Roof Addition



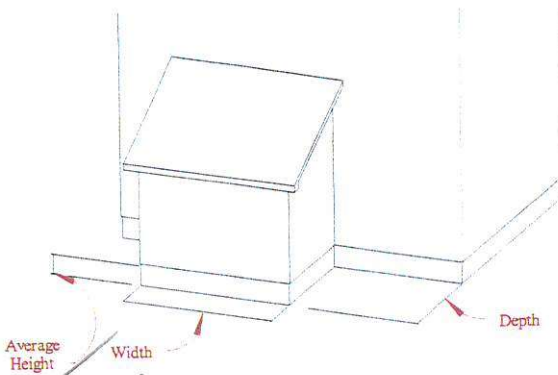
Gable Roof Porch Addition



Hip Roof Addition



Hip Roof Porch Addition

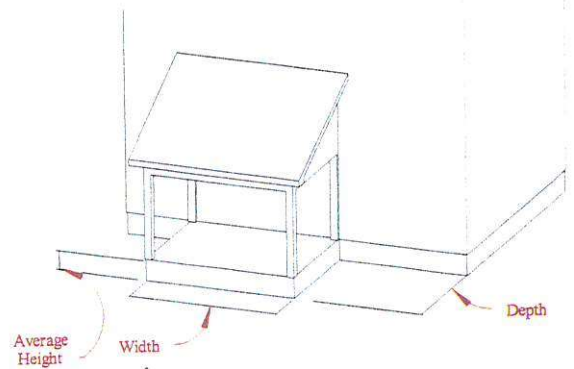


Shed Roof Addition

Please check the box next to the addition that most closely resembles the addition to your existing home.

Initial of Applicant: RV

ATS 1 of 2

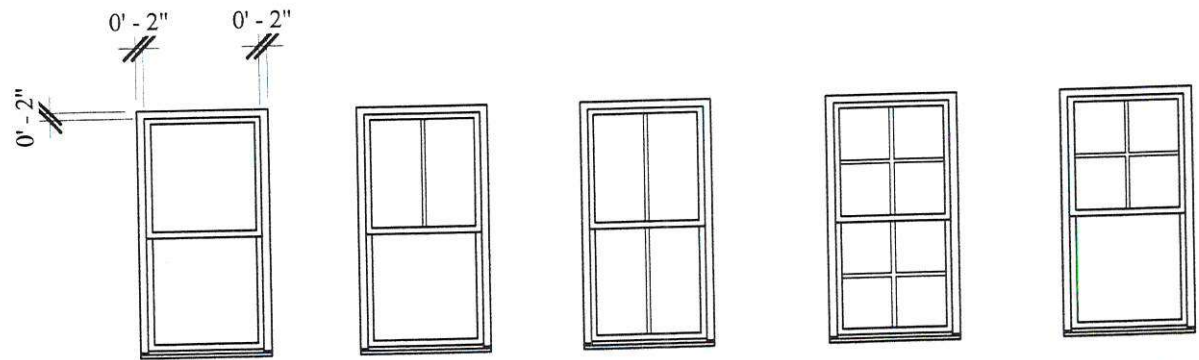


Shed Roof Porch Addition

Window Type Selection Sheet

Window
~~Sheet~~

2" Minimum Window Trim All Windows



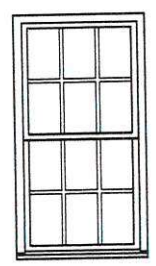
1 Over 1

2 Over 1

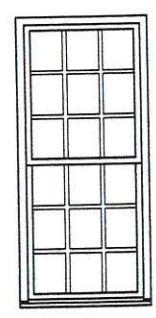
2 Over 2

4 Over 4

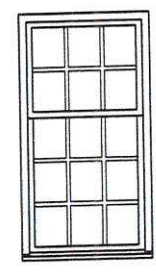
4 Over 1



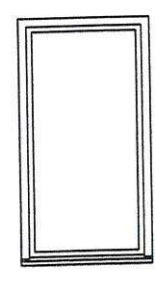
6 Over 6



9 Over 9



1/3 Over 2/3



Other: Please Draw Proposed Pattern/Type

Typical Window Styles

Please check the box below the Typical Window Style window that most closely resembles the majority of the windows in your existing home.

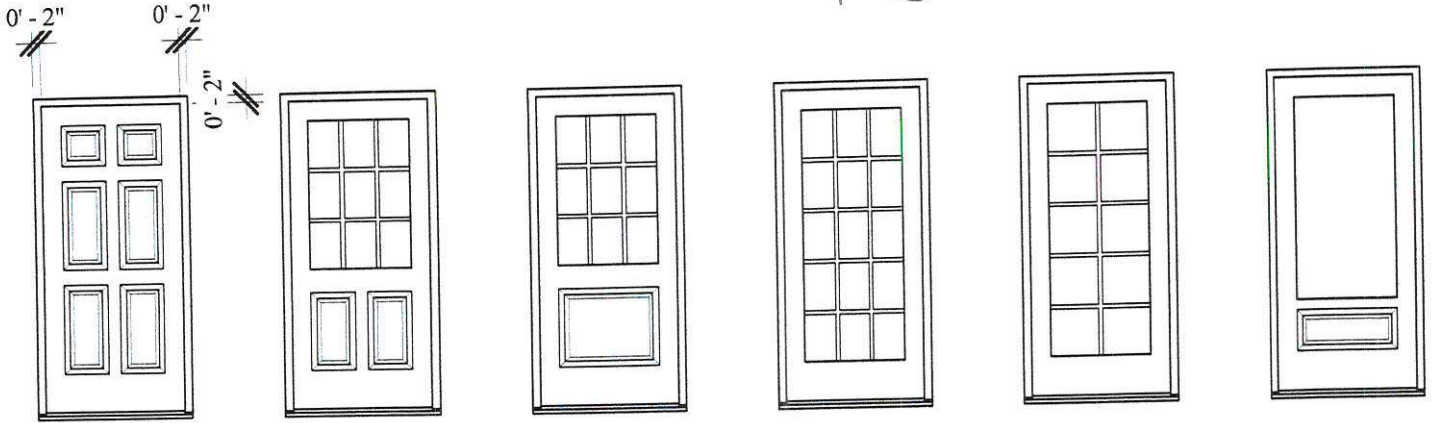
If there is no style that resembles the majority of windows in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the window that you propose to use.

Initial of Applicant: RV

Door Type Selection Sheet

screen panel
~~* glass / storm door~~

2" Minimum Door Trim All Doors



6 Panel

9 Lite
over
2 Panel

9 Lite
over
1 Panel

15 Lite

10 Lite

Custom Lite
Pattern: Please
Draw or Attach
Picture

Typical Door Styles

Please check the box below the Typical Door Style door that most closely resembles the majority of the exterior doors in your existing home.

If there is no style that resembles the majority of doors in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the door that you propose to use.

RV

Initial of Applicant: _____

