

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: April 10, 2023

RE: 163 Seavy Street
Application for Certificate of Appropriateness

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

APPLICANTS PROPOSAL:

Replacing windows, adding laundry room/ mud room and add a new 2 car garage
Repairing gutters, trim and soffits
Repairing walkway and steps to front porch
Replacing roof

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40.
See the attached application and supporting documentation for HPC review.

163 Seavy Street - Senoia GA
(919)250-8114

Historical Preservation Committee Request for Approval



George & Betty Hoff
163 Seavy Street
Senoia, Georgia

OUR GOAL

Preserving the architectural integrity of the Merrick Home and making new memories for our Family



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: 163 Seavy Street, Senovia, GA
Name of Homeowner/Applicant: Elizabeth + George Hoff
Signature of Homeowner/Applicant: Elizabeth Hoff + George Hoff
Please Initial Each Sheet Where Indicated

Accepted By HPC: _____ Date: _____
Signature of Chairperson HPC



Application for Certificate of Appropriateness

Date Received 3/27/23 Application No.: _____

Address of Subject Property: 163 Seavy Street, Senoia, GA 30276

Applicant: Elizabeth & George Hoff

E-Mail: Bettyhoff225@gmail.com

Applicant Mailing Address: 163 Seavy Street
Senoia, GA 30276

Applicant Phone(s): 919-250-8114

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

Other _____

Owner(s): Elizabeth & George Hoff

E-Mail: Bettyhoff225@gmail.com

Owner(s) Mailing Address: 163 Seavy Street

Senoia, GA 30276

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1873 / Addition 1970's

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:

Please reference power point presentation for specific details.

Window Replacement - existing home

Addition - 2 car garage/workshop

Laundry Room / Mudroom

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.

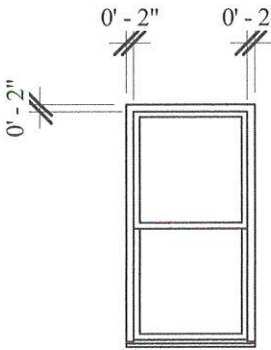
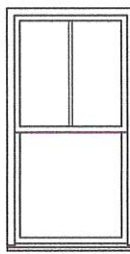
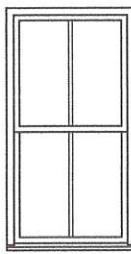
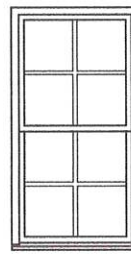
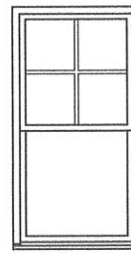
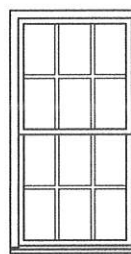
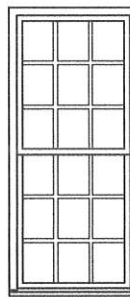
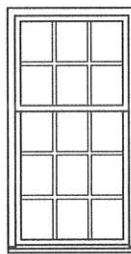
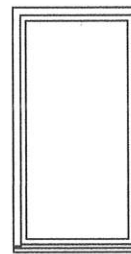
Applicant Elizabeth Hoff Date 3/27/23

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.

E Hoff
3/27/23

Window Type Selection Sheet

2" Minimum Window
Trim All Windows

				
1 Over 1	2 Over 1	2 Over 2	4 Over 4	4 Over 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				
6 Over 6	9 Over 9	1/3 Over 2/3	Other: Please Draw Proposed Pattern/Type	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

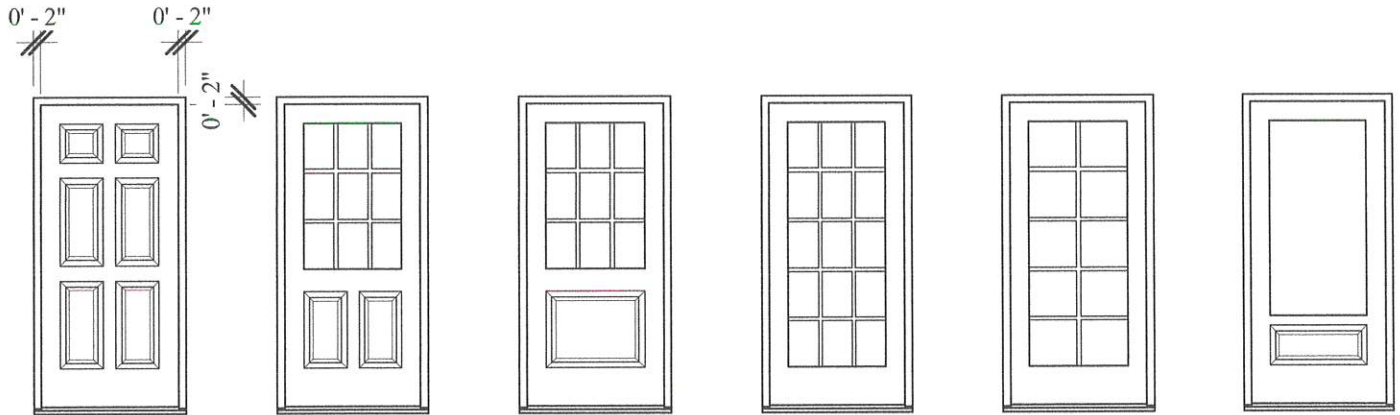
If there is no style that resembles the majority of windows in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the window that you propose to use.

Initial of Applicant: E.N.
3/27/23

TWS 1 of 1

Door Type Selection Sheet

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.

Initial of Applicant: EA
3/27/23

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. (*Hardi Plank*)
- 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): _____

Trim: To Match Existing: If trim will be different Please describe: _____
Only where damaged areas required to be repaired on existing home

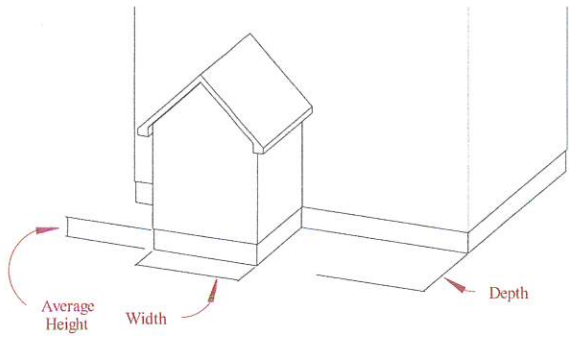
Railing: To Match Existing: If Railing will be different Please describe: _____
N/A

Step Material: *Brick or Concrete*

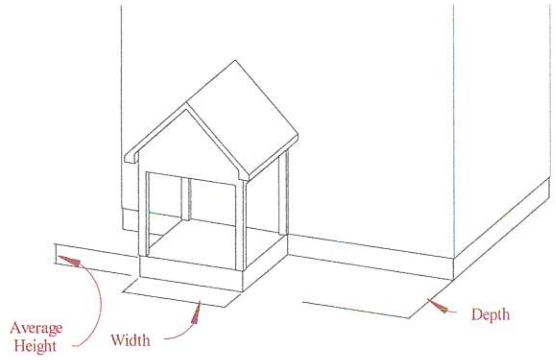
Foundation Material: Match Existing: If Material will be different Please Describe: _____
Wood frame - covered w/hardi plank on "New- Addition / 2 Car Garage"

Initial of Applicant: *EA*
3/27/23

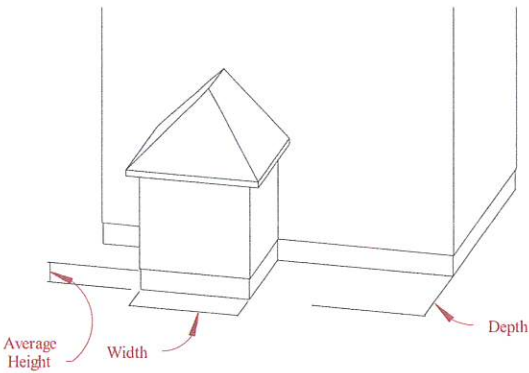
Addition Type Selection Sheet



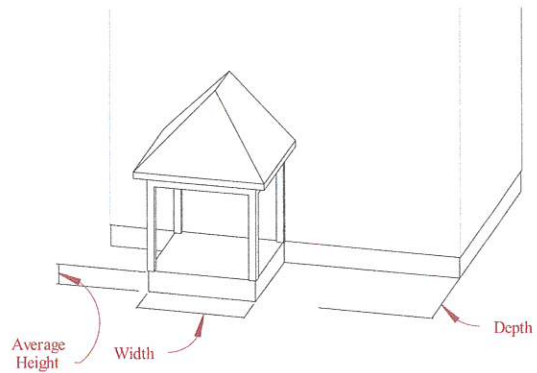
Gable Roof Addition



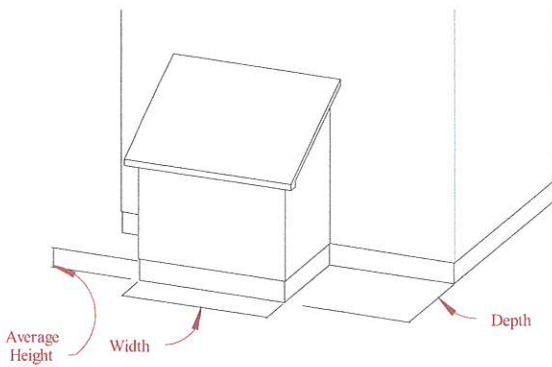
Gable Roof Porch Addition



Hip Roof Addition
3-Sided

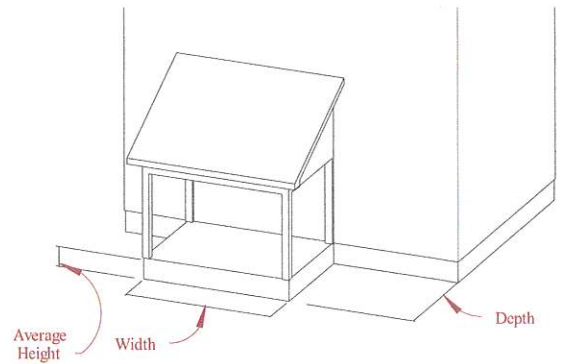


Hip Roof Porch Addition



Shed Roof Addition

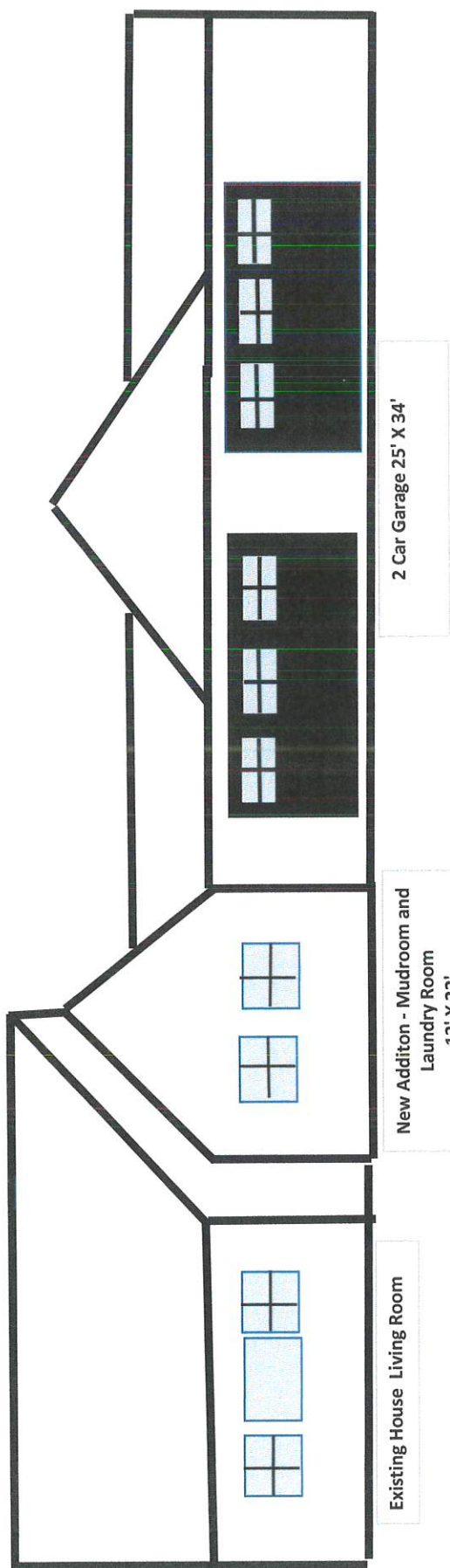
Please check the box next to the addition that most closely resembles the addition to your existing home.



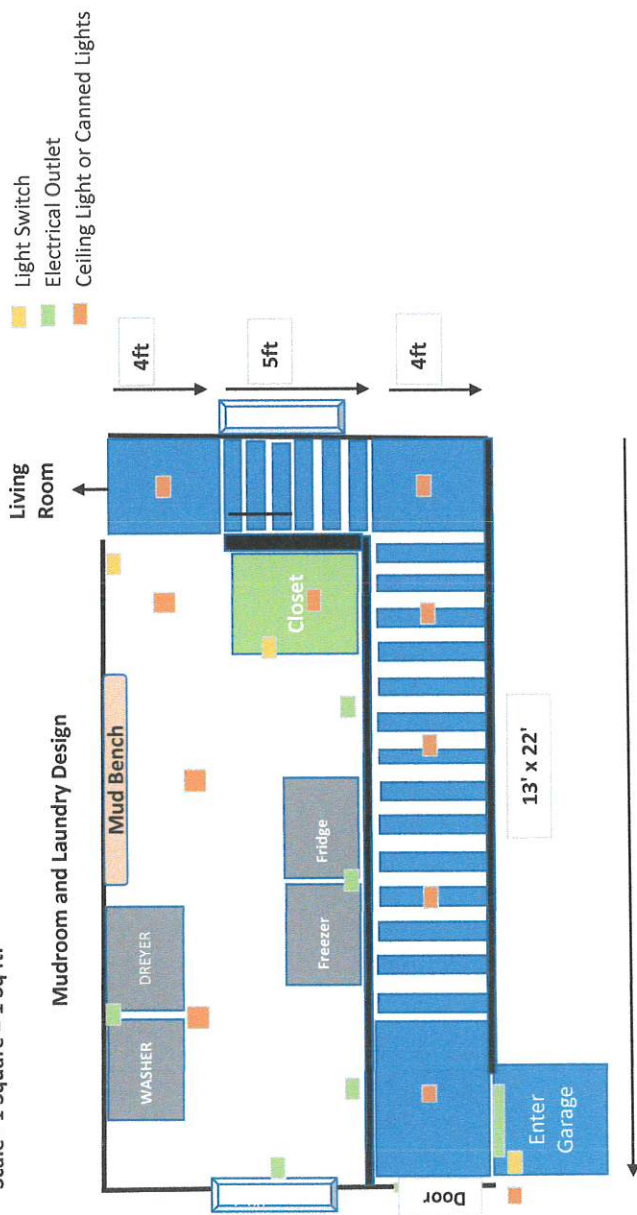
Shed Roof Porch Addition

Initial of Applicant: EN 3/27/23 ATS 1 of 2

HOFF - GARAGE/WORKSHOP/ROOM ADDITION



Scale - 1 Square = 1 Sq ft.



Historical Preservation 3.0 Guidelines for Rehabilitation and Maintenance of Historic Structures - Windows

Windows add light to the interior of buildings and also provide ventilation and a visual link to the outside. The most common window in Senoia is the double hung wooden sash. The different styles in the district include one-over-one, six-over-one, three-over-one, and four-over-one.

1. Retain the original windows if possible. Make sure all hardware is in good operating condition. Check the caulk and glazing putty to make sure it is still intact.
2. Try to repair rather than replace the original windows.
3. Replace windows only when they are beyond repair. The reconstruction should be based on physical evidence or old photographs.
4. Windows that must be replaced shall have a minimum two inch brick profile and cannot radically change the appearance of the window.
5. Consideration should be given to glazing pattern of the windows. Replacement sashes should fit the window.

CURRENT CONDITIONS OF WINDOWS

All windows (18) are severely fractured, unable to open as designed, and present potential injuries. A safe environment within our home is our #1 priority. Under the current window conditions there are 2 significant risks(1) Serious injury could occur in the event a grandchild or an adult fell into any of the windows and broke upon impact. (2) In the event of a fire in the home it would be difficult to evacuate due to windows unable to open or the struggle to open that is damaged. Reference the Next Slide (3) – demonstrates evidence of windows beyond repair.

- Not a single window in the home has tempered glass and if broken will result in sharp edges increasing injury. If tempered glass is broken it will shatter into small oval-shaped pebbles when broken and would minimize any injury.
- The existing storm windows distract from the overall beauty of the historic home.
- Heating and cooling loss is significant in the home due to the wood sash supporting the single pane windows. The current window sash is rotten, which has developed mold due to leaks and sight of daylight between the frame where it should be air tight.
- The window in bathroom does not meet code.
- The era of this home would have historic double hung windows with ropes and pulleys or chains to make them raise up and down; the windows are not original.

Evidence of Windows Beyond Repair

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Non-tempered glass creates the danger of sharp edges and increases bodily injury. If a child or adult fell into the window the potential risk of injury could be serious or result in death.



Majority of the windows have significant decay due to leaks from the moisture causing the wood to rot, mold, and windows to not function properly.



Decayed window trim and gap in window; ivy plant growing from the outside into the inside of house.

Replacement of Windows

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163 Seavy Street - Senoia GA
(919)250-8114

- The window sash will be replaced with “No-Rot Composite Material” to include permanent exterior “Muntin”.
- All trim work inside and outside surrounding the windows will remain as is or repaired as needed.
- The windows will have a minimum two inch profile as required by the guidelines.
- The window appearance will replicate the current design (4 over 4 or 6 over 6) based on the location of the window to retain the historic view of the home.
- We request permission to remove the storm windows currently in place to truly enhance the historic beauty of the windows surrounding the home.
- It allows for us to leverage a level of high energy and cost efficient savings.
- Replacement of window will eliminate the mold issue currently present in the existing windows.



Replacement of Electrical, HVAC & Plumbing

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(919)250-8114

Prior to purchasing the home, we had a Contractor (Brad Craven Construction) bring in a Licensed Electricians/Plumbers/HVAC experts to consult with us where there may be areas of concern and mandatory repairs. All areas are recommended to be replaced immediately to preserve the home. We will reap the benefit of receiving compliance certification, gaining energy efficiencies, and more importantly increase the safety in our home.

Upon approval by the HPC our Contractor will file for the appropriate permits and required inspections from the City of Senoia.



Electrical – Electrician inspector found multiple areas where the wiring has frayed and presents a high risk for fire. Some outlets in the home have been identified of not working properly.



HVAC

HVAC – Current HVAC unit installed in the home requires replacement and only supports the heating and cooling on the 1st Floor. The 2nd floor only has a window air condition unit, which has damaged the trim work and wall surrounding the window.



Plumbing – Water pipes are corroded and the water heater in the home requires replacement. Also, we've learned that the positioning of the toilet on the 2nd floor does not meet code and the window requires to be tempered to past inspection.

Adding an Addition / Two Car Garage

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(919)250-8114



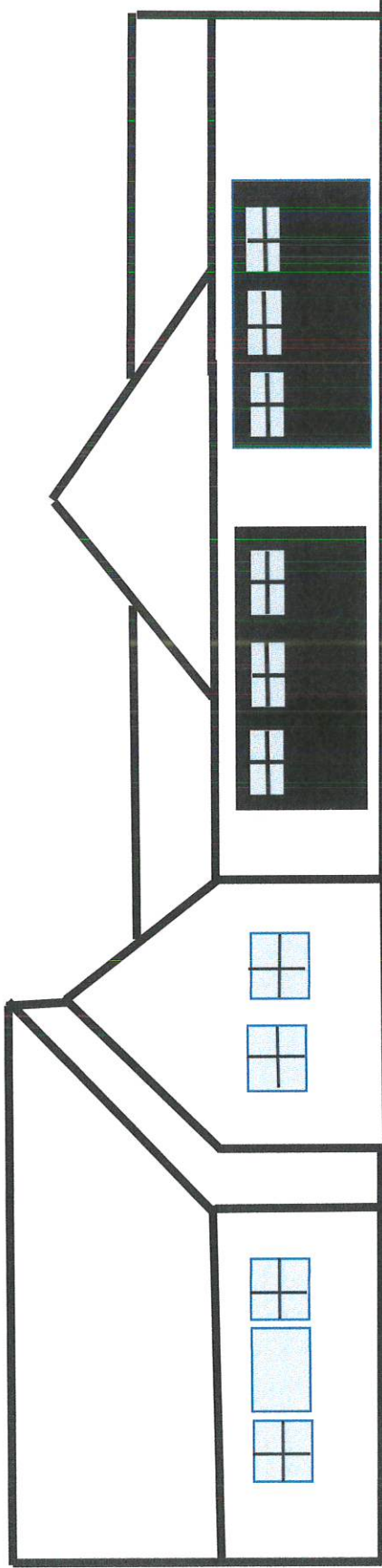
- Currently there is no garage and adequate space for a laundry room and mudroom. The existing laundry room is located under the steps and the floor and wall are damaged due to pipes leaking in this area.
- Access to the home requires climbing multiple “steep steps” where the previous owners added a deck (15’x 24’) several years back to enter into the home.
- We are very active and healthy for our age, but we need an access solution different from the current state of entry to the back of the home without climbing steep steps and mitigate the risk of falling.

Request For Approval

Our plans are to replace the back deck with a room addition (13’ x 22’), which will enclose the laundry room, mudroom and interior walk ramp. The two garage (25’x34’) would be attached to the new addition to have a complete closed environment from exiting the car to inside the house. The construction for the room addition and 2 car garage would be a 3-sided construction to include using hardi plank siding, 4 over 4 windows and install the historic charm of carriage designed garage doors. The attachment of the addition and garage would be linear to the house to further enhance the beauty of this historical home.

Conceptual Design of Addition/Two Car Garage

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(919)250-8114



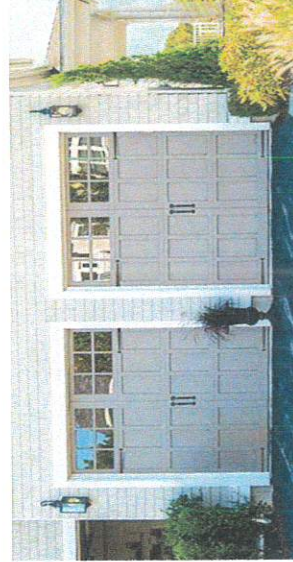
Existing House - Living Room

New Addition
Mud and Laundry Room
13' X 22'

2 Car Garage 25' X 34'

Material List

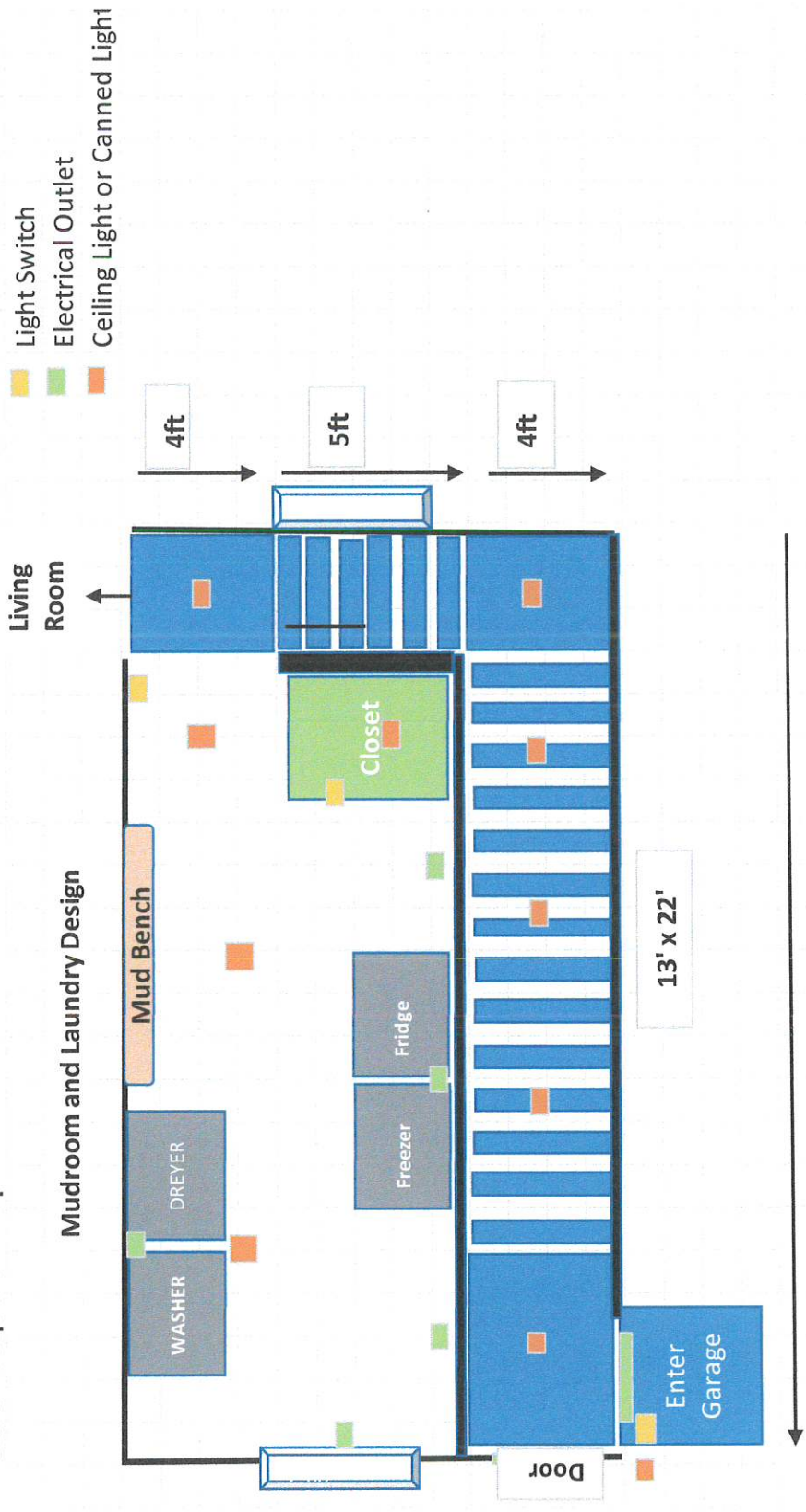
Exterior – Hardi Plank
4 over 4 Window
Roof - Shingles



Carriage House style garage doors will enhance the curb appeal and beauty of the historic home while providing superior thermal performance and durability.

Interior Floor Plan/View of Mudroom / Laundry Addition

Scale - 1 Square = 1 Sq ft.



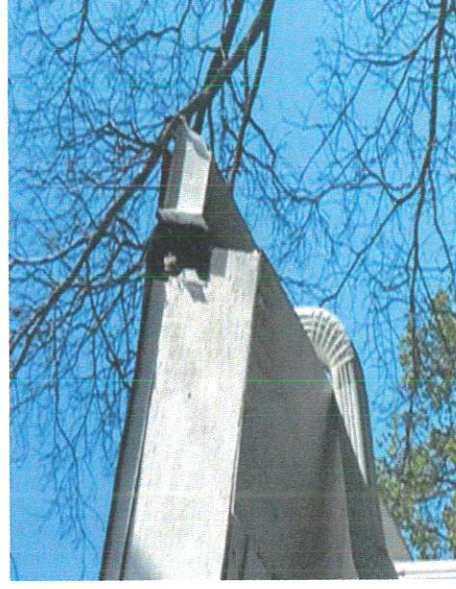
Exterior Painting of the Home / Trim Work / Soffits / Gutters / Porch

The home requires repairs to certain areas where the wood has decayed on the side of home near the gutters, porch floor and siding.

Our plan is to repair these areas where there are damages to match as closely to the existing design. We will paint the outside of the home and replace the roof during construction of the addition and garage. We would like to change the color of the shutters and front door from green to black if permitted.



Front Porch Flooring



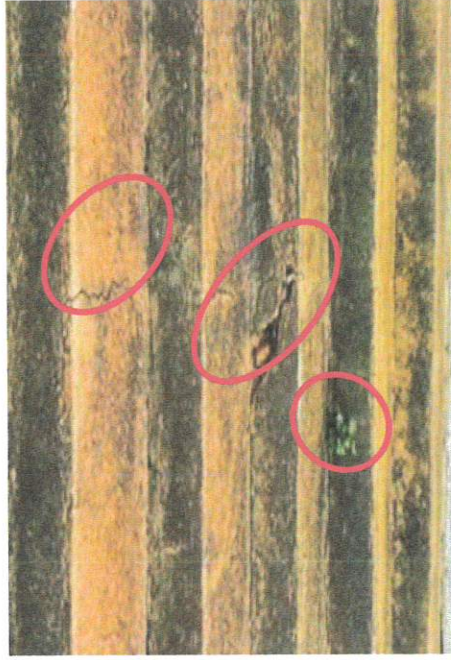
Damage to soffit/gutter

Repair of Sidewalk and Steps Leading Up to Front Porch

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163 Seavy Street - Senoia GA
(919)250-8114

Current state of the sidewalk in front of the home is a potential risk for an individual to falling and causing injury. The sidewalk and steps are uneven, distressed, and believe restoration is necessary to maintain safety and preserve the front entrance of the home.

Our plans would be to replicate the current style/layout of the steps and sidewalk. The steps are concrete and brick and taking under consideration of replacing with brick or concrete material.



Front Porch steps presents several cracks and crumbling in the cement.



Concrete over existing brick



Front Sidewalk – broken tile, standing water due to settlement of sidewalk and age of material.

Roof Replacement – Entire Home

Full replacement of the roof is required due to multiple leaks throughout the home to include the wrap around the porch. The home is in need of replacing the roof in this area in order to avoid further damage and maintain the beauty of this front porch, as well as, the beaded ceiling board, and hardwood flooring.



Front Porch Ceiling – showing the results of water damage.



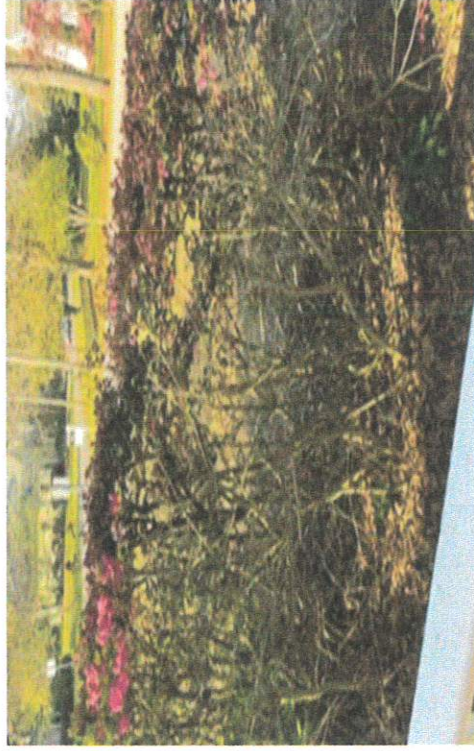
Sunroom – showing the result of water damage to interior ceiling due to the roof leaking

Landscaping

Enhance the landscaping around the home to further show the historic attractiveness and beauty of the home.

Several shrubs are dying due to age and lacks the desired landscaping in the front of the home facing Seavy Street and the side of the home facing Pylant Street.

Our plans would be to professionally have new plants, shrubs, and flowers planted.



Landscaping – a view of multiple shrubs that are gone due to aging and extreme cold temperatures this past winter.

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 *Complete*

- 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 *N/A*

- 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 *N/A*

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

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4. Fences & Retaining Walls

N/A

- 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;

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- d. Louvers and vents;
- e. Chimney height and material

8. Dormers **N/A**

- 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 **N/A**

- 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

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11. Entrance

N/A

- 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); *Replicate existing sash panels*
- 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 / *painting existing*
- j. Dimensions of windows and doors. - *no change*

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~~

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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

Applicant Signature *Elizabeth + George Hoff* Date *3/27/23*

E Hoff 3/27/23

Thank You!

Hoff
163 Seavy Street - Senoia GA
(919)250-8114

