

MARIETTA HISTORIC BOARD OF REVIEW
CERTIFICATE OF APPROVAL APPLICATION FOR EXTERIOR CHANGES

Date: 8/15/16 Applicant: Randall Yeomans
Business Name: Yeomans Consulting Group, INC
Address of Project Location: 61 Atlanta St. Marietta GA 30060
Applicant's Mailing Address: 77 Waddell St. Marietta GA 30060
Applicant's Phone Number: 404-819-8408 (c) 770-427-5227 (w)

(Certificates of Approval are granted in accordance with the Marietta Comprehensive Development Code, Article 7-8-8, Historic District)

Certificate of Approval is sought for:

Exterior Paint _____ Exterior Repair _____ Exterior Remodeling _____
Demolition _____ New Construction _____

Brief description of project: Replace damaged windows with window units that will be 2'4 x 4'6 Triple D/14 window with GBG LoE Temper Glass 7/8 Light. Also, there will be 2'4 x 12 Transom LoE glass with GBG. Trim inside with molding to match existing Trim outside with 5/4 x 4 Flat stock.
Estimated Completion Date: _____

Please provide with your application:

The following information is required for new construction or demolition, including additions, or changes to the building façade. Please submit **20 COPIES** with your application:

- Building plans or proposed alterations and plans for re-use, if appropriate
- Plats drawn to scale and showing north arrow, district, land lot and parcel number, all property lines, location of buildings and other structures, creeks and easements, setback lines or other requirements indicating the areas for which the certificate is sought
- Photographs of existing building, if applicable

For exterior paint, repair, remodeling and/or appurtenances, please submit **20 COPIES** with your application:

- Color samples of paint
- Sketch of exterior of building as it is now and with proposed changes
- Measurements of proposed changes
- Samples or detailed descriptions of materials to be used

Property Owner's Name: Marietta Square Properties, LLC
Property Owner's Signature: _____ Date: 8/15/16
Applicant's Signature: _____ Date: 8/15/16

Return to: **Sandra Lloyd, 205 Lawrence Street, Marietta, 30060 ph: 770-794-5669**
E-mail: slloyd@mariettaga.gov

CERTIFICATE OF APPROVAL

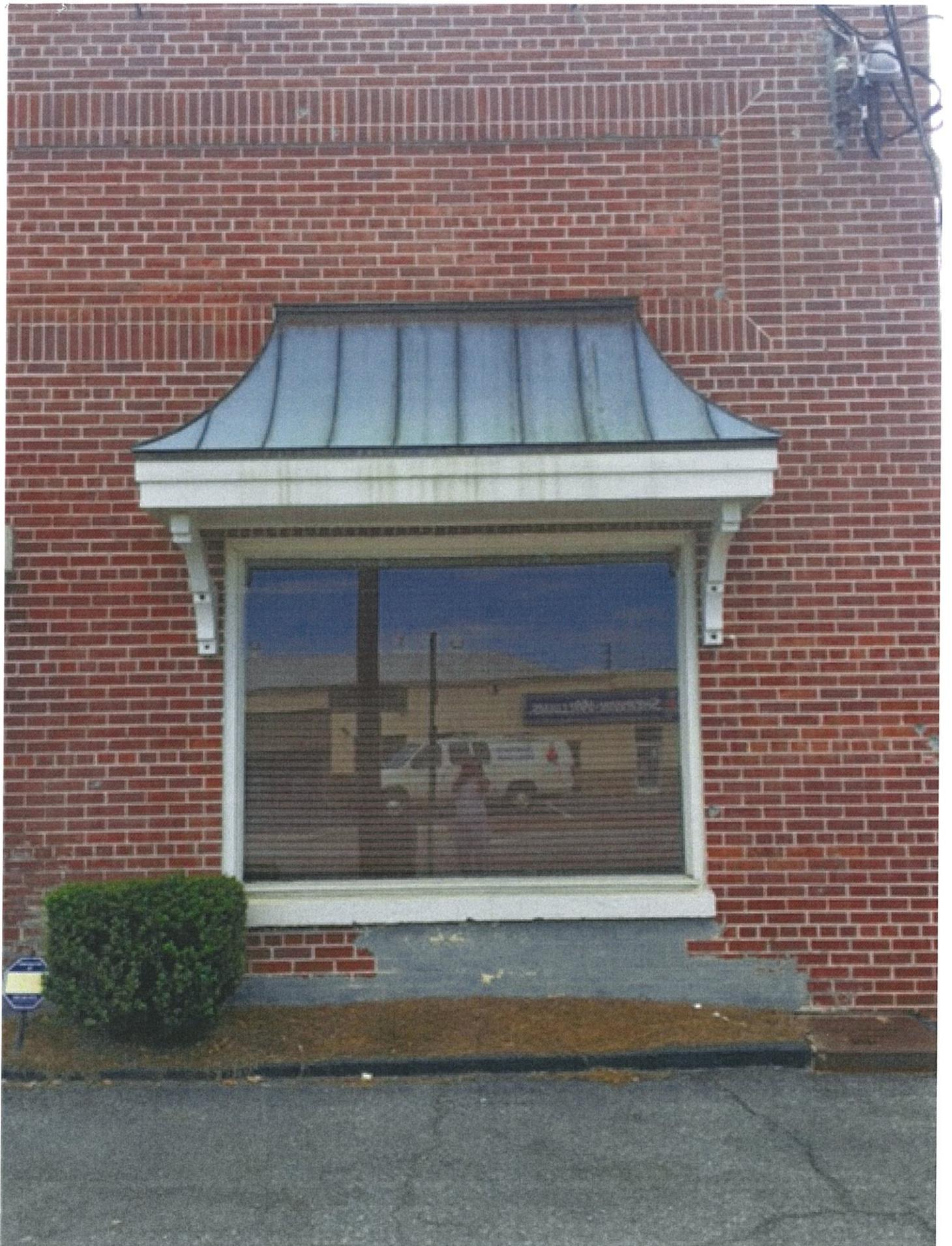
(To be completed by Historic Board of Review Chairperson)

Action of Historic Board of Review: _____ Approved _____ Denied _____

Variance or Stipulation: _____

Chairman: _____

Date Approved: _____



Replacement Windows- Pending Approval



On Tue, Aug 30, 2016 at 11:53 AM, Lloyd, Sandra <SLloyd@mariettaga.gov> wrote:

Good morning All:

This email was sent by Nicholas Yeomans in response to the stipulations in the motion to approving the new window installation at 61 Atlanta Street-Yeomans Consulting Group (20160856):

"Approved with the stipulation that Simulated Divided Lites (SDL Bars) be placed on the outside of the window to add to the appearance of separate panes of glass or actual separate panes of glass be used".

Sandra Lloyd
Administrative Assistant
Development Services
City of Marietta, GA
[\(770\) 794-5669](tel:(770)794-5669)

-----Original Message-----

From: Nicholas Yeomans [mailto:nicholas@yourretirementcoach.com]

Sent: Monday, August 29, 2016 7:26 PM

To: Lloyd, Sandra <SLloyd@mariettaga.gov>

Cc: Randall Yeomans <randall@yourretirementcoach.com>
Subject: Marietta Historic Board of Review

To Ms. Sandra Lloyd and the other members of The Marietta Historic Board of Review,

Thank you for your time with me this afternoon. I appreciate your promptness and the professional way the meeting was conducted.

After some thoughts and some phone calls I would like to have the board to consider the following:

The windows in our application for approval were GBG LoE Temper Glass, as per the written description. With this type of window, the divided light is on the inside and is not SDL bars, which is on the outside. It is in-fact multiple windows, but not individual smaller glass pains.

After speaking with my contractor, he told me the price would be at least double for the smaller individual glass pains. When I asked about the SDL bars (Outside of the window dividers) he said based on the number of windows, it would be around \$1,000.00 extra for this.

He then asked for the reason, and I alluded that some members felt it might make it more in line with the historical context of the area. He asked me why the board would approve the GBG Temper Glass windows in the building next door to us and not ours.

To be honest, I had not noticed this until now, but I think he brings up a good question. Our building would match the building right next to us. I hope the board can understand that we are on a budget and as expected, things often come in over budget. I would like to continue to give our building a face lift and give these windows a makeover. One of our windows does have a crack in it and due to safety as much as anything else, need to get these replaced asap, as the windows currently are not tempered.

I would like to ask the Marietta Historic Board of Review to reconsider and allow approval as submitted. This would save us at least \$1,000.00. For context, we still need to repair our driveway between us and the former Actor Playhouse, and the back parking lot. We have had quotes ranging from \$18k-\$23k. We also need to restripe and need a handicap spot available in front of our building. The list goes on which is why I may be a bit cost sensitive. We are trying to continue to improve this property and make it be more of what it can be and maintain its historical nature.

With that said, I would like to match my neighbor's property with GBG LoE Temper Glass 7/8 lights.

Please advise to any additional information needed or clarification. I would like to get these windows ordered (3-4 weeks to make them).

With warmest regards,

Nicholas B. Yeomans, CFP(r), RFC, Office of Supervisory Jurisdiction* President

Yeomans Consulting Group, Inc.
540 Powder Springs St., Suite C-20
Marietta, GA 30064
770-427-5227
770-919-2076 Fax

From: Christopher Brown <christophergbrown1951@gmail.com>

Sent: Friday, September 16, 2016 5:02:50 PM

To: Lloyd, Sandra

Cc: Becky Paden; David Freedman; Dorothy Woodruff; Walker (Contact), Johnny II; Ray Worden; Terry G. Lee; Binzer, Brian; Roth, Rusty; Winkles, Shelby; Gregg Litchfield
Subject: Re: FW: Marietta Historic Board of Review

I have read the email from Mr. Yeomans requesting reconsideration of the HBR's action yesterday regarding his replacement windows.

As I understand it, his contractor tells him that true divided light panes would be double in cost (multiple thousands of dollars) and artificial mullions on the outside of the panes would be an additional \$1,000 in cost.

Mr. Yeomans also raised the point that the building next door has windows with the snap in grille on the inside of the panes. He suggests that the HBR approved this arrangement; I do not know if that happened or not.

I went by the locations to take a look. The building next door does indeed have the snap in grille inside the window. Up close, it looks artificial and, in my view, undesirable on a building in the downtown historic district. It is true, however, that the inside mullions can be removed, so they do not make a permanent change to the building.

If the HBR prefers to change its position, one option would be to remove the inside grilles altogether, leaving the larger panes as the pattern. In fact this may be more consistent with the HBR's design guidelines, chapter 3, which prefer maintenance of original window design as regards placement of mullions. Section 3.2.08 discourages the introduction of residential features, such as small pane windows, on commercial buildings in the downtown historic district. Our problem, of course, is not knowing whether the windows being replaced are the original ones.

While this is not one of the most significant historic buildings in Marietta, the HBR needs to apply its design guidelines here as we do on the Square. I suggest we consider the "no grille" approach or stay with our current position.

Regards,
Chris

Lloyd, Sandra

From: Lloyd, Sandra
Sent: Monday, September 19, 2016 10:57 AM
To: Roth, Rusty; Winkles, Shelby
Subject: FW: FW: Marietta Historic Board of Review

Good morning:

Just wanted to make sure that you read the highlighted portion of Terry Lee's email!

Thanks...

Sandra

From: Terry G. Lee [mailto:Terry@tleassociates.com]
Sent: Friday, September 16, 2016 5:33 PM
To: Christopher Brown <christophergbrown1951@gmail.com>; Lloyd, Sandra <SLloyd@mariettaga.gov>
Cc: Becky Paden <beckypaden@bellsouth.net>; David Freedman <davidf@freedmanengineering.com>; Dorothy Woodruff <dtwoodruff@comcast.net>; Walker (Contact), Johnny II <walkerphotos@bellsouth.net>; Ray Worden <rayworden@bellsouth.net>; Binzer, Brian <BBinzer@mariettaga.gov>; Roth, Rusty <RRoth@mariettaga.gov>; Winkles, Shelby <SWinkles@mariettaga.gov>; Gregg Litchfield <gel@hlclaw.com>
Subject: Re: FW: Marietta Historic Board of Review

Board Members,

The applicant has been advised that he has to come back to the board for any changes. I agree with board member Brown regarding the design guidelines. In the meantime, I would like for City Staff to provide some history on the building next door to applicant.

Terry G. Lee
Tax and Financial Advisor

TLA | T. Lee Associates | 3827 Roswell Rd | Suite 200 B | Marietta | GA | 30062-6298
770.427.9208 phone | 678.391.7716 fax | 866.385.4571 toll
Office Hours | Tax Season Mon-Fri 9-5 | Off Season Mon-Thur 10-4
Website: www.tleeassociates.com

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