



Senovia GEORGIA

2010 Southern Living Idea House



The Gin Property



Main Street Redevelopment

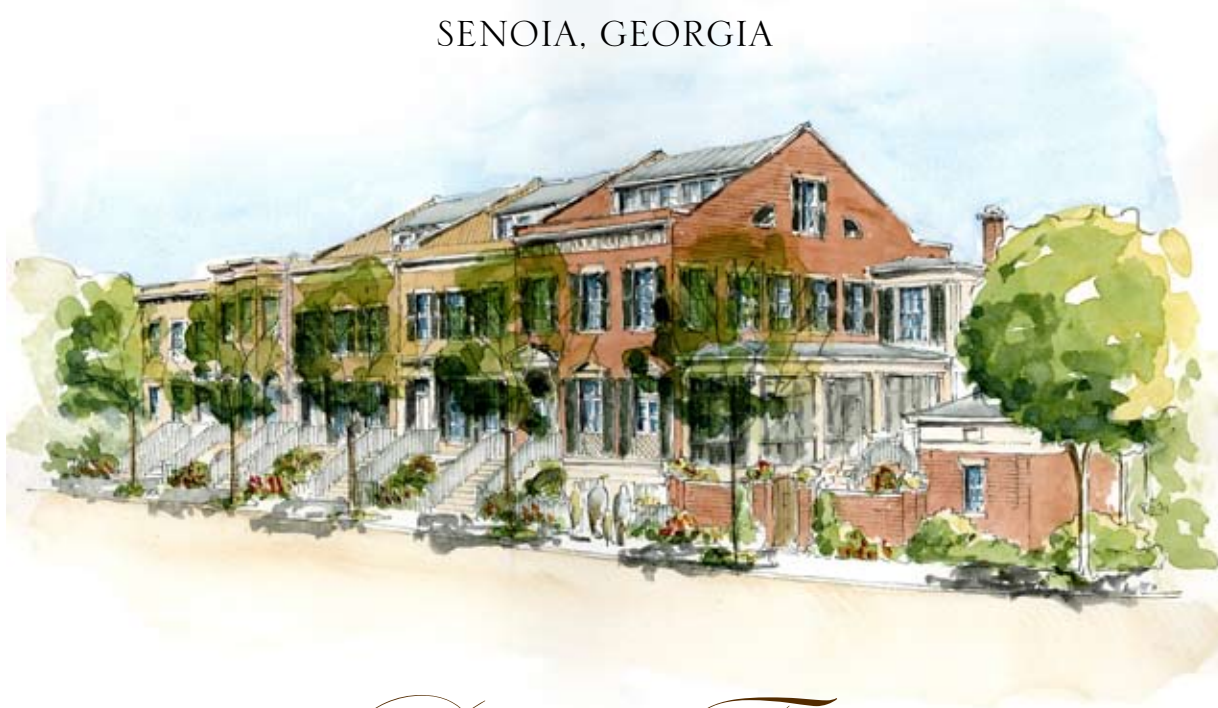


HISTORICAL CONCEPTS

Architects, Planners & Place-makers

2010 SOUTHERN LIVING IDEA HOUSE

SENOIA, GEORGIA



Project Team

HISTORICAL CONCEPTS

Architects, Planners & Place-Makers

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HISTORIC DEVELOPMENT VENTURES

Developers

www.historicsenoia.com

770.599.4000

HEARTH & HOME INTERIORS

Interior Design

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HOOTEN LAND DESIGN, INC.

Landscape Architecture

404.373.9816

SOUTHERN LIVING

Idea House Program

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JOHN BYNUM CUSTOM HOMES

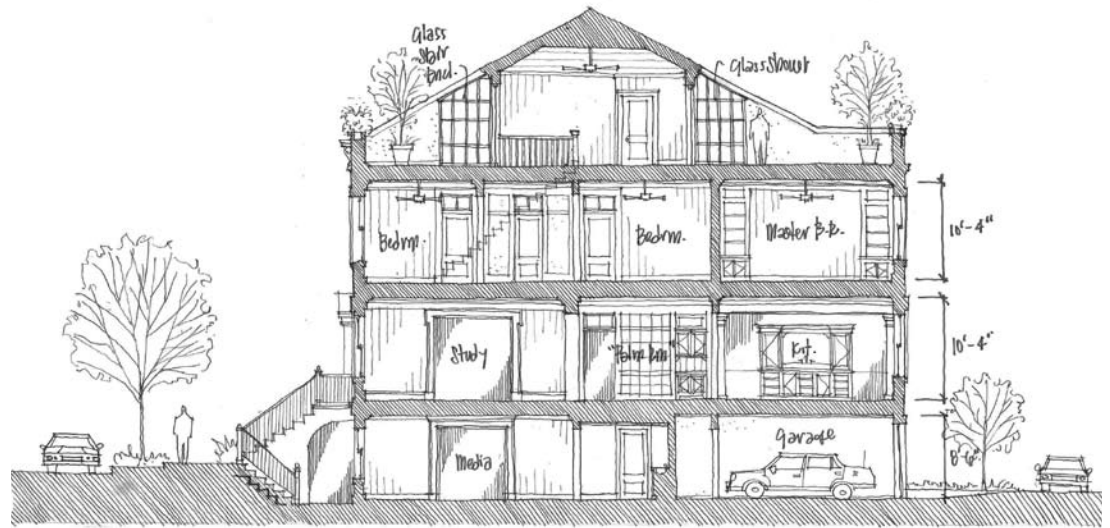
Builder

www.johnbynumcustomhomes.com

678.725.2848



Right Side Elevation



Section



Lower Level 800 sf conditioned



Main Level 1,627 sf conditioned



Upper Level 1,630 sf conditioned



Terrace Level 880 sf conditioned

Site Map

THE GIN PROPERTY

In looking at Senoia's future, it is important to preserve its unique, small-town flavor. The master plan for The Gin Property seeks to do so by studying the elements of small town America and echoing the patterns of Senoia's past.

The Gin Property blends mixed-use retail establishments with brownstones, live-work units and single family homes. Building on Senoia's heritage and history, The Gin Property extends the sense of place found in the businesses and homes that make up downtown Senoia's historic district.

Facing along the existing rail lines, lofts and a proposed hotel overlook the Green and downtown Senoia. Just a short stroll away, residences down Baggarly Street and Lower Creek Trail appeal to a broad range of citizens, contributing to a dynamic and diverse community.



Brownstones and live-work properties are surrounded by cozy courtyards or terrace views of the historic town, while single family cottages and estate homes sit on well groomed landscapes. Pockets of green space beautify the community and provide venues for passive recreation and enjoyment by all.

While a new addition to the community, The Gin Property not only complements Senoia's historical character, but helps preserve its small town charm.



Aerial Perspective
THE GIN PROPERTY



Brownstones

Idea House

Single Family Cottages & Estate Homes

Lofts

Boutique Hotel

Live-Work Units

Gin Street

Travis Street

Main Street

Gin Street Perspective
THE GIN PROPERTY



Boutique Hotel

Lofts

Baggarby Way Perspective
THE GIN PROPERTY



Live-Work Units

Boutique Hotel

Main Street Redevelopment Efforts

SENOIA, GEORGIA



Like many small towns, Senoia's charm could easily be lost to changes brought about by development. While Senoia had retained a small town atmosphere, its proximity to Atlanta, along with an abundance of undeveloped land, represented a new era of growth for the City. In 2005, the City Planner and Downtown Development Authority took a proactive approach to ensure that the town would not be consumed

by encroaching commercial development. City officials, community stakeholders and Historical Concepts worked together to manage future growth and provide for economic development opportunities that would be compatible with Senoia's historic character.

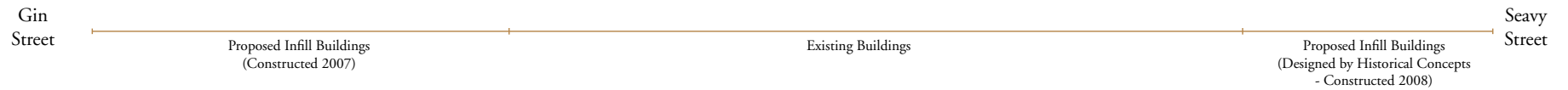


Main Street Redevelopment Efforts

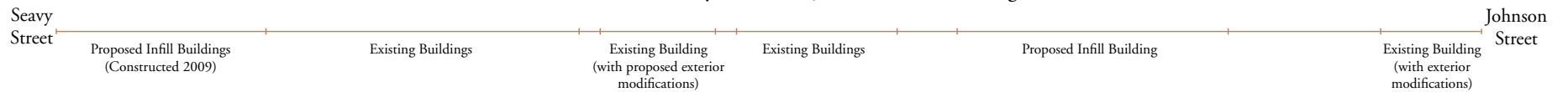
SENOIA, GEORGIA



Main Street between Gin Street and Seavy Street Looking West

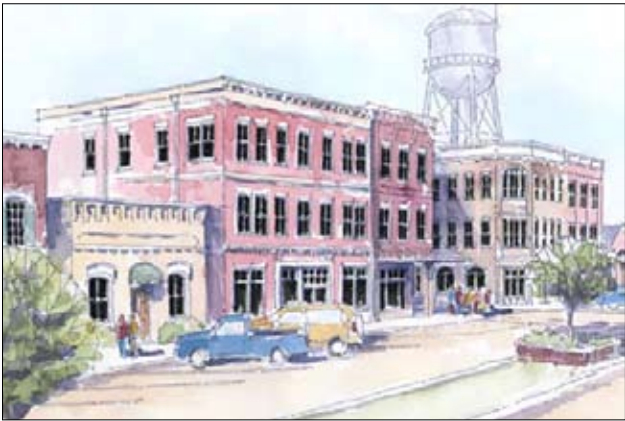


Main Street between Seavy Street and Johnson Street Looking West



Main Street Redevelopment Efforts

SENOIA, GEORGIA



Character Sketch of Proposed Infill Buildings



Conceptual Architecture for Proposed Infill Buildings



Proposed Exterior Modifications to Existing Building



Character Sketch of Proposed Infill Buildings



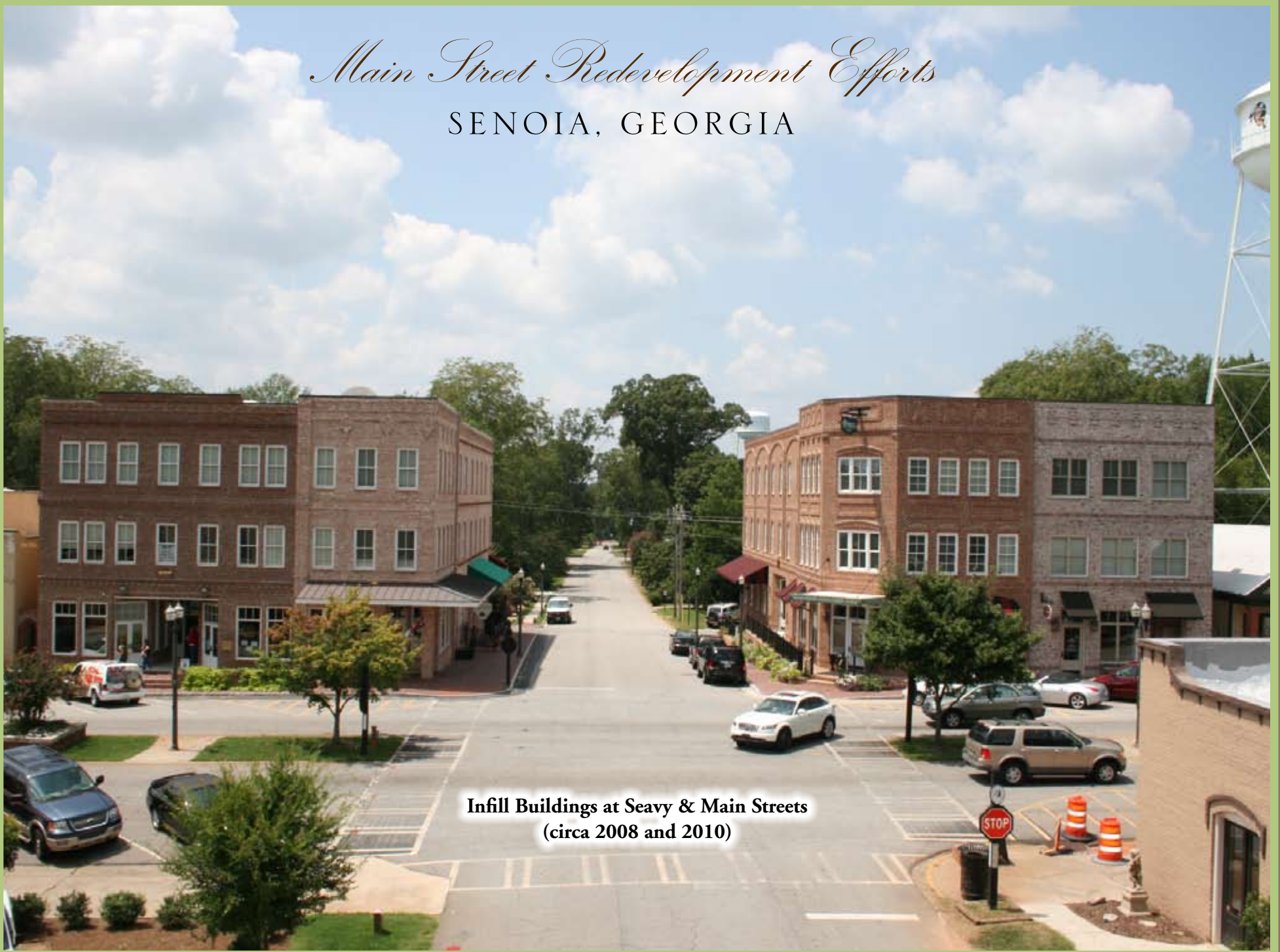
Conceptual Architecture for Proposed Infill Buildings



Existing Building Exterior

Main Street Redevelopment Efforts
SENOIA, GEORGIA

Infill Buildings at Seavy & Main Streets
(circa 2008 and 2010)





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