

**MINUTES**  
**ROSWELL HISTORIC PRESERVATION COMMISSION**  
**Wednesday, August 13, 2014**  
**6 p.m.**

**MEMBERS PRESENT:** Richard Hallberg, Judy Meer, Alex Paulson, Bill Bruce and Tom Lynch

**MEMBERS ABSENT:** Tony Landers and Chad Hagan

**STAFF PRESENT:** Courtney Lankford and Julie Martin

**WELCOME:** Judy Meer called the August 13, 2014 meeting of the Roswell Historic Preservation Commission to order at 6 p.m. She apologized for the delay, traffic is always unforgiving once one gets into it.

**CERTIFICATE OF APPROPRIATENESS**  
**14-0325**  
**HPC2014-02694**  
**FLYING PIG CAPITAL, LLC/JULIE HAYES**  
**1105 Canton Street**

Courtney Lankford stated that this applicant was before the Historic Preservation Commission back in June as part of a double HPC application. One was for partial demolition and the other was for alterations/additions. It is a restaurant conversion from the Elegant Attic retail store so several of the alterations are being done to meet the requirements of a restaurant. Several changes were approved at the last hearing:

1. Demolition of one of the gables on the addition.
2. Demolition of the hyphen.
3. Conversion of the bay window from an angled bay to a boxed bay.
4. Door and window alterations.
5. A second projecting gable.
6. Parking lot reconfiguration, etc.

The applicant is back this evening to request three additional items:

1. Shutters to the front elevation.
2. Painting of the unpainted masonry.
3. Changes to the previously approved plans.

The image that one see's now is the rendering of the front elevation which shows the paint colors. They do have swatches that the Commissioners can review. One can see that they are doing three different colors on the elevation and they are following the recommended guidelines in the new design guidelines that state about they use one color on the trim. It can be a little bit more mold, a more muted color on the façade.

Courtney Lankford presented the elevation drawings. Everything that is bubbled is a change from what the HPC approved the last time. So, on this front façade, the only change is the addition of the shutters. They have made these sized to match the opening and they are

operable with brackets on the bottom of the shutters. On the side there are some conversions with door openings and they removed the transoms on the long wall of window. The rear and the south elevation shows changes with the window and door configurations. They removed some transoms, they removed some window openings and put a smaller window. And again, on the bottom it is the removal of the transoms.

Staff recommends approval of the application with the exception of the set of shutters on the triple casement window on the north addition, which is the far left side of the front addition. There are material samples provided. The applicant did submit stone and roofing materials as well paint swatches. The applicant and their architect are present and will be willing to answer any questions the HPC may have or talk about any issues.

Judy Meer asked if there were any questions from the Commission for Courtney Lankford. Hearing none she asked the applicant to please step forward and step his name and address.

Rick Hayes stated that he lives at 90 Connemara in Roswell. He stated that the tenants were pushing for the shutters. He realizes that the ones on what were the garage conversion, those are huge. They didn't really love that look either. They just had to make them fit the opening is what they are, so they are actually operational shutters. But the brick itself is just not a great looking brick they didn't feel and it is very hard to match. It is from the 1940's and painting the structures, they just felt like it needed that to look like it is worth the amount of money that they are going to spend on it. Hopefully they can work around this shutter thing on the garage.

The clients actually had asked them if they could put a double French door there instead of those windows. Hayes told them no, he could not do that. But since it is on the table, he figured he would throw that out there too. They can either do it without shutters or they could make that a double French door. That is a little private patio right in front of it and that room behind it is also a little private dining room. They were thinking they could just use that as a private patio sometimes if they had a private gathering. Either one of those Hayes thinks the client would be happy with.

Judy Meer asked if there were any questions for the applicant.

Alex Paulson state that he like the color selection. He thinks they have done a nice job pulling the palette together. He did have a concern as staff does with the shutters on the left side because they are triple windows and would not have had shutters on triple windows. But, with a pair of double doors there, Paulson does not have a problem with a pair of double doors. Does the applicant have an elevation of that?

Rick Hayes stated that he had a last minute sketch of it. Jay Bower stated that he is a co-worker with Arie Kohn Architects, 190 Corral Court, Roswell. They went back on fourth on some different alternatives to deal with the width of the shutters that are there. With staff recommendation they are looking at either keeping the triple window that is there and eliminating the shutters, but they do end up with a large expanse of brick to the left and right of that triple. So, if they did remove the shutters and go with the double set of French doors that is kind of indicated in the hand sketch over the top. The shutters would be eliminated. They would have to widen the opening a little bit to get a six-foot wide double door there but it would roughly appear as the sketch does minus the shutters. The applicant can provide a revised elevation.



Alex Paulson asked if that patio would have tables and chairs and umbrellas and all. One will not see the shutters? Jay Bower stated that it would. One will not see the shutters.

Courtney Lankford presented the elevation that was originally approved in June. One can see the extra space on the other side of the window.

Jay Bower stated that with the elevation that he has on the overhead now, that is the existing brick opening that is on the front of the façade now. And, they were just trying to stay with that existing brick opening. So, they are doing enough modification and have enough brick work going on to where it is not going to make a big deal to widen that another two to three inches to allow for the six-foot door, which he thinks enhances that elevation there.

Alex Paulson inquired about the shutters on the front right-hand side. They look wider than the windows. Are they proportioned to the windows? Jay Bower stated that it was proportioned to the collective opening. What he did was he took the size of the window itself and deducted some for the mold that is between the two windows. So they are within a half inch of what it is supposed to be. Paulson stated that proportionately it looked just a little bit wider than right. It is playing an eye trick on himself as well. But he took the dimension straight off of what they have here on it.

Alex Paulson clarified that they will have the hardware as well. Jay Bower stated that they will have the look of the true hinge hardware and the shutter dog as shown. Alex Paulson stated that he had no other comments.

Judy Meer asked if there were any other comments from the Commission.

Richard Hallberg stated that they have taken a 1950's standard house in a particular style...he doesn't even what style to call it. And they have turned it into a European mansion. He does like the design. He thinks it is a very pretty place. He really does not think it belongs in the historic district but he thinks he is probably alone in that opinion. He totally agrees with Alex Paulson on the shutter widths. They should match what the windows they would be covering are. He would recommend on that garage gable to do the door. It is hard to tell where the lentils are and that is the problem with cutting brick. One may even consider doing a three-foot single door and side lights or something and see what that would look like. Hallberg stated that his mind's eye doesn't solve that for him very well. A double French he thinks would be the best solution and maybe he could do an asymmetrical three-foot door and a smaller door. That may totally rankle the designer's eye. But those are things to try.

Hallberg stated that he would do it without. It one has a door, he doesn't have shutters. And he did perceive the shutters to be oversized on those small casement windows. He thinks the house would look fine without shutters quite frankly, but those shutters look okay. They should look like they are in scale. Hallberg stated that he would prefer if it does not have modern, doghouse eave caps that one runs. See how it looks to just run a fly rafter. He thinks that would soften the European style a little bit and he thinks the chimney should be left just like it is. It will save them some money but here again, it doesn't have that upscale, European, modern style. Just leave the chimney like it is.

Bill Bruce stated that for what it is worth, if one is in the historic district and he has as *minimal* amount on the water table line of stone and around the entrance. To him it should be natural stone, not fake stone. Jay Bower agreed.

Judy Meer asked if there were any other comments from the Commission.

Judy Meer stated that she agrees with everything that was said including the chimney. She thinks the doors will be great. She loves the colors. At this point they do have some ability to say they love the colors and asked if the applicant had any suggestions about protecting that into the future.

Rick Hayes stated that the owner is up for signing some type of restrictive color as part of the sale if they do elect to sell the property. Their intent is not to sell the property or have a red building on Canton Street. Their intent is to be open to signing off on some type of restrictive covenant that is associated with that house come the sale of the property.

Judy Meer asked if there were any other comments or questions from the Commission. Hearing none she asked if there were any comments from the audience. Hearing none, Meer called for a motion.

Courtney Lankford added that a condition of their old application was for the stone and brick to be approved by a mock up on site. Since the brick is up for being painted and if the HPC chooses to approve that, it would just be the stone. So if the Commission is willing to accept this stone, if they could include that in the motion this evening that would remove one condition that they would need to meet later.

Bill Bruce asked if that was the fake stone or the real stone. Courtney Lankford stated that it was the stone that is in front of the Commission is what they are proposing. Alex Paulson stated that it was not bad.

Alex Paulson asked Courtney Lankford a question as far as a pair of double doors or the windows, is that something that can be done as a minor? Or do they approve it per this sketch. Courtney Lankford stated that they could make a revision to the drawing and email it to her and she can just email it out. If everyone is in support, they just pass it through. It doesn't necessarily have to come back to a hearing. They can do it as a minor.

Courtney Lankford asked if there was a condition on the chimney. She missed part of that conversation. Because the chimney hasn't changed since the previous approval. Richard Hallberg stated that it was called a chimney pot. It is a clay chimney pot. Alex Paulson stated that it has too much of a European flavor is what the Commission up here is saying. And they are saying go back to the original chimney, which would just have a cap.

Courtney Lankford asked if Paulson meant the original from the last hearing, or the original...what it looks like outside today. Paulson stated that it was a delayed comment. What he is saying is if they didn't address it last time and now it is getting brought up this time...Richard Hallberg stated that was okay. Lankford stated that the chimney was approved at the previous hearing because that is not a requested change.



Judy Meer asked the applicant if that was something that he would be agreeable to, to leave that off? The part that....a flat cover. Courtney Lankford stated that they could do like a black... Richard Hallberg stated that there is not one on there. Judy Meer stated that it was probably better to add one. Hallberg stated that there was no reason to have those.

## **Motion**

Alex Paulson made a motion that the HPC approve the application for 1105 Canton Street with the revisions made to the elevations. To include:

1. A pair of double doors in the garage portion of the home, which is on the far left hand side.
2. The elimination of the shutters on either side of that opening.
3. Elimination of the chimney pot on the chimney.
4. Make sure that the shutters on the right hand side of the two pairs of windows are in scale with the windows themselves.
5. Eliminate the dog house fascia at the two gables and just bring the fascia straight down as opposed to stepping out on either side.
6. Approval of the materials as submitted.

Courtney Lankford stated again that was an element that is not up for proposed change. They have already approved the element so it hard for the staff to change that in this hearing because it has already been approved by the HPC.

Alex Paulson asked if the Commission could ask the applicant if he was willing to take a look at the fascia there....The applicant asked if he meant the rake of the overhang that comes down and they have the two box ends. He does not know how one can transition into the rest of the overhang that they have on the sides of the gable elements. Would it not just go straight down and then turn?

Richard Hallberg stated that there was not a closed soffit right there. Rick Hayes stated that was a closed soffit that was there, that is what they are indicating. Alex Paulson stated that he does not see where it would be a problem. Richard Hallberg stated that it was not a problem. If one has already changed it to put those on, he can take those off with no real issue. Paulson stated that he still doesn't know how when one goes down the left side of the elevation that he can do that. And then they are going to have the same thing on the returns of the front gable elements, the one the bottom. Are they talking about having basically an angled soffit on the bottom of the overhang?

Judy Meer stated to Richard Hallberg that this is an item that the HPC approved last time. Hallberg stated that he knows it. So, the applicant has had that approved. Unless they are willing to change that the Commission really can't...Hallberg stated that is something that can be changed in the future. The other option is they don't take any of the changes.

Alex Paulson stated that he will withdraw the comment regarding the doghouse fascia and they will leave that as indicated on the elevation.

End of motion.

Courtney Lankford asked Alex Paulson if he would approve something about submitting revisions to be approved administratively regarding the door conversion.

Alex Paulson stated that one last comment would be that any minor revisions related to the door opening on the front left-hand side be submitted to staff to be reviewed as a minor.

Judy Meer called for a second to Alex Paulson's motion.

Bill Bruce seconded the motion. Hearing no further discussion, Meer called the question.

The motion passed unanimously. The application was approved for the changes.

Judy Meer thanked the applicant and stated that they look forward to all of the great changes he is making to the building.

## **DEMOLITION**

**14-0174**

**HPC2014-01070**

**JONATHAN GOLDEN**

**52 Sloan Street**

Courtney Lankford stated that this request has come before the HPC several times. The request is for demolition of a structure at 52 Sloan Street that was burned due to a fire. The fire occurred in late March of 2014. The applicant is here to ask for a demolition approval. Staff recommends approval of the demolition with the following conditions:

1. That the structure is not demolished until a certificate of appropriateness has been issued for new construction.
2. That the new construction plans that are submitted are similar in design, mass and scale as that shown in the submitted concept plans so long as it complies with the Unified Development Code and the UDC Design Guidelines.

Courtney Lankford stated that she does have photos of the burned structure to show the HPC as well as the concept plans. These were taken right after the structure caught fire.

Judy Meer asked if there were any questions for Courtney Lankford on this application. Hearing none she asked the applicant to come forward and stated his name and address.

Jonathan Golden, 355 Barrington Drive East, Roswell presented the application for demolition. Judy Meer thanked Golden for being here tonight. Golden apologized for being in Africa during the last meeting. The trip was extended so, thank you.

Jonathan Golden stated that as the HPC knows from the last meeting the cottage was burned. It was the result of arson by one of the tenant's children. The damage is very severe both internally and externally. As was mentioned at the previous meeting, it is not one of the original mill houses. And even prior to the fire there had been a lot of changes to it with the corrugated metal foundation, the front porch had been changed, a little rear extension. Golden is requesting permission to demo to building. He has insurance money that is waiting for construction and what he would like to do is build a structure that is more fitting to some of the original mill



houses, similar to 115 Vickery Street from a front elevation and also bring something...he is requesting a little bit bigger than what is there. He does think that it fits with that section of the neighborhood though with The Bricks across the street. Judy Raiford's house is to the left, the condos in back and the condos catty-cornered as well.

Judy Meer thanked Jonathan Golden and asked if there were any questions for the applicant from the Commission.

Richard Hallberg stated that he thinks he has a difference of opinion about the ability to easily renovate the house that is there, that is a historic house. He will state it once more. It was built in 1928 and it is an integral part, in Hallberg's opinion of the fabric of the Mill Village. A 4000 square-foot house he does not think is compatible with the Mill Village. The Bricks are two separate units. They were originally built and mimicking those he thinks would be a bad idea. He thinks the scale of this building will overwhelm the rest of the houses outside of the houses outside of the one that Judy Raiford built, which in Hallberg's opinion doesn't belong in the Mill Village either. He thinks it ruins the streetscape and devalues everybody's property that owns a historic structure in that neighborhood, including Hallberg's.

Hallberg's difference of opinion though is basically whether this house should be demolished. And it is an historic house, it qualifies under all of the guidelines. He disagrees with staff's assessment that it should be demolished. He thinks that in scale and in style it fits a vernacular, poor folks, Mill Village. And for the HPC to doll the Mill Village up with large scale, fancy houses which did not occur there, The Bricks were much less ornamented than they are now. And they used to fit into the streetscape of the Mill Village much better than they do now from an historic standpoint. Hallberg totally disagrees with demolishing the house because he personally knows, he did go and inspect what he could see from the outside and looking at the fire damage it was a flash fire, it ran through, it bubbled up the paint, it damaged very little wood, no structural wood was compromised that he could see. And he would strongly suspect that nothing inside....because the biggest part of the fire was on that front porch. He thinks it should be rebuilt to mimic what the rest of the pyramidal Craftsman vernaculars are in that neighborhood and there are even some outside of the Mill Village but he thinks that would be the best for the historic district and for the Mill Village, both.

Judy Meer asked if there were any other comments.

Alex Paulson asked if the HPC was reviewing the proposed elevations or is that up for discussion or is this strictly for a demo.

Courtney Lankford stated that the submitted concept plans are just to show the applicant's intent of what would go there. They are not up for approval. The only thing to be voted on tonight is the demolition. The Commission can discuss what they see in the concept plan. Staff made a comment in the report that the side elevation was too large. There were some tweaks for detailing symmetrical windows, the alignment, that type of thing. One can give guidance on what would come next if approved for demolition if he wishes.

Jonathan Golden stated that he would welcome input on the elevations that JC has put together.

Judy Meer asked Alex Paulson if he had any comments on the demo part of it. Paulson stated that he did not. She asked if anyone else had any comments on the demolition part of this, which is what the Commission is actually considering tonight. In order for the HPC to approve the demolition they have to have an idea of what they are going to replace it with and they have to be comfortable with that. Right now, Meer is not sure the Commission is comfortable with a nearly 5000 square foot building to go in place of it. Her feeling is that is a pretty narrow lot. It goes back a little deeper and there is some grade change in it. However, that is massive next door to the salon, which is next door. And the other building, the other houses, that would be to the east of that...so she does not know if the Commission is comfortable with this particular...the front view, if one were to replace that, the front view she is not having as much trouble with. It is that mass.

Jonathan Golden clarified that Meer would like to see that side elevation have a little less mass to it. Meer stated a lot less.

Meer asked if anyone else had any comments on that.

Alex Paulson stated that he thinks the side elevation does need to be looked at and simplified a little bit. He does agree that it does have a little bit of mass to it. He thinks what would really help is if they put the house in scale with what is to the left and to the right. So an elevation coming before the HPC which shows the salon to the right and part of Judy's house to the left would really help the Commission understand what scale is going back because when he looks at the front of the house, the front of the house looks like it works for that street. It is just when one looks at it from an angle, which means he would almost even take it one step further and have a little perspective done looking down that road, because that is what is really going to tell one what is going on there. Right now it looks like an apartment building. He thinks it just needs to be simplified some.

Jonathan Golden stated that when he first saw it he thought, "Wow! That does look big." But the length is actually he does not believe any more than Judy's next door. Paulson is correct, once one stands there and he sees The Bricks and the condos in back and the ones to the side and Judy's it puts perspective. So he will ask JC to do some other scale drawings.

Alex Paulson stated that he thinks the rendering of the way JC has it too is where it is looking heavy. And some of the lines if it was lightened up...because one really would not see them as profound as they look on the elevation. That helps a lot, too.

Judy Meer stated that she also thinks they need to see the other side elevation which would be on the other side of the salon where this building would overshadow that one tremendously and she thinks they need to see that perspective. What they would be looking at from their side.

Jonathan Golden stated that when he comes for their certificate of appropriateness he will have all four elevations. A little bit of history here, was he was reluctant to invest five to eight thousand dollars in getting full scale drawings only to come and be denied the demolition permit. He was urgent and got with Courtney Lankford right after the fire because he had a fire burn in his neighborhood and it sat there for months and rodents became a problem and it was just an eyesore. So his inclination was to get it demoed, go through the process. He understands that due to some other projects in the neighborhood the Commission is reluctant to issue a demo permit until there are elevations. So, this is an attempt to say this is the direction. If they get the



green light here stating that they will be issued a demo permit based on an approved Certificate of Appropriateness, then they will pursue the next step of actually investing for the full set of elevations.

Judy Meer asked if anyone had any questions or comments on that.

Richard Hallberg stated that he still does not think that the HPC should vote for a demolition. But to make comments, especially on the side elevation, things like the chimney pot on the chimney is totally inappropriate. The Georgia connecting little shed roof, he can't remember what one calls those under the gable of the front part. Up there with the single window in that gable end. It looks like there is a little 6-8-inch roof coming out.

Jonathan Golden asked Hallberg if he was saying on the rear section of the garage doors. Hallberg stated that trim. On the side elevation at the front of the building. He can't...if one looks at just the front part of the building...Golden clarified the little hip roof coming out there on the side is what Hallberg is saying. Hallberg stated that connecting trim that connects both sides of the roof, front and back of that front section. That sort of thing doesn't show up certainly in Roswell's historic district. Hallberg stated that he is just making comments. He would recommend that if Golden does build something, that he lose that whole third floor at the back of the front structure. He thinks that it should be toned down, go to eight-foot ceilings if that is what helps, do it. But make that a secondary part of the building like an addition instead of one that actually overwhelms what is supposed to be an original frame house. There are a number of things.

Richard Hallberg stated that he would be careful with the water table. He would not use a water table, it is not necessary and it also makes it look contemporary. A lot of the triple windows on that style house really don't belong there.

Since they are in this discussion phase, Hallberg thinks that is probably enough. But he is totally opposed to demolition of an existing historic structure.

Alex Paulson asked Richard Hallberg what his thoughts were on the front elevation facing 52 Sloan. It is very similar to what is right at the corner of Vickery and....this elevation. Richard Hallberg stated that he thinks that front elevation is a little heavy. He thinks the ceiling heights drive that house up and make it too large. He didn't really look at the roof pitch but the house just doesn't need to look that beefy and prominent. That is his personal opinion. But he thinks in term of the styles in the historic district as well as, especially the Mill Village that it is a little overwhelming. He knows the roof doesn't look like it is to scale. Actually if it were in that 6-12, what appears to be a 6-12 pitch it would not look as large as this front elevation.

If one does not raise the house up, he also does not need a banister railing around the front porch. Richard Hallberg thinks it would look much better without all of that confusion. The windows upstairs, they look like they may be a little smaller. They certainly should be smaller than the downstairs windows as a general rule. That is the way old houses were built. The porch roof probably should be flatter so that it doesn't prevent as much visible roof from the front. It can be done in 5V tin, not that commercial stuff on the Raiford property. And that would be more appropriate and would give one a good leak proof, easy to maintain...

Judy Meer stated that maybe this was something that if they move through the demolition portion of this they could do by subcommittee. Richard Hallberg stated that he agrees. Meer stated that the applicant could bring the Commission some conceptual drawings, they could go through some of these things with him and speed up the process where he is not getting a lot of things don't that the Commission is just not going to like. Because obviously, what Golden bright here is a start but it is not what the HPC is looking for. Does that make sense?

Jonathan Golden stated that was very good.

Judy Meer asked if there was anything else. Hearing no further comments, she called for a motion.

Courtney Lankford stated as an aside that she did change her staff recommendation on the second condition to say that the plans that are submitted are similar in design, mass and scale as the front elevations because there is need to work on the side elevations. She did provide her condition.

### **Motion**

Alex Paulson stated that he would like to make a motion for HPC2014-01070, 52 Sloan Street that the Commission approve demolition with the following conditions:

1. That the structure is not demolished until a COA has been issued for new construction and that the new construction plans that are submitted are similar in design, mass and scale as that shown in the submitted concept plans of the front elevation. So long as it complies with the UDC and the UDC guidelines.

Tom Lynch seconded the motion. Judy Meer called the question on the demolition of 52 Sloan Street.

Richard Hallberg stated that he would like to have some more discussion.

*There was no audio recorded during this time.*

Judy Meer called the question.

The motion passed 4-0-1. Richard Hallberg was in opposition to the motion. The demolition was approved contingent on approval of plans to replace it.

### **DISCUSSION**

**14-0344**

**CU2014-02072**

**CREEKVIEW PARTNERS, LLC**

**285 S. Atlanta Street**

### **DISCUSSION**

**14-0354**

**RZ2014-02071**

**CREEKVIEW PARTNERS, LLC**



## **285 S. Atlanta Street**

Courtney Lankford stated that these two items are lumped together. This is an application that is going before mayor and city council. Because it is in the historic district it is coming before the HPC for comments. The main thing staff is looking for is comments on the site plan, where the buildings are located, their orientation, things like that. The Commission can also give input on maybe what they would like to see in terms of architecture when it comes back.

For the rezoning it is a change to the previously approved site plan. It is not necessarily a rezoning it is staying as R-4AC. This was submitted before the UDC went into effect so this is all dealing with the old ordinance.

Creekview is currently two condo buildings down the hill near Allenbrooke. It was approved for four. They have since decided they had rather come back with a town home design on the other two lots. So, they are coming before mayor and city council to make an amendment to the site plan. They are proposing about 29 town homes and the Commission can make comments on that.

The other piece of the application is the parcel in front of this closer to South Atlanta Street. It is a conditional use which is for the multi-family.

Per section 10.36 of the old ordinance the mixed use requires a conditional use permit. Closest to Atlanta Street one can see that there is a commercial building. There is also a condo building and additional town homes. The Commission can comment on these individually or together.

The discussion will begin with RZ2014, Changes to a previously approved site plan.

Judy Meer suggested that the Commission review these one at a time. Courtney Lankford stated that they were going to look at RZ2014-02071. These are changes to a previously approved site plan from 29 town homes, which is different from two condo buildings.

The applicant is present if the Commission has any questions about the plan. Judy Meer asked if there were any questions for Courtney Lankford.

Richard Hallberg asked if they were talking about the number that is penciled at the top of the drawings. Judy Meer stated that they were. There is another group of pages behind that that. 71 is behind 72. Courtney Lankford stated that in the packet there is one green sheet for both packets but they are labeled and folded as each individual unit. She believes the conditional use is first in the packet, so they are starting with the second one. Both drawings show both parcels they just don't show them together. This is for the rear parcel, the 29 town homes.

Does anyone have any comments about the orientation or location of the town homes? Courtney Lankford stated that she believes there is also a landscape plan in the packet.

Richard Hallberg stated that he had comments. Concerning the second set of drawings that end in 71 for the additional town homes, building those down that slope unless they....can someone tell him, he can't read the elevation, the land contours. He can't tell what the distance, the vertical change in each one of those lines is. It is too small. Can anyone tell him what it is? He knows that that hill is really steep.

Judy Meer asked the applicant to come forward and state his name and address.

Mike Lober, 1645 North Cliff Trace, Roswell presented the application. Richard Hallberg asked the applicant if he knows what on these drawings....he does not have a magnifying glass so he does not know what, down that hill side what those contour lines represent in terms of vertical elevation change. Lober stated that he was going to look back at the engineering plans on it.

Alex Paulson stated that it was 30 to 40 feet. He is seeing two-foot contours.

Richard Hallberg stated that he thinks the hillsides that they have here in Roswell are an opportunity to build multi-story that don't overwhelm buildings on the street in the historic district. So he thinks it is a good idea to build back there. But back filling what appears to be something on the order of...if those are 30-foot lines, then that would be a \_\_\_\_\_ event. Hallberg stated that were not, they are 10-foot on the matrix. Two-foot intervals.

Mike Lober stated that the project is from there to there so it is a 30-foot drop. Hallberg clarified that Lober was taking about the total 30-foot drop. From front to rear it is a 40-foot drop.

Richard Hallberg stated that he does not like a water facility down the hill toward the creek. He thinks that is a disaster ready to happen.

Alex Paulson asked if the water quality facility mean that is underground. The applicant stated that it was. He has a bigger picture to look at. They need a sustainability plan to understand where they are going to come with the water and what is happening.

Richard Hallberg stated that he was just making comments. He thinks that a water quality facility on the side of that hill is a bad idea.

Alex Paulson stated that what he would consider if he were the applicant he would consider a sustainability plan that shows what is really happening whether it is filtered, whether it is a bio-swale...what is it that they are trying to do to soften that water quality. If he is going to do a landscape plan, don't do something like what one would put in here. Have a landscape architect really do one, not just a bunch of trees thrown in there. The issue of structural trees around the driveway and understanding what they are doing with it is important. Don't just put symbols out there. He thinks other than that he would like to see what the buildings look like eventually.

Mike Lober stated that certainly when they come to do that they will certainly have more elevations and more landscaping that is more realistic to the site.

Richard Hallberg stated that his basic idea is that back set of buildings should be moved much further forward and maybe even adjacent somehow. He would like to see daylight basement run in rather than backfill so that they don't wind up with buildings that are going to be crumbling before their eyes. He thinks that is important to the credibility and the longevity of the historic district is the reason he is making these comments. They just need to make sure that the property is not overbuilt.

Tom Lynch stated that applicant should be very cautious on the number of overflow parking spaces that he has. He has done a pretty good job, just look at that. That is what they are



seeing as a problem in some of these townhomes right now. Mike Lober asked Lynch if he was saying too many parking spaces. Lynch stated to make sure he has enough overflow when guests arrive and things like that from a fire perspective. Lober stated that they are working in conjunction with the HOA to incorporate this as one big community there. So they will be under one master declarations to plan for all of these properties so they are all contiguous.

Alex Paulson stated that one of his concerns on the back portion of the property is all he is seeing is garages. The green is internal so it just seems like it becomes one big courtyard for cars and he would be a little more sensitive in the district so that they are not seeing coming down that street just 13 garage doors. As one goes around the corner he sees 14 more garage doors and then there is another 10 garages. He thinks he would be a little sensitive. Looking at that he knows the grades are going to effect that and how he lays it out. It might be nice if there is an alley way that will work in here better than this perimeter drive. It is all paved and he does not see very much green space.

Lober stated that they have looked at the alleyway and the front ones actually...Alex Paulson stated that on the first phase he can't tell but it looks there is a shared road on the right hand side which could be the front of the condos and there is possibly an alley on the far left hand side running from front to rear. On the front phase, he does not know how one gets to the back portion. This phase here shows a winding road getting to it.

Mike Lober stated that they are going to straighten that road out. Alex Paulson stated that he would be a little sensitive so that it is not just one big paved parcel. If it is it just needs to have some order to it. It appears random to him, that there is no thought given to the pedestrian and the car and just garage doors. Paulson thinks they have a development here in Roswell that is garage doors. Bill lives in it.

Richard Hallberg stated that he agrees with Alex Paulson about the garage doors facing the street even though one would not be able to see much of them. He thinks it would be far better to bring the traffic around between...he thinks there should be two rows of buildings, delete that second one and move the back row forward a little bit. Make them three or four stories, whatever he needs to do to have the elevations back there. But have the garages in the back and build historically sensitive facades in a town house pattern. He thinks they have all pretty much decided that South Atlanta Street is going to be relocated to new development or at least he has. Hallberg has come to that decision in his own mind. But he thinks what they do should be sensitive to a historic style that would fit within the Roswell historic district and not some Parisian development. He knows it is always better to build more on the land to get the full value, but one needs to make sure that he has enough room to be able to handle the traffic and the fire trucks and all of that sort of thing. He knows the applicant has looked into that. But losing seven buildings would really simplify that or he could put some larger, not town homes, he does not know what one would call them. Maybe even apartments in the back where one would have four stories looking over the creek with two-story up and down apartments facing the creek. That is just a general thing. It is not his project and he knows it is the applicant's money.

Those are Hallberg's comments. He thanked the applicant.

Judy Meer asked how many stories are the existing buildings next to this. Mike Lober stated that they were four stories on top of a garage. Meer clarified that there were *actually five stories* on



the back. Lober stated that the back of the garage is pretty much underground. It is made a few inches above grade in the back and on the front one could see the drive under. So, one can see it is a garage and then four stories on top of it. Meer asked how would these buildings relate to that building height-wise. Lober stated that these buildings would be smaller in the sense that he thinks they would be three with a little porch on top kind of design. They would be lower in grade. Some of the residents that live on the, overlooking this were concerned about two big buildings blocking their view. It is a very nice view of downtown Roswell and what not. So the applicant is trying to be sensitive to it, terracing it down a little bit for that reason. It would similar and the same with the brick and try to keep it all in the same type of historic scheme. It has sort of a loft-warehouse feeling. They are trying to keep that throughout the project.

Judy Meer stated that she agrees with the garages being right down on the front on all of these buildings. That is what one is going to see when he comes into that development right there. But there is a way to turn those around on the backside that would present much better. The existing buildings do not have garages on the front side. Mike Lober stated that there actually is. One sees the garage as he drives up on the existing buildings. There is one big garage in each building and there is one entrance coming in and one entrance coming out. Meer stated that it doesn't look like a garage. Mike Lober stated that it was not like a garage in the sense of garage doors and opening like that, but yes it looks like a garage going on like an office building-type garage. They have looked at the alleyways in the front row of buildings. They have considered that concept a little bit.

Judy Meer stated that with the buildings they have in the back and the grade back there, are they going to be having whole retaining walls back there? Lober stated that his understanding is behind the four on the south side of the picture there would be a retaining wall there. Does Lober know how high that would be? Lober stated that he did not right off the top of this head.

Alex Paulson asked if the two sets of buildings in the back have say where the drive came through and then one parked underneath each one of them so that there is parking underneath the units as opposed to driving straight into it. If they are creating retaining walls and all of that, it may lend to where one can do that underneath each one of those. Lober asked if he meant one shared garage for all for units.

Vinay Bose, 30011 Blue Ridge, Atlanta 30340 asked Paulson which row he was talking about. The retaining wall is behind that because the grade falls from there.

Alex Paulson stated that his thought was to take another look at the parking situation because right now it looks like they are just trying to cram 29 units on this parcel. There is just no sensitivity whatsoever as far as being in the historic district. It is one large parking lot. He thinks there are opportunities here to have courtyards where one could park in, The Bricks has it. It is like a u-shaped building. One does not see any driveways or any garage doors. He thinks the two buildings that are further down the hill have an opportunity to park underneath them so one is not seeing anymore...Bose asked Paulson if he meant these two buildings. Paulson stated that he did, there is an opportunity to park underneath those two buildings there. Bose stated that the parking is going to be from the road going straight inside. Paulson stated that he would say go down and then to the right and to the left and park on either side and just be a little more sensitive so that the facades look like it is a nice community one would want to walk around and not just garage doors.



Bose stated that one of his questions is the Commission talked about they don't want to see garage doors here. They wanted the alley behind coming this way and the parking go from that side. That is doable.

Alex Paulson stated that is a dead end road there too. He is not sure fire is going to allow that but it goes all the way to a dead end and there is nowhere for a truck or anything to turn around. Bose stated that what is drawn is actually wide enough for a fire truck to go in and back out. So that is already being engineered. Paulson stated that he thinks before they start engineering the plan they need to come up with a concept plan and he feels like they are doing it backwards. They are engineering a plan and then forcing things to work where it needs to be the other way around.

Bose stated to be honest they had to put the engineering drawings to go under the old code. They had to do it, otherwise they would have happily waited.

Alex Paulson stated that the HPC is here to give comments on what they think of the design and all. He thinks they need to be very sensitive to this area. This is one area in Roswell that they don't need to let it keep going downhill. It needs to be done nicely.

Bill Bruce commented that a social gathering area for the people to gather is really an important aspect of how...it will help the applicant and re sell itself. He has seen it 100 times. Having a place where they can gather and meet is really an important place too.

Bose stated that if one will actually look at this there are two more buildings here. There is a tennis court and there is a clubhouse and there is a swimming pool. It is all going to be one actually.

Bill Bruce stated that was fine. Little small gathering areas too within the thing is a good thing. That is he was saying that the landscape architecture becomes more important than just throwing some trees down. It is a big deal to those in the historic district.

One of the things to keep in mind that Roswell is really pushing in the historic district is street trees on vehicular areas. The continuity of street trees and then after that is gardens or whatever one wants to do. It is very important.

Bose stated that they definitely have the luxury of putting in water where they want to put it now because it is vacant land right now, raw land. Anything the Commission is saying is easy to incorporate for them.

Judy Meer stated to Courtney Lankford that what the commission is doing here is giving them some ideas of what they would like to see on this property but there is another process. They have to get approval to....

Courtney Lankford stated that the site plan is going before mayor and city council on October 13<sup>th</sup>. In the report to mayor and city council and planning commission on September 16<sup>th</sup> there will be a statement about what the HPC had to say about the plan. And those comments will be taken into consideration by planning commission and the mayor and city council. If and when the site plan is approved by mayor and city council the design and architecture will come back before the HPC. But the first step is getting the site plan approved by mayor and city council.

Judy Meer clarified that when the HPC is talking about the site plan here, this is the site plan that they are talking about with these buildings put on the site the way they are seeing them right now.

Courtney Lankford stated that was correct. This is the site plan that has been submitted and is the one that will go through the process. It is up to them and mayor and city council and planning commission to figure out what the final site plan is. These are just advisory in nature.

Judy Meer clarified that if the HPC says they are recommending these site approvals, Lankford is saying that the way it is now...Courtney Lankford stated that the HPC can recommend to mayor and city council but they are just recommendations. Meer clarified that if they are not agreeing with all of them....that is the problem. Lankford stated that the HPC can recommend to council that the following changes are made or considered. And that is something that they can take into account when they review the application.

Vinay Bose stated that to be honest, this is the fifth revision which they went through the process then. Judy Meer stated that this is the first time the HPC has seen it however. Bose stated that is correct but they did not know that. Meer stated that all of these comments that the HPC has been giving Bose are what they would like to see. So it is going to be a little difficult for them to recommend approval of this site plan the way that Bose has it.

Alex Paulson commented that he thinks they have thrown a lot of things out and just to take them and try to force these ideas to work on this plan really doesn't work for him. He thinks the applicant needs to go back to the drawing board and get an overall plan that works and incorporates some of the ideas that the Commission has talked about. He could not support this plan here. He thinks they also need to take a look at the view lines from the two buildings, the two condo buildings to the right with these nine or 10 units that are going to be the lowest level. Maybe blocking the visibility down the river corridor, which ruins everybody's value that is in those two buildings right now looking down, they will no longer see that corridor. He thinks some site studies need to be done.

Vinay Bose stated that is exactly what it won't do because of where the gradient is and they always spend enough time and energy making sure...Paulson stated that Bose could tell him that but he thinks that site studies need to be done so that mayor and city council can understand that as well. It is a big project. He thinks they need to take baby steps here and make sure that they do it right.

Richard Hallberg stated that he thinks that when the applicant is designing the back of this building that the national park area over here is going to continue to be used and maybe even developed into a much more useful environment. It will have a lot of traffic. He thinks the view from the back is as important as the view from the front in terms of Roswell's historic district and the integrity, the quality of construction and design is really important.

Judy Meer stated that the Commission has spent a lot of time on the back buildings. Does anyone have any comments on the front buildings on 72?

Alex Paulson asked if the commercial building fronting South Atlanta Street, is that a new building or is that existing. Mike Lober stated that it was new.



Judy Meer asked if the parking for that building in the back around the water quality facility. The applicant stated that it was not. Meer asked if there was anything to the south, the right side of that as they are looking at the drawings. Is there an existing building there on the other side of the driveway?

Mike Lober stated that right now it is the old limousine service building that is vacant. And the other side is a little parking lot for what used to be the dog food store.

Alex Paulson stated that that parcel is a shotgun so he thinks Lober has it pretty well planned as far as approaching it. Again, he would just be very sensitive with the pedestrian, the car and the entrance into the rest so it is welcoming off of South Atlanta Street.

Mike Lober stated that they did a little pocket park in the front for pedestrians there and tried to make a linear park coming down the street for ease of walking.

Richard Hallberg stated that he thinks the height of these buildings in this front section, buildings 6, 7, 8 and 9, the condos he guessed is what those are. Mike Lober stated that actually the 6, 7, 8, 9 was they were thinking the row house, town house-type style and the one in front is more walk out flats. Hallberg clarified that it was a two-story building. Lober stated that was correct. Hallberg asked if there was a basement, underground basement. Lober stated that there was not. Hallberg clarified that it was just two stories. That falls off into a ravine there too. That would be a good opportunity for underground parking for those units. Lober stated absolutely. Hallberg stated that would allow them to have their access driveway coming down and going underneath. One could block the view of the properties to the north with a row of trees, which he would prefer to see. And he thinks UDC calls for not a single row, it calls for at least a double row. This is not UDC. Hallberg stated that he would still recommend that Lober use a double row. They don't even have to be the same species. This is something the HPC really needs to go into with the landscape architect. Hallberg would also prefer not to see a green wall of Leylands there, something that looks like a real forest and hides them. Some deciduous, some evergreen.

Judy Meer stated that it sounds like they don't have as many issues with this front portion, just some suggestions. She thinks they are going to have to work on the back a little bit. Meer asked Courtney Lankford if they need anything else on that. How would they handle this as far as...

Courtney Lankford stated that she and Jackie Deibel will take the comments and Deibel will put them into her staff report as the comments from the HPC. That staff report will go to planning commission and mayor and city council. So, they will have the HPC's feedback.

Judy Meer stated that if Mike Lober has any questions or would like a committee meeting to take a look at what he is doing they would be happy to work with him. Just let Courtney Lankford know. Mike Lober stated that he certainly would. Like Vinay Bose said they did have to come in before the change trying to get this within the planning and he thinks some of this stuff needs tweaked. Especially that the comment about the alleys in the back. Judy Meer stated that the Commission will be happy to work with Lober on that. She thanked Lober.

Mike Lober and Vinay Bose thanked the HPC.

**DRAFT EAST-WEST ALLEY MASTER PLAN PRESENTED BY POND & CO.**

Courtney Lankford stated that Andrew White is present to present the draft master plan. They had the charette back in June where they sat down and looked at issues and potential ideas and Pond and Co. came up with 15 concept plans. Staff got feedback on those and they have since come back with one draft master plan. This is the first presentation of it at a public hearing. There will also be a public open house on August 19<sup>th</sup>. They are having a work session with mayor and city council on August 25<sup>th</sup>. After staff receives comments from all of the boards and commissions and the public, Pond & Co. will go back and tweak the draft master plan. They will bring the final plan to council for adoption on September 10<sup>th</sup>. Staff is looking for some feedback from the HPC this evening about the plan, Courtney Lankford stated that she knows the HPC just received it yesterday but hopefully after Andrew White's presentation the Commission will be able to give some good feedback on what they like, potential changes, things like that.

Lankford stated that she will pass it over to Andrew White, who is here to present.

Andrew White, 204 Walker Street, Atlanta, GA presented the application. White is with Pond and Co., and as Courtney Lankford stated, this is the first public presentation of the draft master plan for the HPC to comment on. White will start on the east side and he is sure the Commissioners are well practiced at reading plans but north is to the left on the plan.

White stated that he will start on East Alley, which has become a one-way street in this plan. The el-shaped leg has received multiple treatments including a branded gateway, string lights draped on the top to create a kind of ceiling there. There are also merchant zones along the sides of the south leg of East Alley for merchants to use for outdoor dining or displays of merchandise if they choose.

The parking lot has been reconfigured to allow traffic to enter from SR9. That is an existing curb cut and the waste disposal is to the north side of that and angled to allow for the garbage truck to access it according to the requirements of the garbage trucks that the city of Roswell has. Public Works gave White the requirements.

The parallel parking has moved to the east side of the street to help define that edge which right now is open and ill-defined. The intention is to help define that edge and help to encourage future development there to kind of bring in the edge and help give a sense of enclosure when one is in the alley because on the south edge there are already two buildings there. There are two masses there that kind of enclose one already. The intention is to begin that process on the long portion of the alley. There is a pedestrian walkway that is defined with a curb-less edge. It is a concrete band and a material change to indicate a pedestrian walkway against the existing buildings and businesses. Maybe it would help if they went through the materials.

Andrew White stated that as one can see there is also an improved bus stop. Right now there is a sign post there. They also extended the access of the short leg of the alley up to connect with SR9 just south of the reconfigured parking lot. That gives visual access to Canton Street from SR9. It provides a pedestrian walkway and it is an organizing element that will help to define the alley way architecturally.

The Dumpster enclosure that one sees is from Acworth, GA. That is the one that they built. It is intended to represent the style of building that would house the Waste Management facilities



that the applicant is recommending. Something architecturally appropriate both materially and design-wise.

Everybody seemed to respond favorably in the public and at staff meetings to the idea of a Branded gateway to help develop the identity of the alleyways as an extension of the Canton Street experience. So, the gateway will be compliant with vehicular traffic and it should provide a pretty cool looking gateway.

As for street furnishings, White stated that there shouldn't be any surprises here. The bicycle racks will be a Roswell "R" which has already been approved. The benches and trash cans will be the black powder coated street furnishing similar to what Roswell has. The lighting style of the pedestrian light fixtures are also similar to what Roswell has. The bollard style is a traditional black powder coated bollard. The area that the bollards are pointing to, those bollards are intended to be removable so that one can close that portion of Canton Street from time to time either at regular intervals or for special events.

The paving treatments are similar what is there. Again, they are trying to extend the Canton Street experience out into the alleyways and beyond the Canton Street corridor. It makes sense to the applicant to use many of the same pavement treatments as exist currently in the downtown corridor. So, they are keeping the same pavement colors and the same pavement patterns that Canton Street currently has on the sidewalks.

The new element that the applicant is introducing is the permeable pavers. These are rated to except commercial and industrial scale levels of use and so they should work with the level of traffic that one receives in the alleyways. The locations for the permeable pavers are currently under review by the Public Works department to make sure that there is a sufficient benefit as to where the water is going and where they install the pavers.

The idea of managed parking...if one noticed, the parallel parking that has moved to the east side of alley will be time managed so that parking is only allowed during certain times of day. During the daytime it will be closed. Some of the parking spaces will be reserved for deliveries only to allow for that function to continue its important function.

In addition, the applicant would like to recommend that in the interest of turnover of the businesses, turning tables and seating new customers that the public parking lot also have some time management to it. So, they will limit the amount of time people may park there.

Some of the rainwater strategies in coordination with public works and Brown and Caldwell, who are the engineers that are looking at the drainage basin, which includes downtown historic Roswell, these are the two main strategies that they are looking at to help manage the storm water issue here in downtown Roswell are the permeable pavers and using the landscape whenever possible including the tree pits and the green spaces around the paved areas to manage storm water.

On the west side, there are a few big moves here that Andrew White would like to point out. The first and probably the most obvious is the traffic circle-type element that they have added to West Alley. The applicant thinks that one of the biggest issues with West Alley is its lack of form. So, they thought that by introducing a strong geometric form at the intersection there could really help to define the boundaries of the alley as well as provide a shared use space that could

be closed periodically for events or for the businesses to use perhaps after hours. But the applicant thought it was a nice communal treatment of that area.

The second big move is the addition of the sidewalk along the south side of Webb Street. This sidewalk will be designed to be mountable so that the vehicular access to the existing buildings will not be affected. In other words, one can drive over it.

The third move is the introduction of the parallel parking spaces on the north side of Webb Street and the realignment of Webb Street. Currently, the sidewalk on the north side of Salt and The Chandlery is four feet wide. This realignment will allow the sidewalk to grow to 16 feet wide, which will allow for a merchant zone that includes outdoor dining, a clear five-foot walkway and a landscape and furniture zone next to that. This in effect, creates an almost mirror image effect from East Alley so one has many of the same treatments. There is the wide sidewalk with the cafes, one has a branded gateway and rather than string lights overhead, the discussion was to have lighting in the canopy of the trees on the south side of Webb Street to kind of introduce that element on that side as well.

So, again one sees the proposed structure, the character of the proposed treatments, furnishings have not changed. The only thing that is different here is there is a picture of a mountable sidewalk as a demonstration. This is a sidewalk in Chamblee. In downtown Roswell's case that sidewalk would be brick, not concrete.

There is an introduction of a third rainwater treatment option, which is the idea of the rain garden. There is a lot of unpaved space in the West Alley, which can be improved to help treat storm water and improve the aesthetics with landscape treatments. And again the idea of time managed loading zones and parallel parking areas.

There was a comment during the presentation to city staff of this plan and the Department of Transportation. The parallel parking spaces on the east side of Canton Street that are represented on the north side of the street will not be in the future versions of this plan. It was decided that the cross section was too intense for that area and conflicted with the effect that they are trying to create there.

Andrew White stated that he was here to answer questions.

Alex Paulson stated that this was a nice organized plan. To him it does not have the WOW! Factor but it has some nice organized plan. It does get them organized on both of the alleys. What he is really concerned about is transportation getting a hold of this and this become one big sign pollution with the one-ways and everything White pointed out with respect to parking, two-hour timed parking and all. Transportation can have a field day putting signage up here and the HPC has got to be very, very...they have got to get on board because there are one way streets here. Steve Acenbrak loves two signs for every one way street. It says "Do Not Enter", the turn around, there about six signs for every one way street and a flashing red light. So, they have to be careful with that. Paulson thinks that it is very organized. It is moving the car just like everyone wanted it to do. It gets the pedestrian from the parking lots to Canton Street. The most exciting thing to Paulson on this was the narrowing of Canton Street and increasing the width of the sidewalks. He thinks that is the biggest bang for the buck on this whole plan which shook out. He is a little concerned with on the alley behind Salt, that is the West Alley. The one way goes out to Webb. It seems like it would go the other way to Paulson so that if one is on Canton



Street and he is looking for parking, he would turn into that to get back to the parking behind the el-shaped building and her building back there and all of the other hidden parking. That one way to him seems awkward going that direction. He would think one would want to loop it the other way, but he is sure there is a reason behind why the applicant has it looped the way that he does.

As far as all of the retail behind the stores, will the HPC have control of this plan or is it going to still leave it wide open as to whether or not everybody brings it out to curb and cleans it up?

Andrew White stated it was. Those were suggestions, small indications of what might be. Alex Paulson stated that he thinks that what is just as important as the applicant's design is how everybody treats coming up to his design and not just leave it unkempt. White stated that he would agree with that.

Bill Bruce stated that this was a very good plan. One of the things in Roswell that people are dealing with is it is hot out there. When one is walking a 74 degrees he is tending to be more active and he is going to walk more than if it is a hot pavement issue. Any chance one gets, and that means economics to Roswell...any chance one gets to put a structural street tree in at any place he can get, do it. It is going to be very important. The applicant has done a great job on Webb Street. Bruce would continue that above the wall on Canton Street even though it is higher. These are minor, minor, minor, things. Whenever one can fit these end to continue that streetscape effect for that shade pattern, it is really important. He thinks the applicant has some opportunities. Bruce is not sure what types of trees or anything at this point that's fine. But as long as they are structural and White knows what he means. Structural street trees, that is a good thing, that is what they are going to need.

There are some fill-ins especially on Mimosa that White might want to consider. The continuity of that streetscape effect versus the semi-public effect on the other side is going to be really important and White has heard him preach about this probably on the other ones. But, that is something that they want to keep in mind.

In the courtyards, anything White can think of that has the sufficient square footage to support a structural tree, put it in. This isn't just about flowering trees, if the overheads are not there and whatever it is. If it makes sense put it in. Those are going to be very, very important in the long run.

Bill Bruce thanked the applicant.

Richard Hallberg stated that he agreed that it was an excellent plan based on all of the meetings that the applicant has had so far. It is a good consolidation of a lot of those ideas. Where they are putting lights in trees, or lights anywhere, they should be down lighting or if it is an up lighting on a building, it should not reach the sky. One needs to limit that so that he doesn't ruin the night sky. It is an environmental issue.

There needs to be a walkway there near the entrance to the East Alley. Are these going to be raised walkways? Richard Hallberg stated that he thinks they should be even with the sidewalk.

Andrew White stated that the walkways in both alleys are flush with the vehicular. If one looks at the screen, the second one of the second image down from the top is the intended pavement

treatment in the alley ways. Richard Hallberg stated that was okay. They don't have a speed issue or a pedestrian/automobile issue in the alleys as much as one does on Canton Street. He was not being clear, Canton Street primarily. But he thinks for pedestrian traffic there needs to be a full-width raised pathway from the southwest corner of Roswell Provisions going over toward The Chandlery and Salt. That is a major crossing.

Judy Meer asked Richard Hallberg if he was talking about a crosswalk. Hallberg stated that he thinks there is one now... Courtney Lankford stated that there is one now and that is something that came up in the staff meeting. The proximity to the intersection is an issue with the crosswalk. Hallberg stated that it is a right hand turn. It is a one way street so now all of a sudden all of those traffic issues kind of go away. One can put it far enough north that at least people are off of the hump when they want to turn in. That can be engineered. It just needs to be done. Hallberg thinks that the crosswalks all the way up to the north side of Norcross Street should be elevated. They should be speed humps. Then one has no problem with handicap access. Instead of ramps down, one simply goes straight off of the sidewalk across the pedestrian walkway and let the cars slow down to handle that. Hallberg is not sure that they need to do that on Webb Street. But if the projected traffic level is high enough there, then that shown unit could be done the same way.

Richard Hallberg stated that he really likes the idea that the applicant angled the garbage collection. That was a great idea to make it accessible. The other issue though is in that unit the pedestrian traffic from the restaurants comes into the back side. It doesn't go in the front. The garbage truck picks up the stuff from the compacted end so one needs to be aware that he is going to have to have entrances on the northeast, northwest and southeast sides. On the northern end of that building there needs to be access for the people that are going to be dumping there.

Courtney Lankford added that when staff saw this plan the other day she was concerned with the angled building. If this was a new development in the historic district, staff would not allow an angled building. Clyde Strickland actually came up with a way to make it look more like a square building but keep the angled access. So when they get to that part of the design they can look at where the window placements will be and where the door placements will be. But they are going to work on making that a better sited building for the historic context.

Richard Hallberg stated that he does not think it really disturbs it. There is going to be very little historic context here.

Courtney Lankford stated that they would not want to start a precedent with allowing an angled building on a site. That is one of the things the guidelines talks about is the front of the buildings are on the street. They would not want to introduce an angled storefront-type building to set a precedent.

Hallberg stated that this is going to be a small utility building in his opinion. Courtney Lankford stated that the idea is to design it and to be historically appropriate. The one in Acworth is a replica of a National Registry property. Hallberg stated that he would be totally happy replicating that building on this site. One probably could align it where the truck can...with the street, right against the street where the truck can get in there, back up and then continue on. But anyhow, the biggest issue to Hallberg is making sure that they have good access, a safe access for the people that are going to be dumping there.



Alex Paulson asked what if a building goes along parallel to that street right there, Alpharetta...where the parking is now, what if there is a building that would close off that whole alley and what if that comes along. He has heard there is talk of possibly putting a lighter-type building there.

Andrew White stated that was the hope and in that case, that Waste Management facility would be incorporated into the new development somehow. Paulson advised White to make sure because there is talk of that possibly happening.

Courtney Lankford stated that it would have to come down but they would make it a condition that Waste Management is rebuilt as a private building.

Richard Hallberg likes Alex Paulson's ideas about signs. He thinks all of the directional signage should be painted or built into the street.

Andrew White stated that they would take a look at that. They can certainly make some signage. Put that in the design standards.

Richard Hallberg stated that he would not have a single elevated sign in this district. And if one cannot find his way then they can stop and ask somebody. They should be driving slow enough to do that anyhow. Hallberg thinks that has covered most of the issues that he had. That jog at Webb Street bothers him somehow where the sidewalk was widened and everything. Even though he knows it makes it more useful, one is going to have to deal with that property owner. It just bothers him.

Bill Bruce stated that Richard Hallberg is right on basically the speed humps. But speed humps one could say it is like sustainability or associate. It means something different to everybody. So, he is not for anything that tears out the bumper on the cars, but one thing White may have an opportunity to present to council and the city is unique ways to limit bollards and the striping. Maybe it is a low....Bruce thinks that what Hallberg is getting at is they want to make people aware that it is a crossing. One is not going to tear the bottom of a car to slow them down. But once people understand in Roswell that there is a system in place for crossings, he almost gets killed on Norcross but that system...White may have an opportunity to present something kind of cool to council that they can take to different places.

Judy Meer stated that it would be wonderful to get to the crosswalk and not have the sign in the middle of it that distracts the driver from the people that are trying to cross.

Bill Bruce stated that the low level lighting and the bollards and whatever it is that that system entails is something that should be carried out throughout the whole city. The applicant has an opportunity here to do something kind of cool.

Courtney Lankford stated that staff is planning to incorporate illuminated bollards in some areas that would be similar in design to that but would provide additional lighting at a lower level.

Alex Paulson stated that until transportation gets on board with the historic district, they will always have a battle.

Tom Lynch stated that he thinks the work the applicant has done here overall, he likes it very much. He agrees with most of the comments. But there is one concern that he has. On the east alley, he thinks there is a total currently of 16 buildings. Typically, over the last three or four years there has been two to three of the buildings under some sort of construction. They have been sitting on the back alley there, the large, oversized construction Dumpster that sits there for the entire time of the project, which it seems like most people's projects run 50 percent longer than they are projecting for whatever reason. In some cases right now, there has been for a lack of a better term, a painting trailer that has been sitting there 24-7 for he would say approximately two months. Lynch thinks they have to realize that there is going to be construction of these buildings. There is going to be turnover by tenants and Roswell is going to have to make a hidden space somewhere for the construction debris to go where it is not sitting out from a sidewalk here.

The same would apply to the West Alley but it is not as critical. Lynch stated that he does have one question about the West Alley and that is down by what is labeled Roswell Auto Care, which is really up on the upper level of that. And on the bottom level, which is Lynch's concern, which is a German repair place or something there is always 15 cars and parts and all kinds of debris and all he sees here is a shaded area. He does not think that is their property. He is not sure.

Andrew White stated that as they understand it, the property lines are marked on the plan in dark black. So, if one looks at the lower half of the circle where that double dotted and then a dashed line are and then it turns south behind Mack McGee. That is the extent of the property that the city of Roswell has rights to and the rest is owned privately.

Courtney Lankford stated that is a private drive that is owned by a private citizen. Obviously, whatever the city of Roswell does to the alley there they would encourage the property owner to do the same type of treatments. She knows that as people look at renting spaces in that area they are all very excited about this plan and would like to implement the same changes to it. But the shaded area, that is all a private drive.

Andrew White thanked Courtney Lankford.

Judy Meer stated that she agrees with all of the comments. She thinks the applicant took all of the HPC's suggestions and incorporated them very nicely. It does give a lot more structure, it looks organized, it gives the HPC something to work with when there are going to be changes back there. She really thinks they are going down the right road.

The Commission did not talk at all about Elizabeth Way. Andrew White stated that he neglected to talk about Elizabeth Way but he is happy to now.

There was a question early on as to whether or not Elizabeth Way could become a two-way due to the extension on the road building that is marked as 2-2. Apparently that *building addition* that fronts on Alpharetta Street was interfering with some sight lines. And so the city of Roswell Department of Transportation did a study as to whether or not it would be safe and the sight lines were there to allow a right-only exit onto SR 9 from Elizabeth Way and the conclusion was that that was workable and that was able to be accomplished. The recommendation is for Elizabeth Way to become two way which would allow for that portion of Canton Street that is shown in the light gray on the plans to be closed periodically.



Judy Meer stated as well that the walls are going to be coming out and different planting beds and wider sidewalks and things like that.

Andrew White stated that currently he thinks the plan extends the sidewalk southward about five feet, which gives one a lot more room to play there. The grade change is obviously a challenge there, which is why the wall was built in the first place. White believes that the grade change can be accommodated with a wider sidewalk and inside the planted areas to ramp up and kind of remove that visual barrier and physical barrier that is preventing people from having a merchant zone on the sidewalk in front of their businesses there.

Judy Meer asked Andrew White if there would have to be a retaining wall in the parking lot, or is that now just going to be a sloped grade. Aren't there steps down there? White stated that there were not, they would be sloped.

Judy Meer asked if there were any other questions or comments for the applicant.

Courtney Lankford stated that she did have one piece of information that she would like to talk about. As Andrew White pointed out, the light fixture that was selected was the more colonial one that is seen in the majority of the historic district. One of the other light fixtures that was presented in the preference survey was the more industrial light fixture that one sees on Oak Street and in the Grove Way area that Lennar is using on their apartments. One idea that staff came up and she just wanted to get feedback, it is just an idea at this point, is to do the colonial light fixtures along Canton and Webb, Elizabeth, Mimosa, but then do the industrial ones in East Alley and West Alley to really help define it as its own separate space and to really make it a unique area. They would be really close together so one would have a little bit of mix-match. At the street one could do the colonial but as he progresses back it could be the more industrial fixture. Is that something that the HPC would support?

Bill Bruce stated that if they had a landscaped master plan, lighting plan like they discussed they wouldn't have to be going through this every time.

Courtney Lankford stated that they have the two fixtures that they can choose from. So they were trying to mix them up and get a little creative.

Alex Paulson stated that he likes the idea, he thinks it is a great idea.

Richard Hallberg commented that the entrance off of SR 9 into that parking facility on East Alley would be another great place for some overhead signage, a gateway, to label that. He would really prefer that they started calling this Uptown Roswell instead of Downtown Roswell because that is what it is. It is Uptown Roswell. The square is downtown Roswell. And the merchants need to get on board.

Courtney Lankford stated that one of the things on the branding is it does have to be 17 feet high to allow for vehicular traffic. They could try to attach it to a building or they could put it on posts. Is there any direction that the HPC has?

Alex Paulson stated 17 feet! A bridge is 13.4, why 17? Andrew White stated that was the number that was given to him by the traffic engineers.

Courtney Lankford stated that it is going to be high. She does not know if they really want to mount it on a building. They may have to do posts.

Alex Paulson stated that this should be the THPC, the Transportation Historic Preservation Commission. Paulson clarified that a bridge was 13.4 or 13.5 feet. 17 feet is ridiculous. Andrew White stated that he would look into it. Judy Meer asked if that was going to be taller than the buildings. Paulson stated that it was.

Courtney Lankford asked if it does have to be 17 feet, would the HPC prefer to see some type neat posts, column with some kind of signage element.

Bill Bruce stated that it should be 13.4. It should all be consistent.

Andrew White stated that the picture he is showing is a five-six-lane road, so it could do the height. Courtney Lankford stated that her concern was a 17-arch next to Provisions and Go with the Flow is going to look pretty funny.

Courtney Lankford asked if the Commission would support some type of columned sign or more monument signage.

Richard Hallberg stated that he would rather see something that is small with six-inch steel posts. Supporting this archway business he thinks is a bad idea. That seems inconsistent... Bill Bruce stated that it was the height of the arch. Hallberg stated that they could give them 13.6 and give them a couple of inches.

Judy Meer asked if there were any comments from the audience.

**Shannon Steidart**  
**1090 Lorian Park Drive**  
**Roswell**

Shannon Steidart stated that she is a business owner and that she owns Synergy Fine Art on Webb Street. She has been involved in a lot of these meetings and she is happy to see where the plan is going. She thinks they are moving in a really great direction. Her biggest concern right now is she is still a little unclear on what is happening on the north side of Webb Street. She knows that they are building out the sidewalk on the south side but she is still a little unclear based on the Commission's comments. The loading zone they said is going away but she is interested in seeing sidewalks on both sides of Webb Street and really trying to get Webb Street to be a defined extension of Canton Street. So she is a little concerned as the Commission is with the jog out of the sidewalk on the southern side of Webb Street. But what is happening on the northern side of Webb and how are they again, they don't have buildings to kind of do that archway, that branded entrance way but again, they need to do something to define both sides of that street as a walkable, pedestrian friendly avenue.

She thinks it is great that they are looking at a dedicated delivery zone on the southern end of West Alley so she thinks it is coming together but she is still a little unclear on what is happening on the north side of Webb Street.



Judy Meer stated that this was a discussion item. She thinks they have had a great discussion. She thinks they are all pleased with the direction that it is going in. Does Courtney Lankford need anything else from the HPC tonight?

Courtney Lankford stated that is it for the discussion. She does have two minor approvals. As a courtesy staff is updating the HPC on minors which are approved administratively by staff and the HPC chair.

#### **PREVIOUSLY APPROVED MINOR APPLICATIONS**

**HPC2014-02899**

**TAYLOR KINZEL GALLERY**

**16 Elizabeth Way**

This is for a door replacement on the rear. There again, there have been a lot of requests for people to clean up their rear space in the alley. This is one of the requests is to make a more commercial storefront door on the rear at East Alley than the closed off door.

That was approved and it has been installed.

#### **PREVIOUS APPROVED MINOR APPLICATIONS**

**HPC2014-03093**

**GOLDEN CONSTRUCTION/JONATHAN GOLDEN**

**114 Sloan Street**

This is currently a first and second floor open porch. They will be enclosing it. The enclosure will match the rest of the building in materials and design.

#### **APPROVAL OF MINUTES**

Richard Hallberg stated that on Page 2, the paragraph starts with in the analysis down in the middle of that it is Lillibell Atcheson.

Judy Meer stated that on Page 5, the second paragraph from the bottom of the page about in the middle. It was not a structure with city-owned blocks and had wheels underneath it. Meer is not quite sure what the speaker was saying but she does not think it was city-owned blocks. It was cinder blocks.

Judy Meer stated for their information she found out who owns that building and what it was. Carmen Ford and Bob Miller, their grandmother lived in that house and had that little structure built to be her little green house. Bob Miller told Meer that he remembers as a child going in there and she would put some plants in there to keep during the winter or she would pot some new ones in the springtime. That is what that shed was all about. And it was there as long as Miller could remember so, prior to 1958 it was there.

Hearing no further corrections to the minutes, Judy called for a motion to approve the minutes.

#### **MOTION**

Richard Hallberg made a motion to approve the minutes with corrections. Alex Paulson seconded the motion. Judy Meer called the question. The HPC minutes from last month were approved.

## **ADJOURN**

The meeting adjourned at 7:47 p.m.

**X**   
\_\_\_\_\_  
Judy Meer, vice chairman  
Roswell Historic Preservation Commission





