20161220

CITY OF Marietta
HISTORIC PRESERVATION COMMISSION

David Freedman, Chairman
Martin C. Kendall
Alan Levine
Rebecca Nash Paden
Marion Savic
Renee Severson
Ray Worden

Application for a Certificate of Appropriateness (COA)

Applicant: STEVE & NANCY STEELE **Phone Number:** _____
Mailing Address: 315 KENNESAW AVE, MARIETTA 30060
Subject Property: (SAME) **Parcel ID:** _____
Property Owner: STEPHEN C. STEELE **Phone Number:** (404) 295-5302
Mailing Address: (SAME)

Type of Project Proposed:

- ☐ Demolition
- ☐ New Construction/Infill
- ☒ Additions
- ☐ Material Change in Appearance
- ☒ Fences, retaining walls, or landscaping

Description of Proposed Project (attach additional sheets if necessary):

SEE ATTACHED

* REPLACING EXISTING 6' PRIVACY FENCE WITH EXACT MATERIALS AND COLUMNS

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: Nancy Steele **Date:** 10/18/16

To be completed by STAFF ONLY

HPC Hearing Date: _____ City Council Hearing Date: _____

APPROVAL **DENIAL**

Conditions: _____

Chairman's Signature Date

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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STEPHEN C. STEELE
WILLIAM R. JOHNSON†‡
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
J. KEVIN MOORE
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ANGELA H. SMITH†
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ANGELA D. TARTLINE
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TAMMI L. BROWN
J. MARSHALL WEHUNT
JONATHAN J. SMITH
WILLIAM B. WARIHAY♦
DAVID J. OTTEN♦
JONATHAN S. FUTRELL
NORBERT D. HUMMEL, IV

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL ST • STE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF RD • STE 500
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JACKSONVILLE, FLORIDA
10201 CENTURION PKWY, N • STE 401
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BRENTWOOD, TENNESSEE
5200 MARYLAND WAY • STE 301
BRENTWOOD, TENNESSEE 37027
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LEXINGTON, KENTUCKY
2333 ALEXANDRIA DRIVE
LEXINGTON, KENTUCKY 40504
TELEPHONE (502) 410-6021

CHARLESTON, SOUTH CAROLINA
885 ISLAND PARK DR • STE B
CHARLESTON, SOUTH CAROLINA 29492
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TIFFANY B. SHERRILL♦
AMBER LAMPE PETERS♦
DAVID W. SAMMONS◊

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
• ALSO ADMITTED IN FL
•••• ALSO ADMITTED IN CA
^ ALSO ADMITTED IN TX
♦ ALSO ADMITTED IN AL
‡ ALSO ADMITTED IN KY
◇ ALSO ADMITTED IN SC
ALSO ADMITTED IN NC
•• ALSO ADMITTED IN IN
♦ ADMITTED ONLY IN TN
◊ ADMITTED ONLY IN FL
••• ADMITTED ONLY IN SC
* ADMITTED ONLY IN KY

November 18, 2016

Marietta City Hall
Kennesaw Avenue Historic Commission
205 Lawrence Street
Marietta, GA 30060

Dear Marietta Historic Commission:

We are proposing an addition to our property and are applying for a Certificate of Appropriateness. Our property is located within the Kennesaw Avenue Historic District, Lot number 315. We are asking to be reviewed by the Historic Planning Commission and our project placed on the docket at the next available HPC meeting. The proposed remodel would use the current footprint of our detached two-car garage and add a second floor on top for an art studio. The proposed design incorporates the architectural integrity of our home and materials will be matched. In accordance with the guidelines, the height of the proposed garage will not be taller than the original home and we believe proportional to the neighborhood.

Additionally we need to replace the entire privacy fence around the property. We have a tentative date in early December, 2016 to begin our fence replacement project. The fence company will be taking down and putting up new sections over several consecutive days to minimize exposure for our neighbors.

We are submitting for HPC review a Site Survey, color photos of the existing main residence, color photos of the existing detached two-car garage, and six sheets of architectural drawings outlining our proposed addition. Thank you for your consideration.

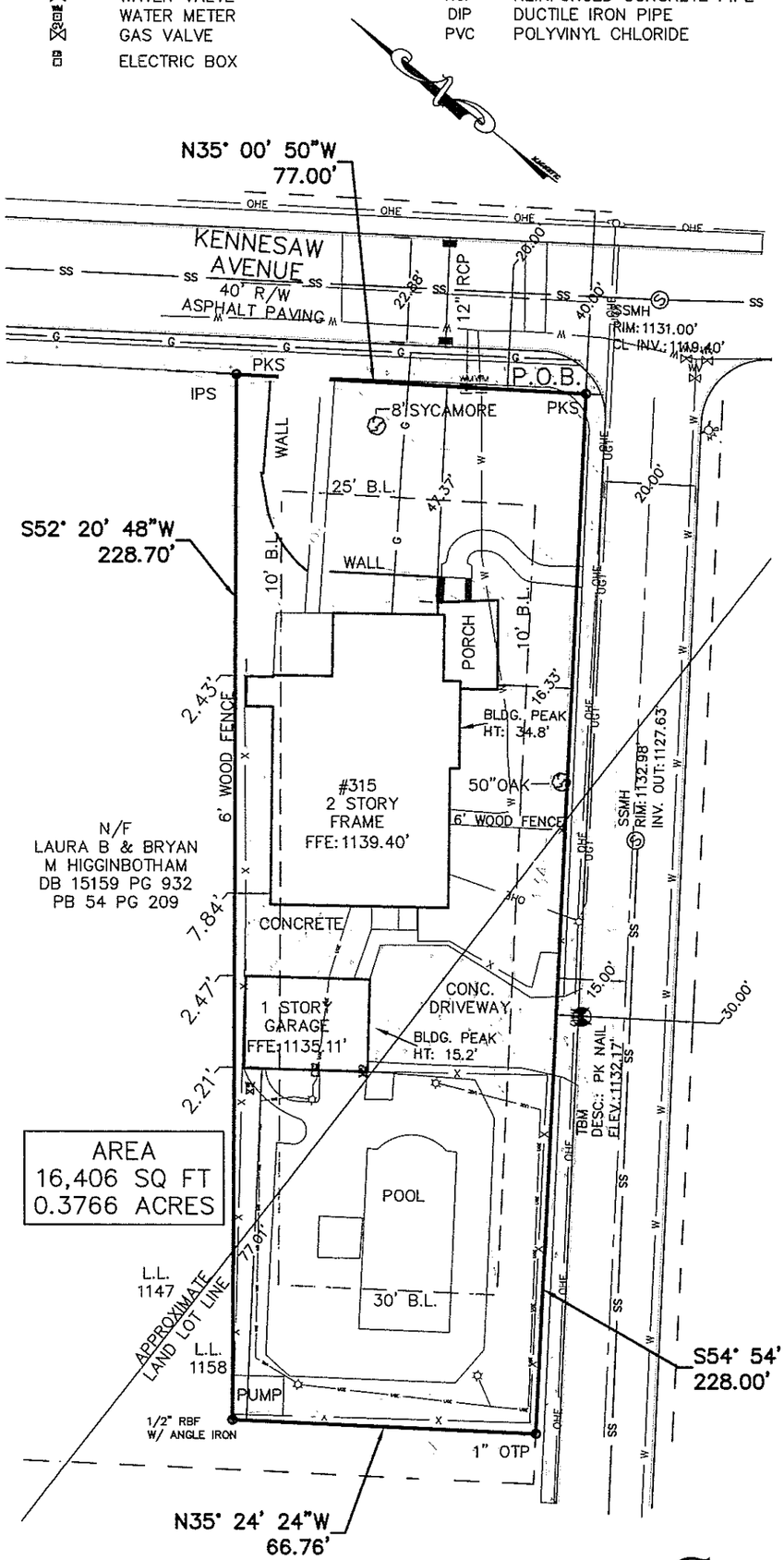
Respectively,

Mr. and Mrs. Stephen C. Steele

315 Kennesaw Avenue
Marietta, Georgia 30060
scs@mijs.com; (Steve) (404) 295-2884
Steeleresidence@mac.com; (Nancy) (404) 295-5302

LEGEND

—x—x—	FENCE
—2"G—	GAS LINE
—4"W—	WATER LINE
—UGE—	UNDER GROUND POWER LINE
—OHE—	AERIAL POWER LINE
—UGT—	UNDER GROUND SOUTHERN BELL
—OHT—	AERIAL SOUTHERN BELL
	POWER POLE
	LIGHT POLE
	GUY WIRE
	WATER VALVE
	WATER METER
	GAS VALVE
	ELECTRIC BOX
	GAS METER
	FIRE HYDRANT
	CURB INLET
	HEADWALL
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	GEORGIA POWER MANHOLE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
	IRON PIN FOUND/SET
	COMPUTED POINT
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
RB	REINFORCING BAR
IPS	IRON PIN SET – 1/2" RB
IPF	IRON PIN FOUND
x921.3	EXISTING SPOT ELEVATION
x(921.3)	PROPOSED SPOT ELEVATION
	TEMPORARY BENCHMARK



SURVEYOR'S NOTES

1. THIS SURVEY IS CLASSIFIED AS A "RETRACEMENT SURVEY FOR A BUILDING ADDITION ON THE GARAGE".
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1200 SMARTSTATION ROBOTIC INSTRUMENT ON SEPTEMBER 6, 2016.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/ACSM SURVEY OF 0.07+50 PPM.
4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN ±252,267.
5. THIS SURVEY MAY NOT REFLECT ALL SITE IMPROVEMENTS.
10. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43–15–22.
6. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT, IF ANY; AND UTILITY MARKINGS ON THE GROUND BY OTHERS. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
7. BUILDING LINES SHOWN AS PER R–4 ZONING AS PER CITY OF MARIETTA MUNICODE. PROPERTY IS LOCATED IN LOCAL HISTORIC DISTRICT.

THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67.AUTHORITY O.C.G.A. SECS. 15–6–67, 43–15–4, 43–15–6, 43–15–19, 43–15–22.

SEATON G. SHEPHERD, JR. GA R.L.S. 2136

09/20/2016
Date of Surveyors Signature

09/29/2016
DATE REVISED

GEORGIA REGISTERED NO. RLS 2136 PROFESSIONAL LAND SURVEYOR SEATON G. SHEPHERD, JR.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 feet

SURVEY FOR:

STEVE & NANCY STEELE
315 KENNESAW AVENUE
LAND LOTS 1147 & 1158
OF THE 16TH LAND DISTRICT
2ND SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
DEED BOOK 14834 PAGE 3691
JOB NUMBER: 16–08–210

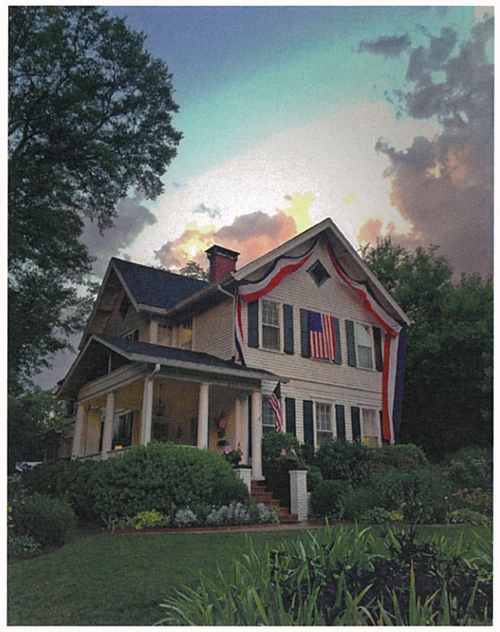
GRANT SHEPHERD & ASSOCIATES, INC

Construction Layout • GPS Modeling
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com COA/LSF 000459

Steele Residence Existing Garage

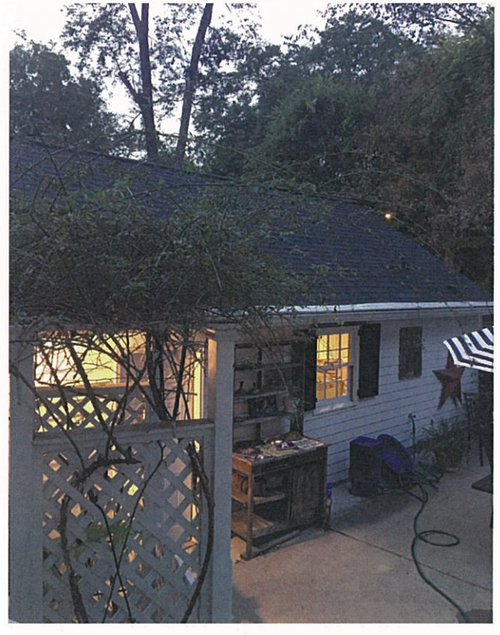
South side of garage from Holland Street



East front of house

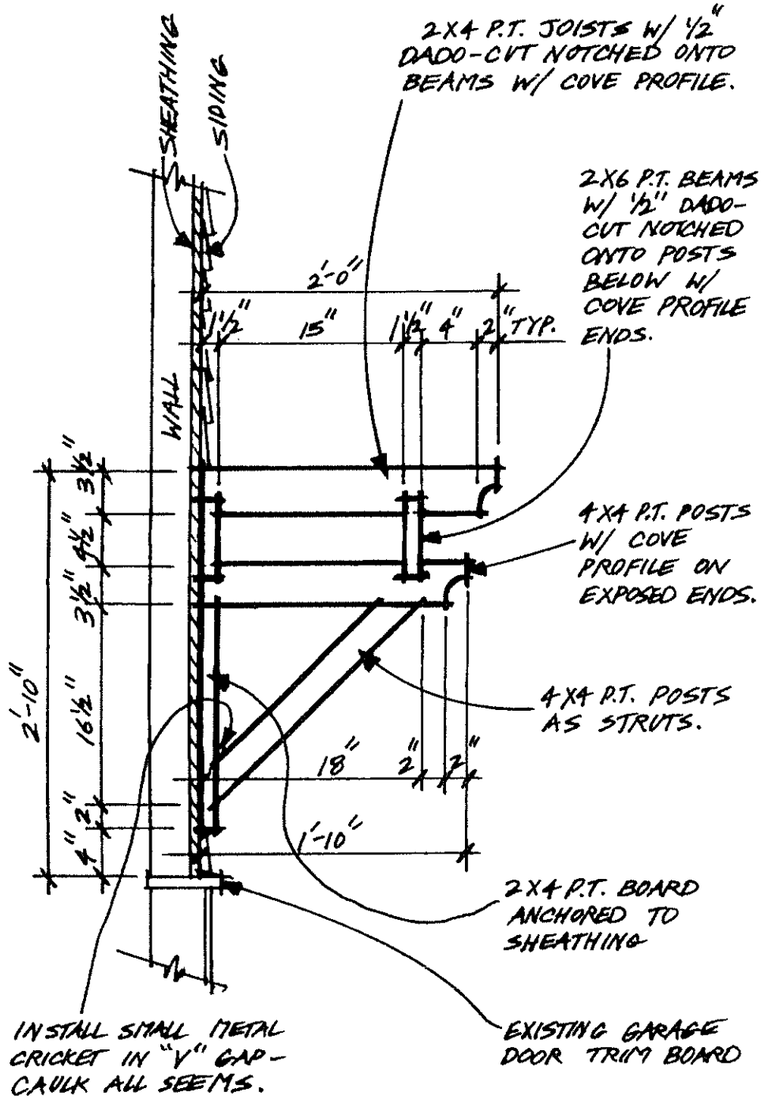
West side of garage from backyard

East side of garage

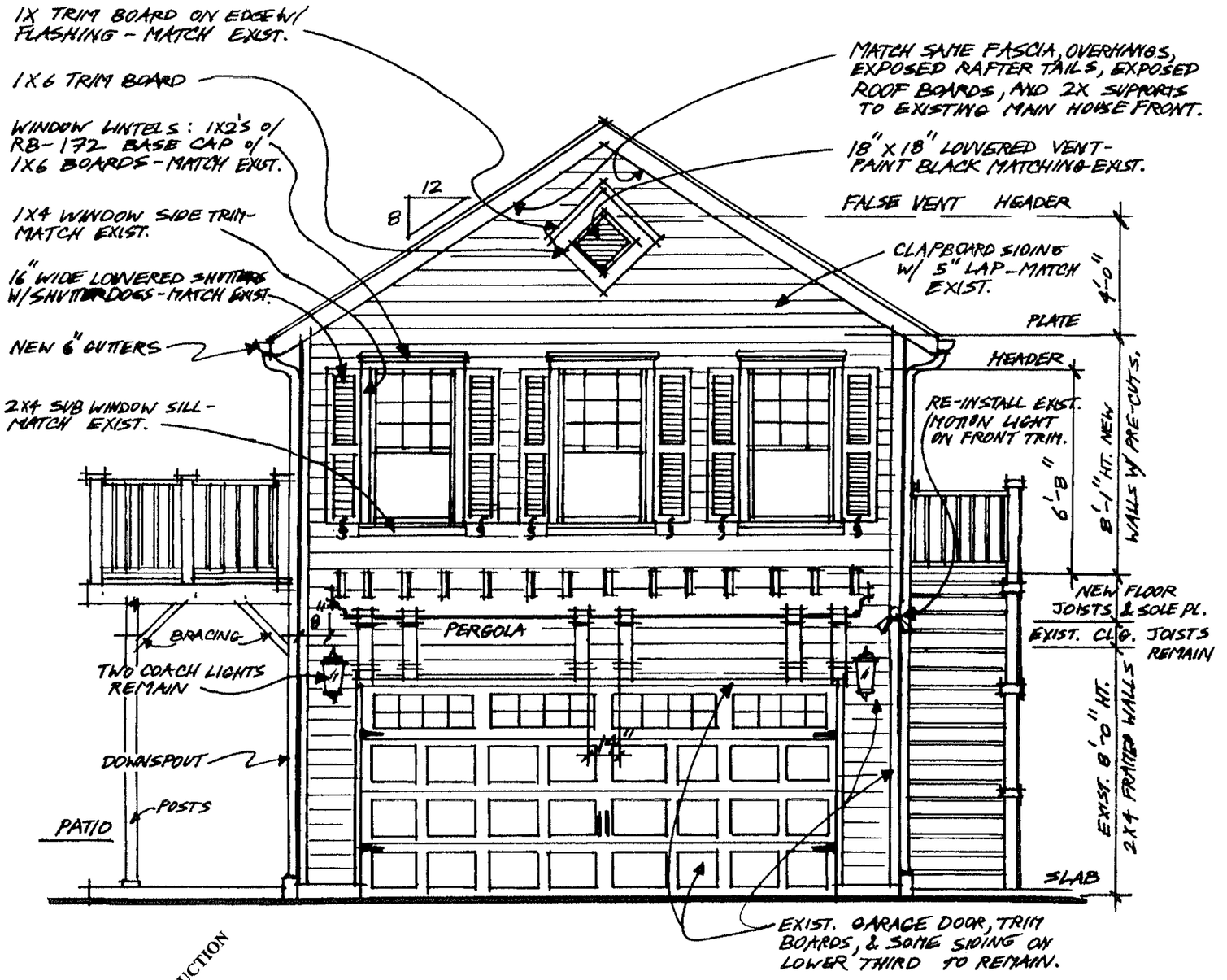


Courtyard right side of garage

North side of garage from Bryan and Laura Higginbotham's yard



PERGOLA DETAIL
SCALE: 1" = 1'-0"

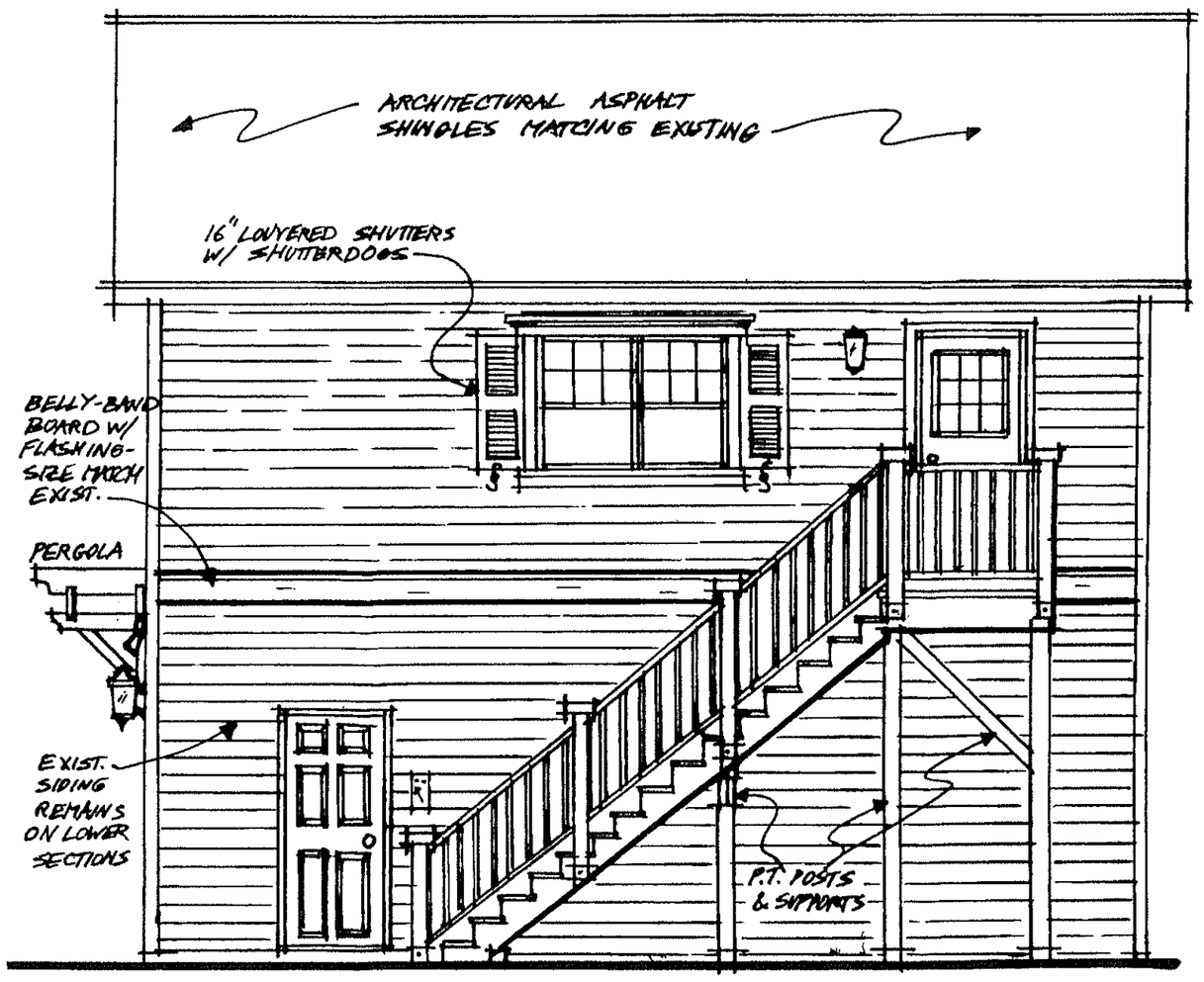


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

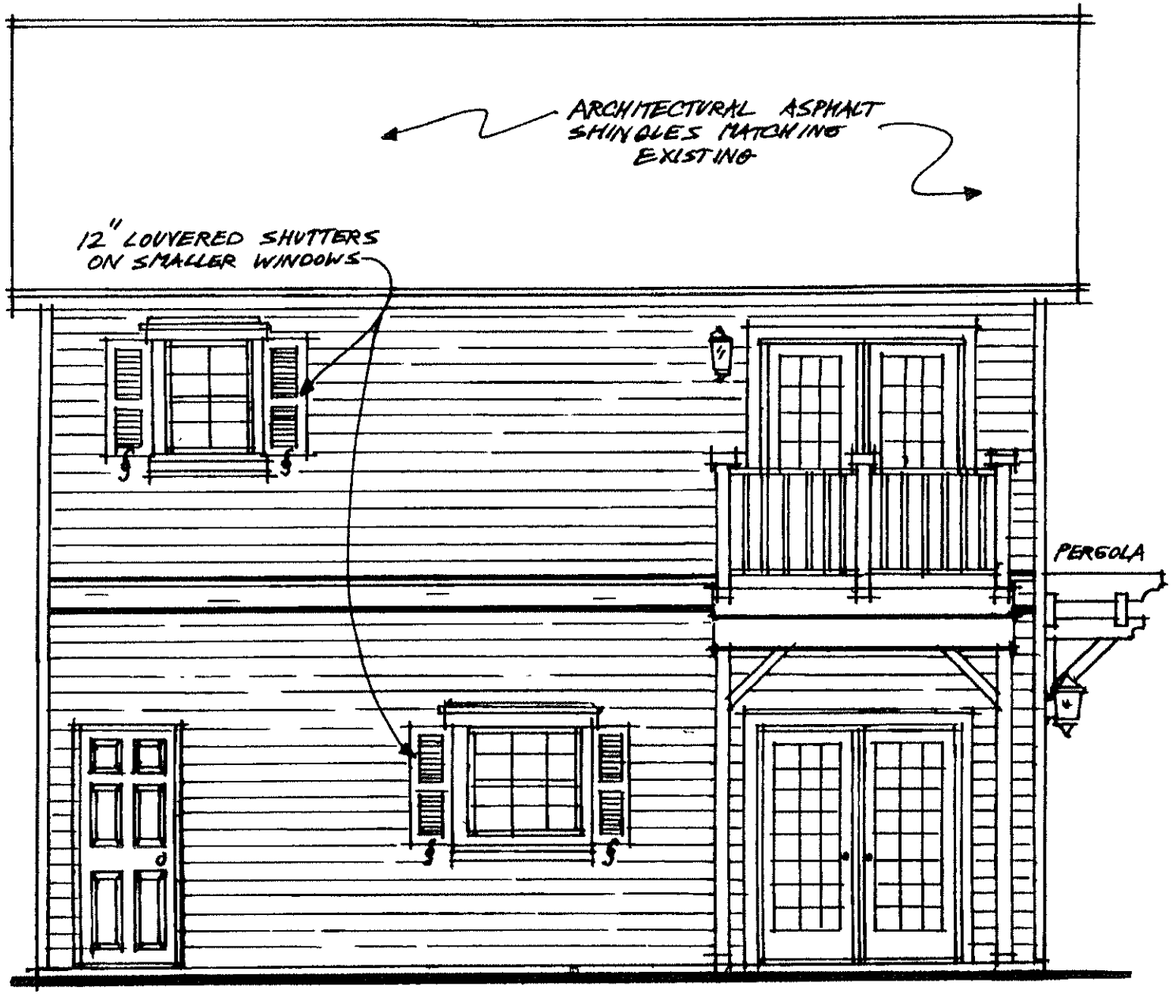
ISSUED FOR CONSTRUCTION

STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016
SHEET A3 OF 6



EAST ELEVATION
SCALE: 1/4" = 1'-0"

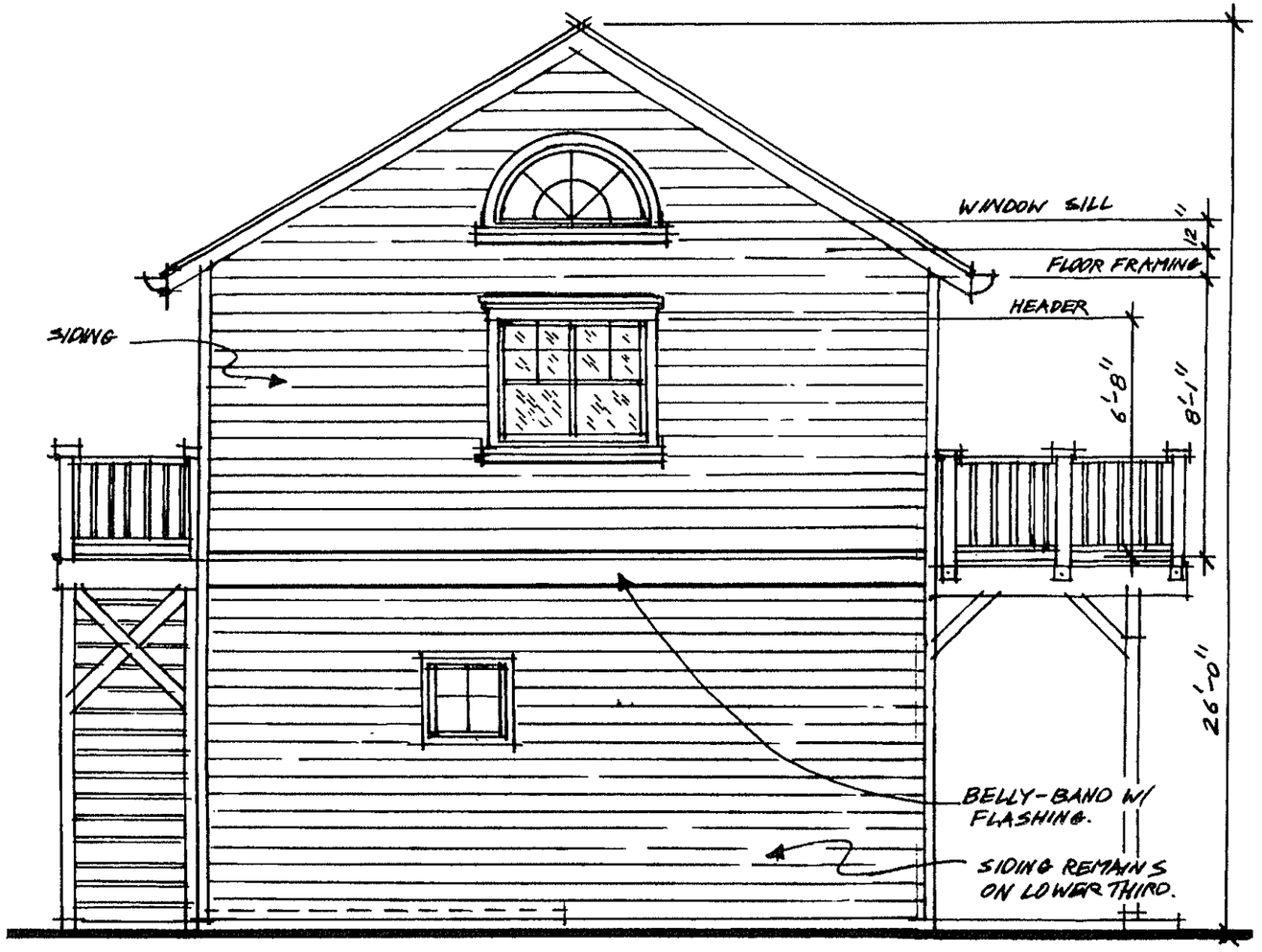


WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016
SHEET A4 OF 6



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016
SHEET A5 OF 6

STEELE ARTIST STUDIO PROJECT

NEW STUDIO O/ EXIST. GARAGE

CODE COMPLIANCE INFO

- INT. BUILDING CODE, 2012 EDITION W/ GA AMENDMENTS
- INT. FIRE PREVENTION CODE, 2012 ED. W/ GA AMENDMENTS
- INT. PLUMBING CODE, 2012 ED. W/ GA AMENDMENTS
- INT. MECHANICAL CODE, 2012 ED. W/ GA AMENDMENTS
- INT. GAS CODE, 2012 ED. W/ GA AMENDMENTS
- MODEL ENERGY CODE, 2009 ED. W/ GA AMENDMENTS
- INT. RESIDENTIAL CODE, 2012 ED. W/ GA AMENDMENTS
- CITY OF MARIETTA COMPREHENSIVE DEVELOPMENT CODE
- LIFE SAFETY CODE, 2012 ED. W/ GA AMENDMENTS
- NATIONAL ELECTRIC CODE, 2012 EDITION
- NATIONAL SWIMMING POOL CODE, 2012 EDITION
- GEORGIA STATE HANDICAP ACCESSIBILITY CODE, 120-3-20(A)

SHEET INDEX – ARCHITECTURAL SET

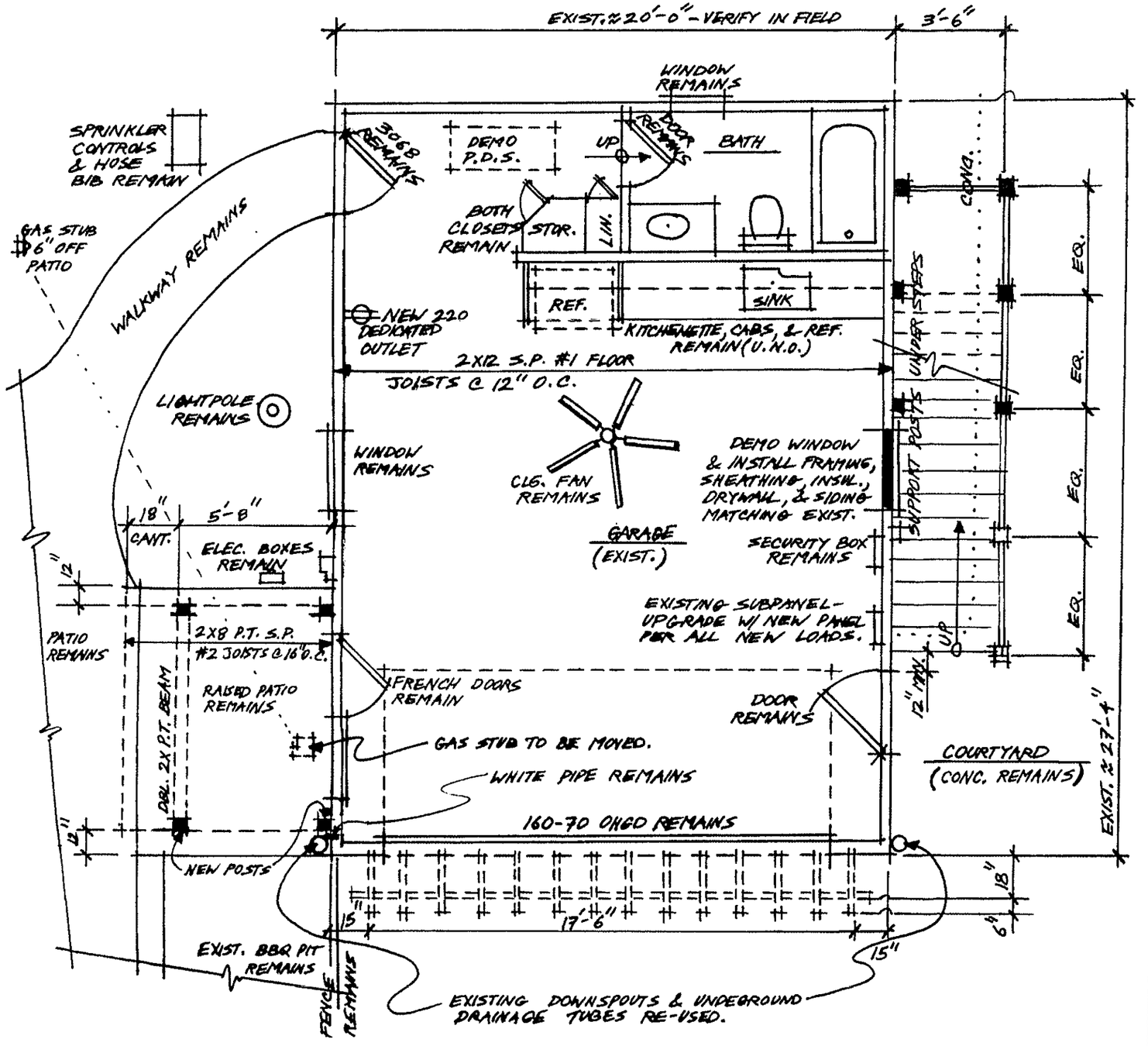
A1 – FIRST FLOOR PLAN @ ¼" SCALE, CODES, & SHEET INDEX
A2 – SECOND FLOOR PLAN @ ¼" SCALE & ROOF PLAN
A3 – FRONT ELEVATION @ ¼" SCALE & PERGOLA DETAIL
A4 – SIDE ELEVATIONS @ ¼" SCALE
A5 – BACK ELEVATION @ ¼" SCALE
A6 – CONSTRUCTION NOTES

ARCHITECTS: DCM ARCHITECTURE, INC., MARIETTA, GA 30066
COBB COUNTY BUSINESS LICENSE #101996
CONTACT: DAVE MCANINCH, OWNER. Cell # 678-449-6089

** THIS STRUCTURE IS DETACHED FROM THE MAIN RESIDENCE.

PROJECT SUMMARY

Build an Artist Studio over the existing detached 2 car Garage. The majority of the existing Garage is to remain intact with some minor upgrades. The second floor Artist Studio will have vaulted ceilings and lots of natural light. All architectural elements, plan form, massing, function, and finish in the Artist Studio will match details found in the main residence. This house is located within the Kennesaw Historic District.

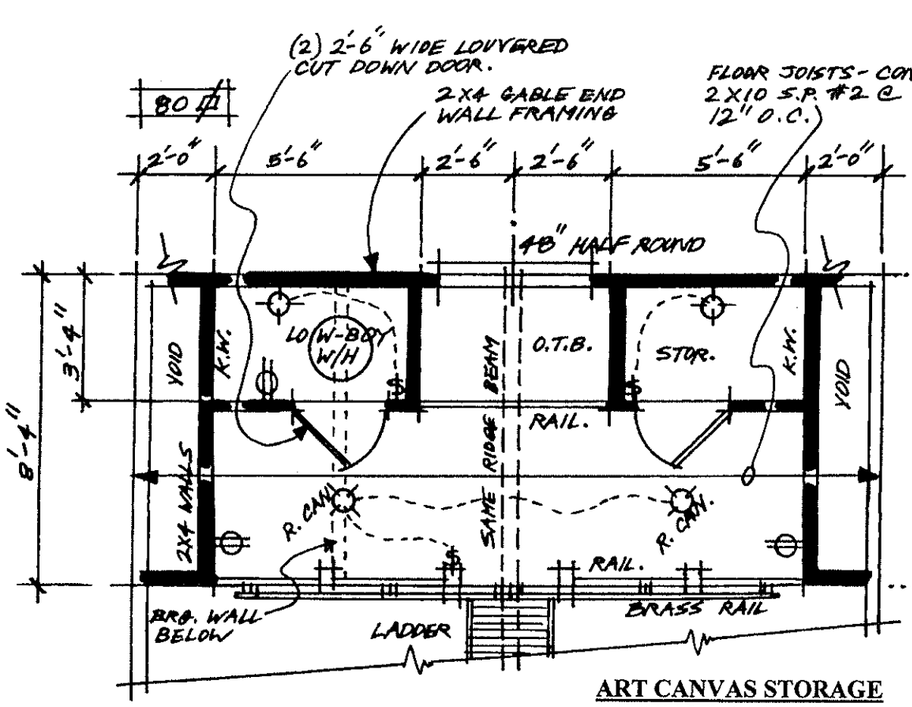


ISSUED FOR CONSTRUCTION

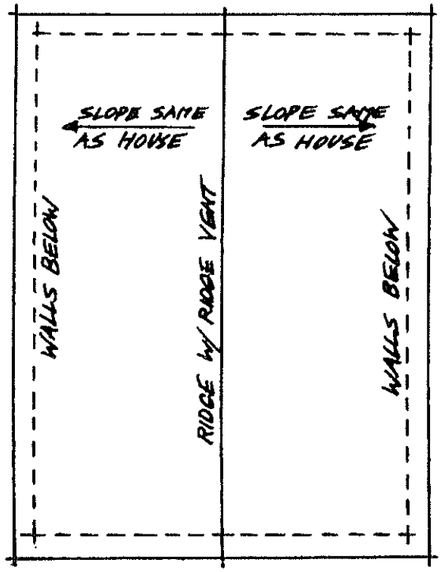
STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016
SHEET A1 OF 6

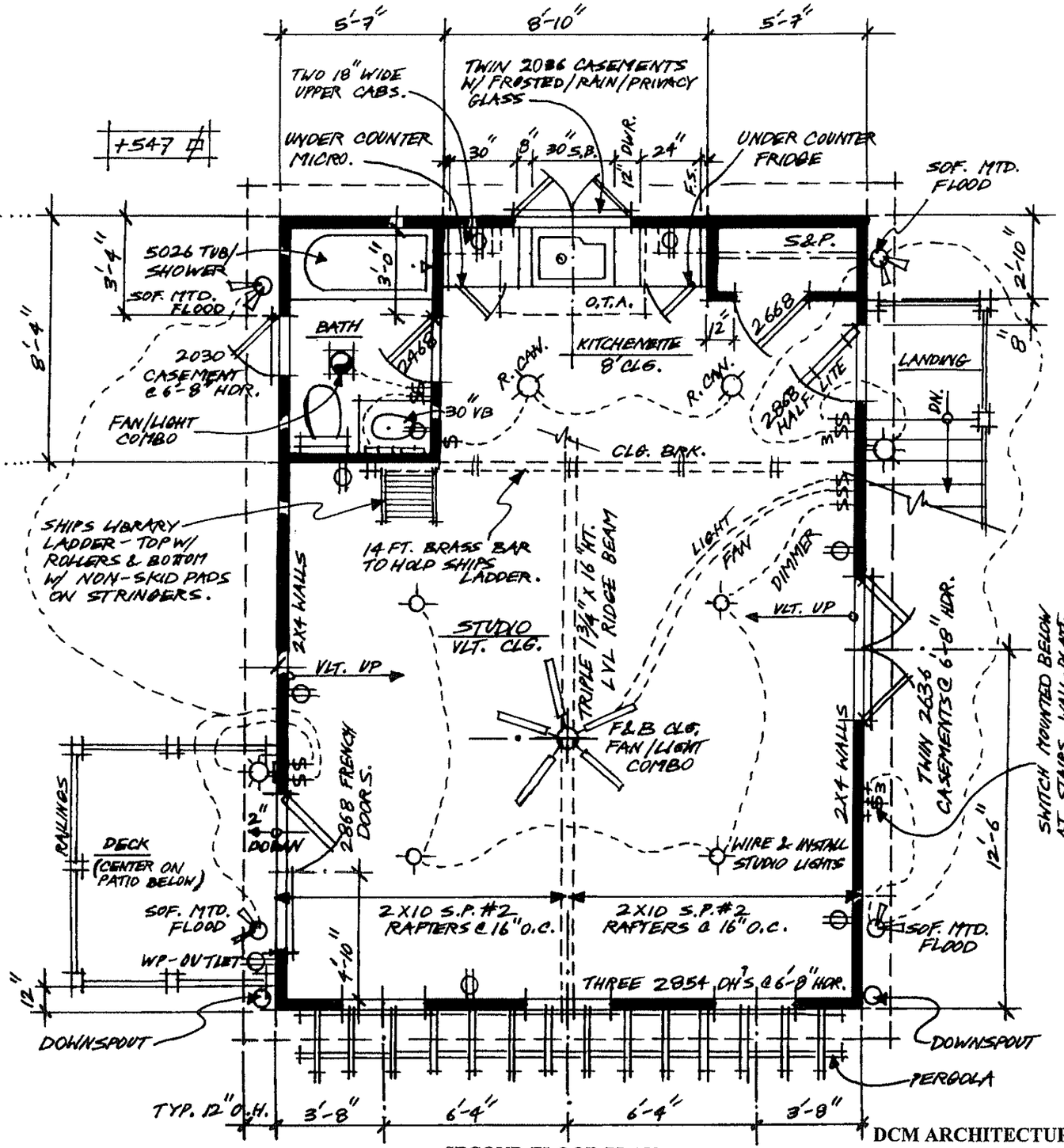


ART CANVAS STORAGE
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR CONSTRUCTION



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016

Construction Notes:

Items listed below are for Builder to Provide & Install.

*** Asterisk areas indicate Builder Discovery Items that may result in a change order. ***

1. **PRECONSTRUCTION.**
   - **A.** Building Permit. Builder & subcontractors to pull & pay for all permits.
   - **B.** Demo only what's necessary for construction, much of existing detached garage remains.
   - **C.** Garage Bathroom will be available throughout construction for crews to use.
2. **SEWER.** Tie new Bathroom waste line(s) into waste line(s) of existing Garage Bathroom.
3. **FOUNDATION.**
   - **A.** Existing Detached Garage Foundation to remain.
   - **B.** *** Existing Foundation Discovery. *** If S.E. concludes the existing foundation is inadequate to support the proposed structure, then up to four helical piers may need installing.
4. **FRAMING.**
   - **A.** Second Level. Install new walls framed at 16" o.c. & tie new framing into existing framing.
   - **B.** Floor Joists. Install new floor joists on a new sole plate above existing floor joists & attic decking.
   - **C.** Install Fire Blocking in all crevices between floor joists, chases, and framing gaps as per code.
   - **D.** Wall Sheathing. ½" OSB on exterior.
   - **E.** *** Existing Garage Wall Sheathing. *** If existing wall sheathing isn't to code, then replace first floor Garage wall sheathing with new ½" OSB, house wrap, & new siding.
   - **F.** Subfloor. Install ¾" thick Advantech T & G subflooring glued & screwed in new interior spaces.
   - **G.** House wrap. Install typical house wrap over all exposed exterior sheathing surfaces.
   - **H.** Roof Sheathing. ½" OSB over all rafters.
5. **WINDOWS.** Install all new Jeld-Wen wood windows with minimum specs to be dual paned glass, argon gas infill, and tilt-in sashes on double hung. Install new window casings, apron, stools, and brick molding to match existing window profile & sizes.
6. **ROOFING.** Install new asphalt shingles & ridge venting matching existing house.
7. **HVAC.**
   - **A.** HVAC subcontractor to perform Manual J set of calculations.
   - **B.** Install one mini-split system with multiple supplies, wall unit location by Owner after framing
   - **C.** Install one Heat Recovery Ventilator (HRV) in Studio. Connect HRV exhaust ducting & duct chimney to a Range Hood. HRV location & Range Hood selection made by Owner during framing.
8. **ROUGH ELECTRICAL.**
   - **A.** First Floor. Most of existing electrical remains. Install new subpanel per final load capacity.
   - **B.** Second Floor. Install all new electrical outlets, flood lights, switches, sconce lights, dedicated outlets, studio lights, etc. per design plans & codes.
9. **ROUGH PLUMBING.**
   - **A.** First Floor plumbing in Garage Bathroom & Garage Kitchenette to remain.
   - **B.** Remove small water heater from Garage base cabinet and install new 30 gallon Rheem water heater per plans. New water heater to supply new Bathroom, existing Garage Bathroom, new Studio Kitchenette, and existing Garage Kitchenette. Install with drip pan & overflow drain.
   - **C.** Second Floor, install all new supply plumbing tapping into existing lines off Garage Bathroom.
   - **D.** Extend Garage Bathroom vents up through second floor and out new second story roof.
   - **E.** Temporary removal of Garage Kitchenette cabinet(s) & sink may be necessary to access plumbing behind wall. Builder to re-install cabinets & sink if removal occurs.
   - **F.** Relocate gas stub away from existing patio French doors and to new location per plans.
10. **DRYWALL.** New ½" thick dry wall, 90 degree corner beads, with typical layers of mud & dry wall tape. Use only drywall screws on project (no drywall nails).
11. **INTERIOR DOORS.** Pre-hung raised panel hollow core, paint grade FJ frames, with bronze hinges.
12. **INSULATION.** R-13 Batts in exposed walls, R-13 Batts between floor joists, & R-30 Batts in ceilings.
13. **BASEBOARDS.** Furnish & Install standard 3-1/2" FJ paint grade speed base in all rooms.
14. **CASINGS & APRONS.** Furnish & Install typical paint grade 2-1/4" casings and window aprons. Install apron trim on top edge of Canvas Storage edge.
15. ***SHOE MOLDING.*** *Furnish & Install new paint grade shoe molding.*
16. **DOOR HARDWARE.** New second floor knobs to include privacy sets, lock sets, & front door sets.
17. **EXT. SOFFITS & FASCIA.** Match details, sizes, materials, and overhangs of Main Residence.
18. **CARPENTRY.** Replace approx.20% of the exterior rotten door frames & brick molding on Garage.
19. **FLOORING.**
   - **A.** Studio, Kitchenette, Closet, & Canvas Storage to be LVT.
   - **B.** Second Floor Bathroom tile.
20. **INTERIOR PAINTING. (All Benjamin Moore).**
   - **A.** Studio, Kitchenette, Closet, & Canvas Storage one wall color.
   - **B.** Bathroom walls one color.
   - **C.** Studio, Kitchenette, Closet, Canvas Storage, & Bathroom ceiling one color.
   - **D.** Four Garage Walls one color
   - **E.** Garage ceiling one color.
   - **F.** Trim all one color.
21. ***EXTERIOR MATERIALS.***
   - **A.** Siding. Match existing siding material and lap.
   - **B.** Trim. Match existing trim board sizes to main residence.
22. **DECK & EXTERIOR STAIRS.**
   - **A.** All exterior Deck & Stairway work to match same details of main residence back porch stoop.
   - **B.** Decking. Install typical 5/4 x 6" P.T. boards with 2-1/2" stainless screws and single nail spacing, attach all decking from underneath. Install typical two boards per tread.
   - **C.** Rails. Install railings that match existing back porch stoop railings.
   - **D.** Posts. Install P.T. structural posts on metal risers. Post bottoms receive ½" notch & anchor to joists/beams with ½" x 6" long galvanized through bolts with washers & nuts.
23. **INT. RAILINGS.** Iron spindles w/ stain grade cap rails, bottom rails, newel posts, and rosettes.
24. **CABINETS.** Install all new Kitchenette & Bathroom cabinets as per plans.
25. **STUDIO BATHROOM.** Install vinyl bead board wainscoting with base cap style chair rail.
26. **GARAGE DOOR.** Existing Overhead Garage Door & controls remain.
27. ***SHUTTERS.*** *Match existing style, size, and material to main house with one shutter dog per shutter.*
28. **EXTERIOR PAINTING. (All Benjamin Moore).**
   - **A.** Siding on both levels of project painted same body color as main residence.
   - **B.** Trim on both levels of project painted same trim color as on main residence.
   - **C.** Gable end details & any other details painted same color as on main residence.
   - **D.** Balcony & Exterior stairs to be finished to match existing main house back porch stoop.
29. **CLEANING.** Clean Garage area, Studio, Bathrooms, and Courtyard after construction is done. Pressure Wash clean any Courtyard, Driveway, or Pool Patio surfaces blemished by construction.

Items listed below are for Owner to provide and Builder Install.

30. **KITCHENETTE.** Sink, Faucet, Under Counter Refrigerator, Microwave, and knobs/pulls.
31. **BATHROOM.** Faucet & Shower fixtures, knobs/pulls, towel bar, mirror, lighting, and T.P. holder.
32. **STUDIO.** Ceiling fan/light combo, four artist/track work lights with installation hanging cords.
33. **BALCONY & STAIRS.** One sconce light at each.

Any other items not listed are for Owner to select and Builder to Install. (End of Notes.)

ISSUED FOR CONSTRUCTION

STEVE & NANCY STEELE
315 KENNESAW AVENUE
MARIETTA, GA 30060

DCM ARCHITECTURE, INC.
MARIETTA, GA 11-10-2016
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