

William "Dub" Pearman, III  
Mayor

Harold Simmons  
City Manager



**MEMO**

TO: Historic Planning Commission

FROM: Curtis Hindman, Community Development Director

DATE: February 12, 2024

RE: 132 Clark Street  
Application for Certificate of Appropriateness

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

**APPLICANT'S PROPOSAL:**

Seeking approval to replace existing storage shed with an attached carriage house garage that will be connected to the home via a breezeway.

**PENDING VARIANCES:**

If HPC approves of materials, no permit will be issued until Mayor and Council approves variances on 3/4/2024.

R40

Application for Certificate of Appropriateness

Date Received 1/5/24 Application No.: \_\_\_\_\_  
 Address of Subject Property: 132 CLARK ST SENOVIA GA  
 Applicant: ROBERT W PATTERSON  
 E-Mail: F16 Bullet @ AOL.com  
 Applicant Mailing Address: 132 CLARK ST SENOVIA GA 30276

Applicant Phone(s): 404-510-0995  
 Applicant's relationship to the owner: Owner  Architect: \_\_\_\_\_ Contractor/Builder \_\_\_\_\_  
 Other \_\_\_\_\_

\*\*\*\*\*

Owner(s): ROBERT W AND MARTHA S PATTERSON  
 E-Mail: F16 Bullet @ AOL.com  
 Owner(s) Mailing Address:  
SAME AS APPLICANT

Owner(s) Telephone Number:  
404-510-0995

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Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1920 BUILT. ADDITION DONE IN 2017

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:  
REPLACE EXISTING STORAGE SHED WITH AN ATTACHED CARRIAGE HOUSE GARAGE. PLANS AND DETAILS INCLUDED  
THIS EXACT PLAN WAS APPROVED FOR COA IN FEB 2017 ORIGINAL COA ATTACHED

THE GARAGE WILL BE LOCATED CLOSE TO THE EXISTING HOME SO THAT THE REQUIREMENTS OF 174-265 ARE MET: "NO NO BREEZEWAY THAT CONNECTS A PRIMARY STRUCTURE TO A GARAGE SHALL EXTEND MORE THAN 20 FT."

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 RW Patterson Date 1/5/24

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](mailto: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](mailto:scasey@senoia.com). Her direct number is 770-328-3275.

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

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

# 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.
- Brick to Match Existing
- Other (Describe): BATTAN AND BOARD WITH HARDEE BOARD  
SIDING TO MATCH EXISTING HOME STYLE

### Roofing:

- Shingle to Match Existing.
- New Shingle (Entire Roof New and Existing)
- Seamed Metal Roof:

- Standing Seam
- Flat Seam
- Five "V"
- Other (Describe): ARCHITECTURAL SHINGLE STYLE TO  
MATCH EXISTING HOME

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

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

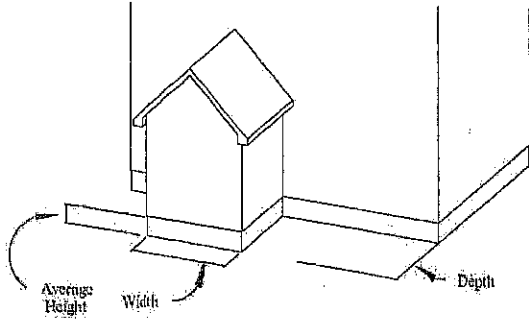
Step Material: N/A

Foundation Material: Match Existing: If Material will be different Please Describe: \_\_\_\_\_

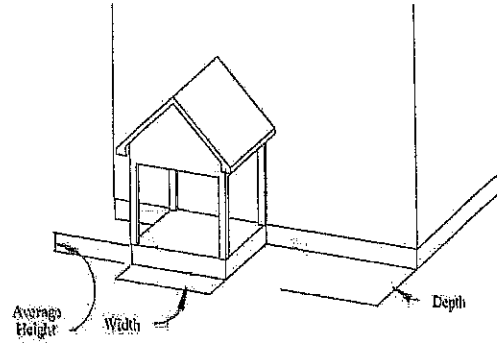
Initial of Applicant: ef

MD 1 of 1

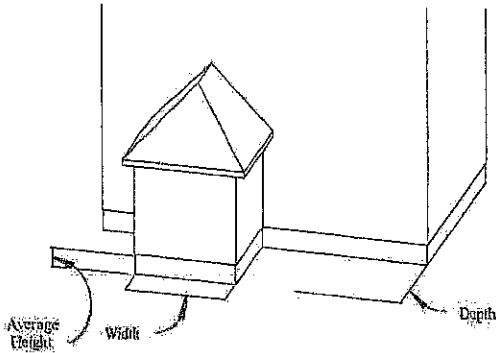
# Addition Type Selection Sheet



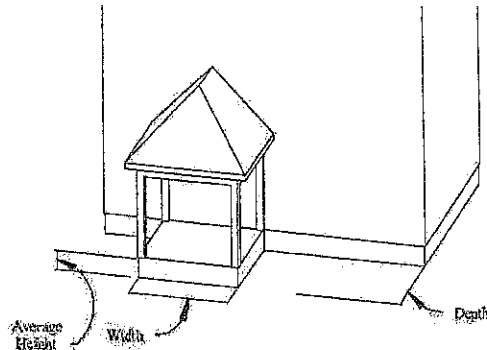
Gable Roof Addition



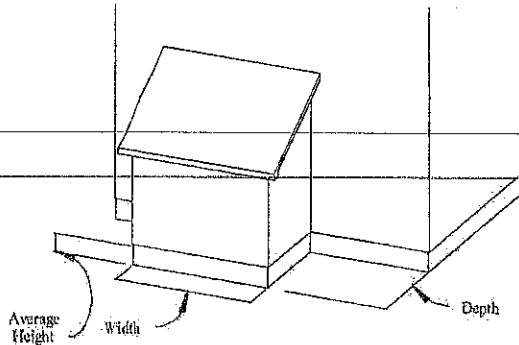
Gable Roof Porch Addition



Hip Roof Addition



Hip Roof Porch Addition

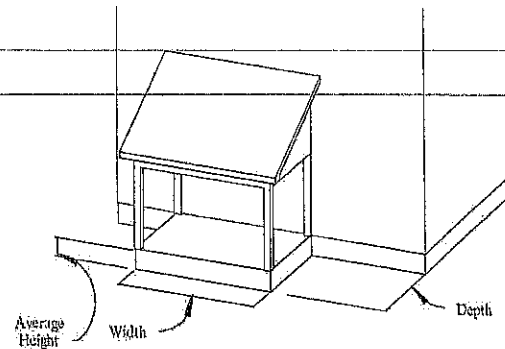


Shed Roof Addition

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

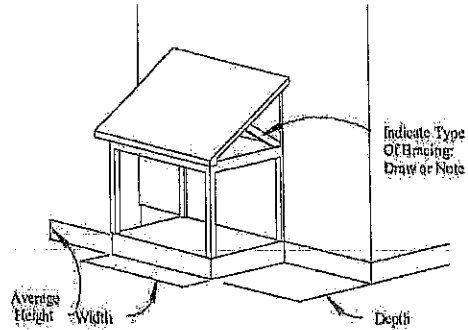
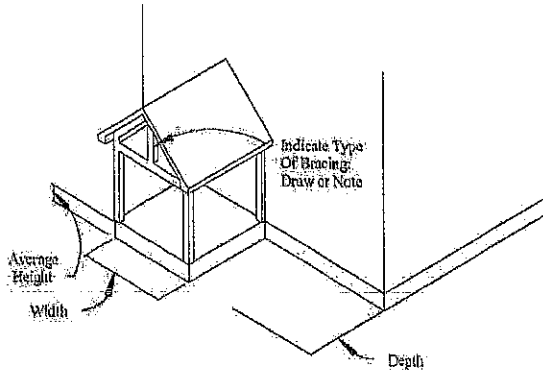
Initial of Applicant: KP

ATS 1 of 2



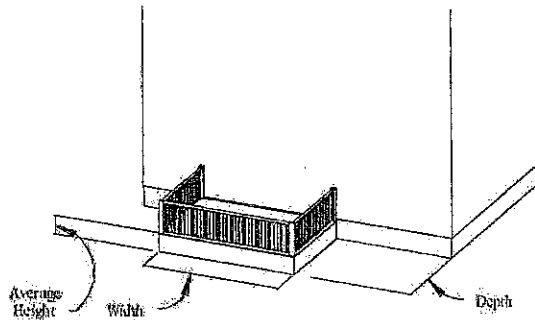
Shed Roof Porch Addition

# Addition Type Selection Sheet



Gable Roof Open  
End Gable Addition

Shed Roof Open  
End Gable Addition



Deck Addition

Indicate Where Steps (if Applicable) Will Be Located

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

Initial of Applicant: KP

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# City of Senolia 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 Senolia, 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 Senolia. 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 Senolia, 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.

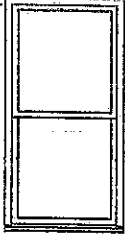
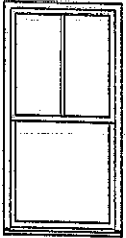
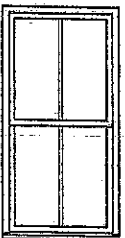
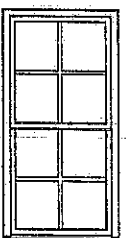
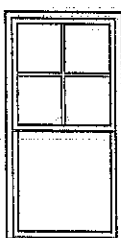
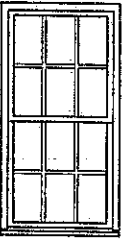
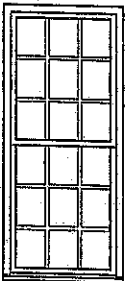
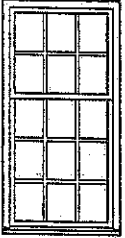
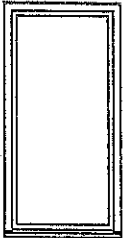
Address of Residence to be Altered: 132 CLARK ST Senolia GA  
Name of Homeowner/Applicant: Robert W Patterson  
Signature of Homeowner/Applicant: RWPatterson  
Please Initial Each Sheet Where Indicated

Accepted By HPC: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Chairperson HPC

# Window Type Selection Sheet

2" Minimum Window Trim All Windows

0'-2" 0'-2" 0'-2"

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

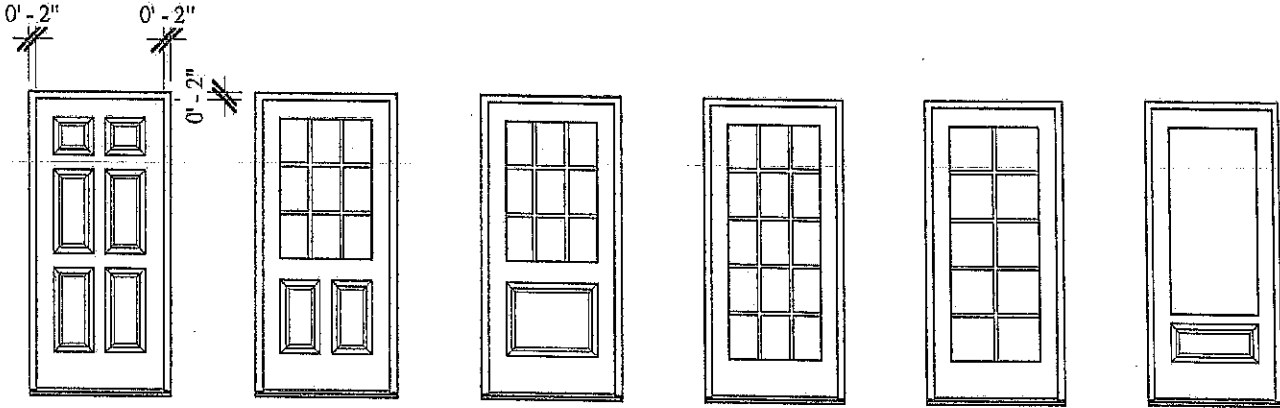
Initial of Applicant: RP

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# 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



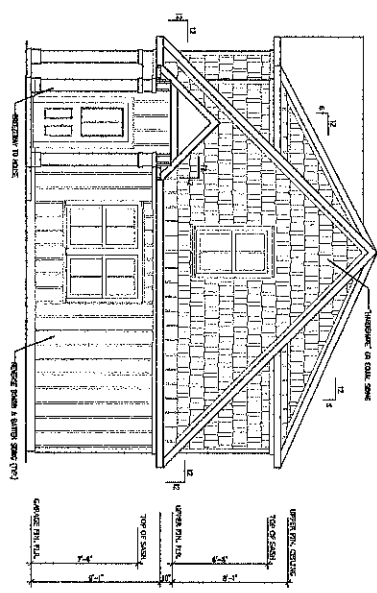
## Typical Door Styles

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

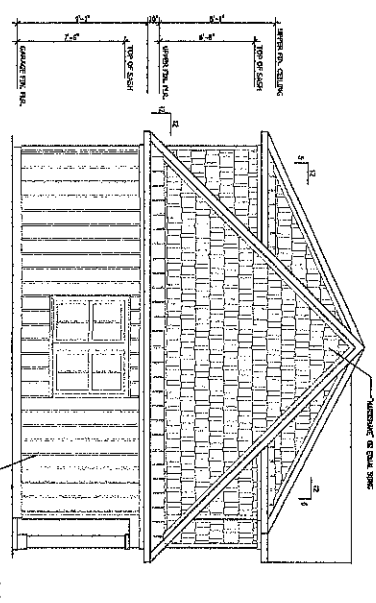
If there is no style that resembles the majority of doors in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the door that you propose to use.

Initial of Applicant: *AP*

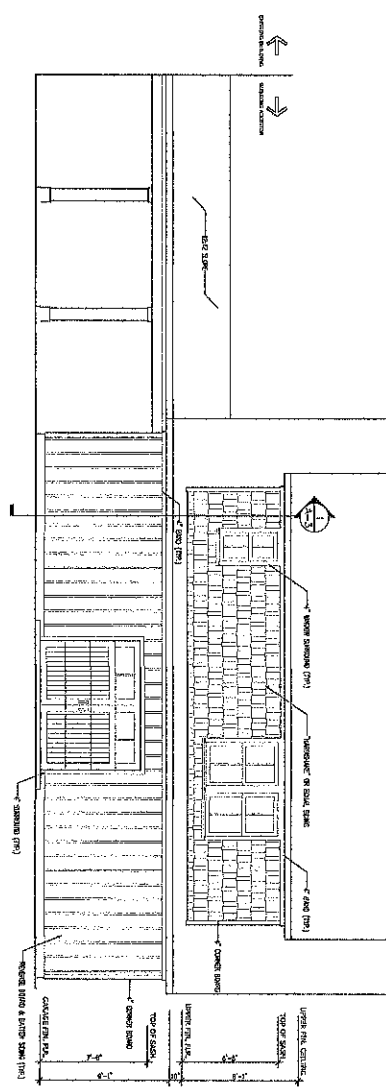
5



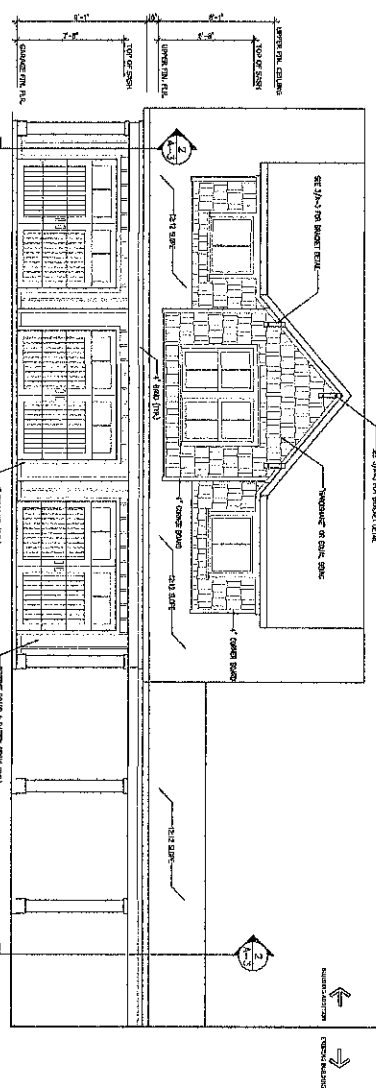
4 RIGHT ELEVATION ADDITION  
SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION ADDITION  
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION ADDITION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION ADDITION  
SCALE: 1/4" = 1'-0"

R. PATTERSON  
132 CLARE ST  
404-570-0995

A GARAGE ADDITION TO THE  
**PATTERSON RESIDENCE**  
SENOIA, GEORGIA

AIKIN & ASSOCIATES, INC.  
ARCHITECTURAL DESIGN AND CONSTRUCTION  
1000 W. BROADWAY, SUITE 100  
SENOIA, GA 30152  
404-570-0995  
www.aikin.com

DRAWN BY:  
PROJECTS:  
ETAN, INC.

A-1

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