

<b>Project Name</b>	<b>Pastis Awning</b>
<b>Property Location</b>	<b>928 Canton Street</b>
<b>Petitioner</b>	<b>Carla Dent</b>
<b>Petitioner's Request</b>	<b>Awning Addition</b>
<b>2001 Historic Properties Survey:</b>	<b>Historic</b>
<b>1988 Historic Properties Survey:</b>	<b>1945</b>
<b>Zoning</b>	<b>H-R / C-1 (Historic Roswell / Central Commercial District)</b>

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### **Background**

The structure located at 928 Canton Street was constructed in 1945 according to the Fulton County Tax Digest and is classified as "Historic" on the Historic Properties Map.

Pastis occupies a one-story brick building which originally housed the "Roswell Motor Company". An earlier proposal for the restaurant, approved in 2010, reflected a return of some of the historic automotive-related architectural elements of the building. An application for the addition of a metal awning along a portion of the south façade of the building and replacement of door/window systems on the Canton Street façade with garage doors was approved by the Historic Preservation Commission on May 12, 2010, with the following conditions:

1. The details of the roofline, roof materials, apertures, doorways on Canton Street details and fence color or color range be submitted to an Architectural Review Subcommittee for approval.
2. Modification to the garage door proposal be met.

A revised set of elevations were approved by the Architectural Review Subcommittee on May 21, 2010.

### **Request**

The applicant's request is for the addition of an awning along the Canton Street façade of the building.

The proposed awning will cover a sidewalk café area to be approved by the Mayor and City Council. The Mayor and City Council must also grant approval for the awning posts to be located within the right-of-way.

### **Design Guidelines**

**Awnings** (page 58, Roswell Historic District Design Guidelines: Uptown & Alpharetta Street)

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Awnings are appropriate for storefronts.

*Where original canopies or awnings exist, they should be maintained and preserved. New cloth awnings should reinforce the frame of the storefront and should not cover the pier or the space between the second-story window. Metal and illuminated plastic “awnings” are inappropriate. Permanent shed roofs extending from the top of the storefront opening and supported on posts has been traditionally used on some buildings and may be appropriate.*

The awning proposed is approximately 60 feet in length and almost 12 feet in depth. The material sample indicates that the awning will be of a white “Ultrashade” material. The material sample board will be provided at the meeting.

### **Staff Recommendation**

The staff supports the use of awnings but has concerns about this proposal given the scale and visibility of the awning. The awning should be compatible with the features and characteristics of the building it serves, as well as with neighboring buildings in terms of shape, scale and placement. It is important that this awning not confuse the existing architectural features of the building and display compatibility with the work approved in 2010.

Staff would recommend that the applicant consider the following items.

1. The Design Guidelines suggest cloth awnings as the appropriate fabric application for a new awning.
2. As shown, the proposed awning terminates at an unusual point which doesn't relate well to the door/window frames below. Staff would recommend designing the awning to relate to the door/window frames and eliminate the single span. Historically, a single span would not likely cover multiple window bays and the awning would likely be installed just about the windows, no higher on the façade than necessary to shade the windows.
3. The staff is concerned about the color contrast of the white awning and existing cream trim work on the building.
4. The staff is concerned about the compatibility of the proposed Canton Street awning and the previously approved metal awning which has yet to be installed on the south façade of the building.
5. The awning height should provide enough clearance height to meet all ADA requirements.

### **Materials**

Letter of Intent

Site Plan

Elevation

Elevation Approved by Subcommittee on 5/21/2010

Photos

Historic Advertisement/Photo