

**MINUTES**  
**ROSWELL HISTORIC PRESERVATION COMMISSION**  
**Wednesday, March 12, 2014**  
**6 p.m.**

**MEMBERS PRESENT:** Tony Landers, Mary Ann Pepper, Richard Hallberg, Judy Meer, Bill Bruce, Alex Paulson

**MEMBERS ABSENT:** Johanna Harned

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

**WELCOME**

Roswell Historic Preservation Commission Chairman Tony Landers brought the March 12, 2014 meeting to order at 6 p.m.

**CERTIFICATE OF APPROPRIATENESS**

**14-0086**

**HPC2014-00074**

**DIESEL PIZZA & PUB**

**994 Alpharetta Street**

Courtney Lankford stated that this item will be deferred. The applicant emailed staff today asking for a deferral. He only had one of the two options that the Commission discussed at the last hearing for the alternatives as a way to minimize the shed. So he will be coming before the HPC in April instead of this evening. He is working on the drawing showing the fence going in front of the structure. He only had one showing a revision to the roof line.

**CERTIFICATE OF APPROPRIATENESS**

**14-0087**

**HPC2014-1400424**

**FIX PIZZERIA**

**14 Elizabeth Way**

Courtney Lankford stated that the applicant is not currently present.

**CERTIFICATE OF APPROPRIATENESS**

**14-0088**

**HPC2014-1400433**

**OLI-VE**

**1003 Canton Street**

The applicant is requesting to do an addition on the northeast corner. This is the site on Canton Street; the front of the house faces Canton. The addition will be tucked behind a previous addition. There have been several additions done to this building over time. It was originally believed just to be a simple four-room structure and then additions have been done to both the north front, south front and then on the rear.

Courtney Lankford showed the front of the house, the addition will be going right here. In the Commission's packet there is an original submission that shows an addition and the roofline would mimic the original historic gable. As the guidelines say, additions should read as new development but it should be able to read over time. Staff made some recommendations for the addition to have a flat roof. In discussions with the applicant about issues with water and the things that come with a flat roof the applicant made a third alternative that actually includes a shed roof for the addition. The Commission did receive a copy of that plan in front of them. It is date stamped March 12, 2014. One will notice the original addition brought the roofline all the way up on the front. The current alteration would leave the front roofline as is, as it currently stands.

This would be the look of the addition looking south, the side of the elevation. This is the north elevation of the house. So the addition would come across the entire side of the building extending the footprint of the house to be a true square rectangle. The window openings would match the dimensions on the historic portion of the house and that it would have a shed roof.

Courtney Lankford apologized, that is the rear of the building and on the right side of that elevation one sees the shed roof coming off of the new proposed elevation.

Lankford presented the north elevation of the house looking south down Canton Street. Again the window openings match the original proportions of the historic portion of the roof. It has a shed roof and one maintains the lines of the original house and an earlier addition.

The applicant is present as well as their architect if the Commission has any questions about any of these variations. Staff does recommend approval of the application for the addition shown on the plan date stamped received by the city of Roswell, March 12, 2014.

Tony Landers asked if there were any questions, comments or anything to Courtney Lankford. Hearing none he asked if there were any questions to the applicant. Hearing none, Landers asked if the applicant has anything to say.

Courtney Lankford stated that there is a member of the public that would like to speak.

#### **DICK FELDMAN**

Dick Feldman stated that he was representing the property owners at 12 Norcross and 16 Norcross. They have two midsize office buildings just south and east of the property under consideration. They have no objection to what they want to do construction-wise. They do have concerns about where they are going to store their materials and where they are going to park. The parking lot that is between the buildings is a common entrance and they have four or five parking spaces directly behind their building but there is no land there. The parking lot is almost right up to their building. If they unload their materials there for use in the construction, they will probably use up most of their parking and then they won't have parking for themselves and they won't have parking for their workmen. Feldman's concern is that their plan provides some way for storage of the materials that are off loaded there and also for adequate parking because the parking lot that is presently there will not accommodate more vehicles during the day. It is already strained for adequate parking.

Tony Landers clarified that Feldman's concern is during construction. Is that his concern? Feldman stated that they were concerned just during the construction period. There is just not room for particularly if they have three or four workmen and they now won't have their own parking because there is no other place to put materials on the property except in their parking spots. Landers thanked Dick Feldman.

### **Bob Hagan**

Bob Hagan agreed with Dick Feldman that they are pretty strained for property now and it is just going to be a load on them.

Tony Landers asked Courtney Lankford in reviewing this application if she has given any consideration to these concerns during the construction phase of this. Courtney Lankford stated that she believes that there is either a shared parking agreement or an access agreement and the applicant may have with him tonight. But the shared parking or access agreement would state any stipulations that had to do with what kind of cars could be parked there, construction, or anything like that. If there is a disagreement about that agreement it would be something to hire private attorneys for as a civil matter. But the applicant may be prepared to speak on that issue.

Mary Ann Pepper asked Bob Hagan to tell her how many parking spaces are available there now for parking. Hagan stated that the applicant has four or five spaces. The buildings that they have are two midsize office spaces and there are approximately 30 spaces, but they are two and three-story office buildings with quite a few tenants. There is adequate parking but it always strained. Hagan is concerned that they make some plan as to how they are going to handle the parking because it could not sustain five or six or seven more parking vehicles there. It would interfere with the tenants who are there. Mary Ann Pepper clarified that would be a temporary situation. Then, when this is completed how many parking places will there be. She asked Courtney Lankford if she knew.

Courtney Lankford stated that they are not going to lose any parking at all. The addition will be filled in right here. So they are not going outside the current boundaries of the house. They are just filling it in pretty much. So it is all going to be right here on the property.

Mary Ann Pepper thanked Courtney Lankford.

Tom Lynch asked how long is the construction going to take.

Tony Landers stated that he understands the neighbors' concern but his question would be is it within the purview of this body to influence their concerns in any way.

Courtney Lankford stated that she thinks that the applicant would be sensitive to the matter but it is a civil issue and something that needs to be dealt with between the applicant and the adjoining property owners.

Tony Landers asked if the applicant was here. Landers asked him to give his name and address as he thinks the Commission is interested in anything he might have to say that would allow them to move this along with everyone being happy.

**Eric Goldfein**  
**1003 Canton Street**

Eric Goldfein stated that his office is located at 1875 Old Alabama Road in Roswell. The addition is only 172 square feet and there are courtyard areas, a grass area to the side of where the addition is going to go that they will be able to store the building materials. So, they don't think that will be a hindrance to anybody's parking. The Oli-Ve retail store does not open until 11 a.m. and they can work with the contractor. They don't have a contractor yet but they can work with the contractor to make sure that any deliveries are made before 11 a.m. and that their trucks are removed prior to the Oli-Ve employees showing up so that there won't be any interference with any of the parking. He does not imagine that the construction will take very long but they will definitely work with the Minton House to make sure that they are in no way hindering any of their tenants from parking.

Tony Landers stated that again he does not think that this concern is within the HPCs' purview but he is interested in seeing this conclude on a friendly situation. Are the Commissioners satisfied with what Eric Goldfein had to say?

Bob Hagan stated that the adjacent property owners did not want to be in the position where they are going to have to call and ask that a workman's truck or a delivery truck or something be moved because it is blocking the area for their tenants to park. They will cooperate with the applicant any way that they can but there are other areas right across the street where the applicant can make arrangements, where the Antique Barn is and he might be able to make some temporary arrangements there for parking for the workmen. But Hagan stated that they only have that concern that they are going to have a problem and they don't want a problem, they want to be a good neighbor.

Tony Landers stated that he thinks Eric Goldfein is indicating to the adjacent property owners that he understands and what Landers hears him indicating is that he will make every reasonable effort to accommodate the neighbors. Is that fair to say?

Eric Goldfein stated that was correct because Oli-Ve at the store, their people have to park in the same lot, so they don't want to inconvenience them either. So it would be in their best interest to make sure that there is no parking interference at all.

Bob Hagan stated that the adjacent property owners have no problem if he takes care of it. Tony Landers stated that was good enough and thanked Hagan.

Richard Hallberg stated that he thought that the applicant would still be there but his basic comment is that the architect in this latest revision, probably to his mind is the best of all issues. Meeting both keeping the house looking as historic as it can in its current condition. Not destroying any historic fabric to speak of and it looks like a very workable design that fits the HPC guidelines.

Tony Landers stated that is a grand introduction to a motion he trusts. Hallberg stated that it is. He needs to see if anyone else has any discussion because he tends to speak up.

Judy Meer commented that she thinks this actually is a big improvement and actually improves the historic character of the house. She was out in the countryside this weekend driving and older homes were added onto and added onto and they were always very well integrated and she thinks this is a big improvement. She thanked the applicant very much.

### **Motion**

Richard Hallberg made a motion that Historic Preservation Commission approve HPC2014-00433, the renovation and addition at 1003 Canton Street to meet the drawing that they have in their hands that was received on March 12, 2014.

Judy Meer seconded the motion. Tony Landers called the question. The motion carried unanimously.

### **CERTIFICATE OF APPROPRIATENESS**

**14-0087 .**

**HPC2014-1400424**

**FIX PIZZERIA**

**14 Elizabeth Way**

Courtney Lankford stated that the Commission will now move along to the second item on the agenda. Fix Pizzeria is a new restaurant going in on Elizabeth Way. The original proposal is in the Commissioners' application. There is also a revised request in there as well. Originally the applicant had requested several things that were going to encroach into the alley. Due to several requests for changes to the alley, mayor and city council are looking at doing a master plan for both the east and west alleys. Staff is in the beginning stages of getting that proposal on the scope and trying to get an estimate from a consultant. Once they have that, staff will be in touch with the HPC as they will obviously be a primary stakeholder in this.

In the interim, the applicant has revised the application to include just minor façade alterations. Due to the access in the alley and the pedestrian traffic and vehicular traffic they want the rear to look more like a front. So, they want to not only clean up the back by removing the metal awning, removing some of the downspouts, making them a little more cohesive. They want to replace the door and window and make those openings larger and put a new door and window back there so that it is more of a store front.

On the front elevation, the applicant is requesting to remove the faux gable that was added in the 1960-70's and then just clean up that façade as well.

Staff does recommend approval of the application with the revisions.

Tony Landers asked Courtney Lankford if all of these changes...Lankford stated that those revisions were date stamped March 3, 2014. Landers clarified that these revisions the Commission has seen are to the building itself. Is there anything going on in the right-of-way, the street? Lankford stated that there is nothing in the right-of-way right now. The applicant did originally request an awning to encroach into the right-of-way in the rear alley as well as the sidewalk café to encroach into the alley. But for now those items have been removed from the HPC application. She is not sure of the status of when the applicant is going to apply for those

encroachment permits. But it will kind of work in with the master plan for the alley. There are a lot of issues back there, who owns the right-of-way, where does the right-of-way start, what is the general concept that they want for their alleys? So for right now it is just façade renovations. These windows will remain open. The original application did show some of the windows being covered on the inside with drywall. The applicant has since revised the floor plans so that windows do remain open with no walls in front of them. But that is one reason why the rear façade, which he is going to use as a front is not symmetrical because to the left of the door is where the bathroom will be but there is no window opening there.

The applicant is present. Tony Landers asked if there were any questions from the Commission for Courtney Lankford.

Judy Meer asked if there was going to be any painting done with the removal of the gable or the changes in the back. Courtney Lankford stated that she believes that they are going to repaint the fronts.

Hisham Mazzari, 952 Canton Street, Roswell stated that they are going to paint it on the outside and it will not be red. Meer asked if the applicant is repainting it the color it was or is he changing the color. Mazzari stated that it is probably going to be a different color; that one has a little bit of baby blue. They just want to bring out something that is a little more natural, something that is going to match more of Canton Street and the historic parts of it versus just purple.

Judy Meer asked Mazzari if he was aware that there are historic palettes at some of the paint companies. Mazzari stated that he was. Meer stated that it would be great if he could choose something out of that. Mazzari stated absolutely, that is what they always do. Judy Meer stated that was great and otherwise she thinks it will be a very nice upgrade to the property. It will look much better. She thanked Mazzari.

Tony Landers asked if there were any other questions from the Commission.

Landers stated that he was curious. He told Courtney Lankford that this was not a subjective question necessarily, but he is curious about, by way of background before he asks this question....The HPC has recently adopted two paint palettes that they would encourage people to use when they are painting buildings in the historic district. That has not made its way to official status as yet but how is that entered into this discussion?

Courtney Lankford stated that the text that was written for the UDC guidelines in terms of paint color and appropriate paint palettes is being reviewed by city staff and their consultants and they will be incorporated in the next draft of the guidelines. As always, staff recommends that applicants use historically appropriate paint colors such as the palettes that are available at Sherwin Williams, Benjamin Moore and other retailers. Hisham Mazzari has used appropriate colors in his other buildings and he is sure that he is willing to do the same as he stated. While staff made that text, it is not part of any official document but they have always encouraged that use.

Tony Landers stated that it would be important symbolically he thinks if the applicant could choose one of the paint colors off of those two paint palettes and Courtney Lankford will be

happy to share those with Mazzari. Landers thinks the applicant could find something there that would be...

Richard Hallberg stated that he had a question. Are the electrical lines and all of the meter boxes and all of that going to be removed in this iteration? They are not shown on the drawing is the reason he was asking.

Hisham Mazzari stated that the gutters are going to be cleaned up. The plan was that they get an awning on the back alley just to kind of hide the wiring. They don't know exactly what those wires are. He does not know if they are electrical. It is not up to them, it is more like Georgia Power. The applicant's plan is actually to clean up that façade and try to minimize anything that is being out there that is not needed. They are planning on cleaning up that whole mess.

Richard Hallberg stated that was not a requirement but it certainly would help the look of that façade. Once the drawing of the awning that the HPC is not considering tonight, he thinks that when it does get approved by the city of Roswell or at least the lot lines are defined, then that probably would be a good look as long as it doesn't encroach into the right-of-way and present a problem for delivery trucks that have to come through there.

Courtney Lankford stated that any encroachment that the applicant decides to do in the future would come before the HPC for the design. And the of course the city of Roswell has to actually agree on the encroachment permit into their right-of-way. Lankford does not know what Mazzari's current status is on those elements but any type of new projecting awning or patio, anything like that would come back before the HPC.

Richard Hallberg stated that he thinks the applicant has done probably as well as one can with the state of affairs back there.

Bill Bruce stated that he had a quick question for Courtney Lankford in looking at the elevation. Again, he is not the architect on this site, but one other thing that is interesting to him about historic Roswell and the buildings is the gutter systems. He knows the applicant can't do both of them and he is assuming the way this is drawn they are eliminating but they are keeping the scuppers at that top. Lankford stated that was correct. To Bruce, missing those details if there was any way to...he just hates losing details in architecture like that. The applicant may not be able to do both of them but to Bruce it is a little bit of a character issue.

Hisham Mazzari stated that there was not very much when it comes to options of not picking up a gutter. But the best option that they could find is actually this option that is shown where they combine bug holes or whatever coming to this side of the building and going down. They are trying to hide that as much as they can. But different types of gutters that are going to be exposed, Mazzari doesn't think there are a lot of options back there. If there are, he asked the HPC to please help him, tell him or recommend something and he will provide it.

Courtney Lankford stated that one thing to point out as well is all of this awning in this elevation is not before the Commission. Hisham Mazzari stated that he would like to proceed with an awning if possible from mayor and city council and the HPC in the future. And if one looks at this elevation he will see that the routing for the gutter is kind of integrated into the new awning design. So it really becomes more minimal and not noticeable. She does not think that there is

anything historic about this current downspout. So she thinks cleaning them up would be more appropriate for this historic structure.

Bill Bruce stated that he is more concerned on the rear side because that may... Courtney Lankford stated that is the rear. Bruce stated that he thought Lankford was talking about the front. Courtney Lankford stated that the applicant wants to make the rear more of a front as a lot of the business owners on Canton Street... because it is kind of that first face. One goes back there for parking, he is walking through. It is a great place to create entrances, which is why mayor and city council are wanting to go forward with the master plan to kind of redo that alley, clean it up and make it more pedestrian oriented.

Tony Landers stated that when Courtney Lankford mentioned master plan, what is the decision and process with regard to that being considered and ultimately adopted. Courtney Lankford stated that the master plan went to committee she believes last week. Mayor and city council have directed staff to talk with their on-call consultant, Pond, and get an estimate and a scope from them and then they will take that back to mayor and city council at committee and they will make a decision whether they want to give them money to have that master plan done. It will go to mayor and city council for a vote at a public hearing and then staff can start the implementation of the master plan process. If they do get the approval that they need, they hope to do a charette by June and that will include the HPC as a primary stakeholder as well as all of the business owners and property owners in that area.

Tony Landers clarified that the master plan is for this alley system back there. Courtney Lankford stated that it will include, right now staff is hoping for it to include not only East Alley but West Alley but again the more they include, the more the price. So they are working on the scope and the estimate and the area to study with Pond right now.

Landers clarified that the mayor and city council in committee have seen a draft of a master plan. Courtney Lankford stated that there is no master plan. Right now they are just trying to get approval to contact a consultant to get a scope to do a master plan. And so that is where they are right now. They took Adhesions request. There was an additional request for a new sidewalk in the alley, some lighting on one of the buildings to really make it more pedestrian oriented. Those request along with the request for 14 Elizabeth Way and other things staff has heard from other business owners prompted mayor and city council to look at do they want to look into this more. So, right now they are looking into this more. They should have a proposal by Friday. They will then take that proposal back to mayor and city council and they will decide if they want to move forward with it and take it to a public hearing to vote on and allocate the money to pay the consultant to write the master plan.

Tony Landers asked to what degree does this involve this body, HPC. Courtney Lankford stated that the HPC will be a primary stakeholder. They will be involved in all of the meetings, all of the charettes, everything because this will affect the historic district. But right now they are just at the introductory... they are telling Pond what area they would like to have studied, what elements, look at storm water, look at connectivity, look at pedestrian, look at vehicular, what do they do with the parking, what do they do with the facades, how do all of these elements incorporate and basically it is just trying to get a scope that makes all bodies happy and a price that works for the city of Roswell.

Alex Paulson stated that he applauds Courtney Lankford for getting that done.

Tony Landers stated that he is ready for a motion.

### **Motion**

Judy Meer made a motion that Roswell Historic Preservation Commission approves HPC2014-00424, 14 Elizabeth Way as presented on the revised drawings dated March 3, 2014 with the encouragement of considering the historic palette when picking a color to repaint.

Alex Paulson seconded the motion. Tony Landers called the question. The motion was approved unanimously.

Courtney Lankford stated that concludes the Certificate of Appropriateness section for tonight's hearing. They do have two items for discussion. If they want to jump to the second item while Goulding sets up their laptops they can do that.

### **DISCUSSION ITEM**

#### **Discussion of removal of shed at 1025 Canton Street**

Courtney Lankford stated that the shed at 1025 Canton Street was removed without HPC approval or a demolition permit from the city of Roswell. A letter was sent to the applicant asking them to appear before the HPC tonight to justify the removal of this shed. The applicant is out of town but has said that he would attend the April 9<sup>th</sup> hearing. Lankford wanted to let the Commission know that they will be deferring this to the April 9<sup>th</sup> hearing and the applicant will be present at that hearing to make his case for why he demolished the shed.

Tony Landers stated that he would like for Courtney Lankford to, with the concurrence of this body. This has been hanging around a long time now. He understands that people have reasons to be out of town but personally, he will just speak his mind about this. He thinks the applicant needs to be urged to be here and whatever he seeks, Landers personally would not be in favor of it if he is not here to speak to it. At that peril, Landers is not necessarily encouraging anybody else to say anything but that is where he as an individual, that is where he would be pushing. So, even if the applicant is not here next time, No. 1 it should be on the agenda and if it is not and he is not here to speak to it, Landers would be in favor of turning his application down. That is just one person.

Courtney Lankford stated that there is currently not an application. It is just a discussion item right now.

### **DISCUSSION ITEM**

#### **Discussion of architectural designs for Goulding Place Development**

Courtney Lankford stated that the applicant was here last month and they presented five elevations. She got some good feedback from those and the applicant is back tonight with an

additional five, maybe six elevations to show the Commission. This will be for the first phase of the single family attached houses along the extension of the current Goulding Place.

Tony Landers stated that he knows that the HPC is here to look at these elevations, but he knows everyone here is at least curious about where they are in their discussions with their neighbors.

The applicant stated that they really haven't made any more progress as far as getting in front of them. He thinks the last time that they talked they were going to try to get a little bit further down the road so they could have something to present. But it is on their agenda to meet with them before they get too far along.

Tony Landers stated again speaking as just one person, his interest in asking the question and really what the motive is if one will, behind the question itself as he hates to see this project get here without every reasonable effort having been made to make sure that they reach, if possible, a consensus about this, whatever that might be. It may not be the No.1 position of all of the parties but if they double or make the effort to get everyone appeased or their concerns met, it certainly would be nice that they don't have this...that they are trying to move this kind of project forward with people just on the sidelines saying, "no, we are totally against it." But the HPC knows this he is sure.

The applicant stated that he appreciates the Commission's time. He has the first five elevations, they revisions that they discussed at the last meeting and he will just briefly go through those plans and point out the revisions that they made to those. He is having technical difficulties pulling the computer up.

If one looks at the first elevation there were no comments on this one from the previous meeting.

That was elevation A-1. On elevation B-1 the comments were to remove the brackets from the columns on this elevation, which they have done. On the next elevation the comment was made to increase the pitch of the gables on the front of the house and they have increased the pitch of those from a 5-12 to a 10-12. And there was a general comment on the first five to stagger the depth of the garages from the front façade. They are working through that. It affects the plans but they are looking at varying the depths so that they are not just all two feet back from the front façade. So, when they come in with their final plans, they will have that adjustment made to the plans. They are also in the site plan adjusting the distance of the house from the road so that one does not have a straight line of porches and facades. They will stagger back and forth slightly as one goes down the road as well. The applicant stated that this was the first elevation and there were no comments on this.

The second elevation where they removed the brackets from the columns. This is the elevation where they increased the pitch of the front gables. He does not think they made any changes to this one. They actually reduced the size of the metal awning over the garage doors, but that may have been from a previous comment. There were no comments on this one specifically.

These are the new elevations that they have been working on. This is the story-and-a-half with a full front porch across the front of it, dormers and front loaded garages, lap siding. There were no comments on this one.

On this elevation the comments back from Courtney Lankford were to remove...there was a grouping of three windows in that front elevation element that has the gable on it and the comment was to remove that and add a bay similar to a previous elevation. So they made that change to this elevation. This elevation had some panels between the first and second floor windows that they removed from the elevation based on comments that were received. This elevation originally had a round window in the gable. It was based on a house near here but there were no other round windows in any of the other elevations but there were plenty of half round windows, so they changed the round window to a half round window.

On this elevation the comment that they received was that they had not put shutters on the windows under the front porch. There were shutters on all of the unexposed windows but the windows that were covered by the porch; they had not put shutters on. The comment was made to add shutters there so they have added those shutters. They also added pilasters to the front door entry.

This one was not in the package. There was another elevation that they had done but the comments were such that they just decided to scrap that and go with the new one. So, this is a brand new elevation and the applicant would love to get the HPCs comments on this. They have not presented this for any comments at this point.

Those are the new elevations that the applicant has put together.

Courtney Lankford stated that the applicant is just referring to comments that staff made. Some drawings were submitted to her. She made a few small revisions but again this is the Commission's opportunity to make as many comments as they have concerns, questions and ideas. This is a chance to kind of refine these drawings before an application for certificate of appropriateness is applied for.

Alex Paulson stated that they all look real nice. He has a question on C-4 and he would just like to hear from some of the other members with the bay window. To Paulson, the bay window works nice on C-1 which is the wood clapboard above, but the one down below looks like it is just a suburban home that one would find out in Roswell, further out in Roswell and he would just like to hear other peoples comments on that. They look great though, they all complement each other very well. He likes the last one where the applicant did the little cottage.

Tony Landers asked if there were any other comments, questions.

Richard Hallberg asked if on elevation C-4 was that a square bay? The applicant stated that it was. It is not angled. It is not a bow which Hallberg thinks is probably more appropriate for this style. He does not have a problem with that bay on the brick.

Alex Paulson stated that he does not either if it is a square. It just came off looking to him like it might have had the angled sides.

Richard Hallberg asked what the depth is roughly that the applicant is envisioning. The applicant stated that the square bay was probably about 18 to 24 inches. Hallberg stated just as long as it is not too large. It really should be barely, the 18 would probably be better. It would be better to have a look at it from the overhead to make that decision. He is sure with what the applicant has done so far they definitely have the talent to proportion that where it doesn't overpower.

Judy Meer stated that she too, thinks they all look really wonderful but she has just a question about are the newer elevations basically the same size? The same footprint as the original ones? The applicant stated that there were three plans and all of these elevations fit on one of the three plans.

Tony Landers asked if there were any other comments. He stated that the applicant is getting better, the comments are getting fewer.

The applicant stated that he has thrown some town house sketches in here.

Courtney Lankford stated real quickly that there are 10 homes along that main strip. There are 11 drawings here. Does anyone have an opinion about an extra one?

The applicant stated that they actually have 13 homes with the three in the back. So, in developing these they have an extra one based on how they start to put the plans together on the site. They have an extra one to kind of slide to the back of the lot if they need to.

Judy Meer asked the applicant if that means that none of these will be duplicated. All of these will be used but there won't be two of them alike? The applicant stated that no two in the front 10 homes will be alike. They will all be unique elevations.

Tony Landers asked if there was anything else.

Courtney Lankford stated that on the front page of this packet there are all of the elevations together. Is there any consensus on what should be where or any one that the Commission thinks is important to be in a certain location? Are there any opinions? Hearing none Courtney Lankford stated that was great.

The applicant stated that the sketches that he has of the town house elevations, he is just looking for a feedback because this is their first shot at the townhomes. They have provided some offsets in the massing of the townhome so that it is not a flat façade. They have pushed the front door back from the front of the garage to lessen the travel from the front door to the back. However they have pulled a front porch out in front of the garage façade to decrease the prominence of the garage doors on the streetscape. They do have some overhanging elements such as that kind of shed awning over a couple of the garage doors. All of the garage doors are carriage style overhead garage doors. Individual garage doors instead of doubles. They do have some opportunities to wrap a porch around some of the end units but not all of the end units.

All of these details, the dormers, the porches, the columns, the shutters, the window fenestration, and the garage doors have all shown up on the houses.

Mary Ann Pepper asked the applicant if he has had a chance to go to Liberty and see what those town homes look like. The applicant stated that he has. Pepper stated that is what she had envisioned would work more with these homes versus so much brick. It seems like there is a lot of brick on these homes. The applicant stated that their thought was that, or at least one of the ideas in the townhomes is that the buildings themselves would be a consistent brick and that the separation between units would happen with the shutter colors and the detailing that happens from unit to unit. But the buildings would look kind of homogenous in the brick color. If

there is a lot of break in the elevations so that there is a lot of opportunity to bring a mix of material in as well...so if that is more desirable that is the kind of feedback the applicant is looking for.

Mary Ann Pepper stated that she personally thinks that it would go better with what the applicant is doing in the front of the community. Also, how far back are these set from each other? The applicant asked Pepper if she meant the offsets. Pepper stated that was correct. The applicant stated that the front door would be four feet back from the garage and the porch would be two feet in front of the garage. Pepper stated for instance unit 1 on the extreme right, how far back or forward would that be from unit 2 or is this almost a straight façade with just the porches and garage doors being set back and forth?

The applicant stated that it would just be the kind of porches, garage doors, front doors kind of giving the offset as one goes across the front of the building.

Alex Paulson clarified that the actual façade was straight across. The applicant stated that it was not. Paulson was going to say because here it looks like it is stepping back maybe a foot or so. The applicant stated that it is stepping back. Paulson stated that they look like they are stepping back a foot or two.

Mary Ann Pepper stated that she thinks it needs more than a foot or two.

Alex Paulson stated that he does agree with Mary Ann Pepper's comment with respect to too much brick though. There is a great opportunity to introduce some wood in here.

The applicant stated that he was just kind of doing a quick sketch. If this is the front façade using the garage doors across here, it will step out two feet to the front columns and step back four feet. The windows above would be situated back in the front of the porch.

Alex Paulson clarified that if one were to look at the top elevation on the far right, the vertical line from the high roof to the low roof. Is there a shift in the elevation there? The applicant stated that there was a break in the roof that will be four feet back. Alex Paulson asked Mary Ann Pepper if she understands that. That is four feet back from that so are those three elements four feet back from the larger elements? The applicant stated that they were.

Mary Ann Pepper stated that she does understand that. She stated that maybe it is because of all the roofs being, the highest point being it looks like they are all even. She was envisioning something...

The applicant stated that in reality there are topographic changes from the buildings depending on the building. If the top building was the first building on the left as one is coming down, it may step two to three feet down each building. So, this is just to get a sense of the architecture.

Mary Ann Pepper stated that somehow this looks like row houses to her. She knows it is but she had envisioned it being cottageier she guessed. Is that a word, cottagey? The applicant stated that he knows what she is saying.

Tony Landers asked if the input that the applicant is getting...he is asking for input as to elements...The applicant stated or the architectural composition. The massing that they are

talking about, a lot of the town homes that have been built in say the last five or six years in Roswell are flat all the way across. It looks like a consistent building where these are kind of broken so the massing looks like one unit to the next. That is one of the things that the applicant was kind of pushing with this and he wanted to get the Commission's feedback if that was appropriate or if they wanted more of a flat façade. If this is too much brick they can definitely incorporate more materials more consistent with the homes so that they have a mix of brick and siding through the town homes.

Bill Bruce stated that since this is opinion night, he thinks it would help next time to have a plan elevation so the Commission can see the units out in the distance. That would be real helpful. One of the things that Bruce also thinks would be great, he knows it is a cost issue, but the porches on the end, based on the site plan, would be really a good thing. That would deviate from the normal row house construction. It gives it a little more of a warm feeling especially with people out there. Social interactions are a good thing.

The applicant stated that he thinks they will have a lot of opportunities to do that in he would say about half of the buildings if not more.

Bill Bruce stated that the Commission did not have the topo on this but are there any two-three splits on this in the town homes? The applicant asked Bruce if he meant front to back. Bruce stated three-four splits whatever. On the backside is there a basement condition? The applicant stated that all of these will have a full daylight basement. All of these are kind of pushed up at road elevation and they drop off. So they will have full daylight basements on all of these townhomes. Bruce asked the applicant if he knows how that looks yet. The applicant stated that he is just trying to get a sense of where they are going with the architecture.

Richard Hallberg stated that pertaining to architectural details; first of all he likes the row house. If one is going to have buildings built like this he thinks they should look like an old row house as opposed to mixing a lot of different materials which to Hallberg is a more contemporary, a newer, modern look. He tries not to use the word contemporary. So, he thinks they could have slight changes in the brick color to make them look like they were infills or something like that. That would be to his eye more attractive and have a little historic relevance, although there is not really anything that relates to historic Roswell here. It does look good though, he likes that.

One of the things that Hallberg does have a problem with is with these entrances that lap over onto another segment of the building. It makes the building look dishonest to him. He thinks it would be much better to make those a little smaller and have them stay with their setback with that particular portion of the building. And that pertains to all of them. He thinks it disturbs, especially the one on the lower right with that temple pediment lapping over. Even though one knows it is the same condo Hallberg thinks it would read better if it looked like those were separate buildings and one simply has those rooflines not wrap around.

The carriage lanterns, he knows this is just conceptual but he thinks that reads a little too Early American 1955 Georgetown. But that is strictly an opinion. The clapboard in that tympanum in that second one from the right on the lower he thinks is perfectly fine on a brick building that normally would be done and one would have one in the center on the upper frame.

Hallberg would be careful with stone on these stoops. That really brings a very contemporary, modern look to the building. He would not design it that way but he is not designing it, but he is giving opinions. He thinks it is a bad idea.

Outside of that everything looks pretty tidy.

Tony Landers asked the applicant if he is getting what he needs. The applicant stated that he was and he appreciates it. Landers stated that the applicant has been through this before but what he is getting is opinions of various Commission members. It may be inconsistent from one comment to the next. They even may conflict so make of it what he will. Ultimately the Commission is going to have to come to a consensus position or a majority position. He thinks they will get there but Landers thinks the applicant is getting valuable input. He just wanted the applicant to reiterate what it is he is getting.

The applicant stated that he appreciates the opinions. It gives him something to go on. He thanked the Commission.

Tony Landers stated that he can't imagine that Alex Paulson doesn't have some opinions about this. Alex Paulson stated that he thinks the applicant is headed in the right direction. Landers stated that he thinks for this point in time that is a good comment because this is directional at this point in time. Paulson told the applicant that he thinks he is heading in the right direction. He doesn't want to see six little buildings here, he thinks it needs to be three units basically, that each of them are defining themselves and simple is best. Right now there are a lot of black and white lines there but he thinks when it is rendered out it is going to be just as nice as these other elevations that the Commission sees. He understands the expense on that, but he thinks proportions are working. Richard Hallberg had some good comments about the overhangs and the ins and outs and some shadows Paulson thinks would be good. He does not really see a row house here unless this is going to be a pure, not a row house but something that one would see like on Mill Street or Sloan Street. This is just too pure in a sense.

Richard Hallberg stated that he had a general comment. With the black and white lines it looks a little busy and possibly a little over done. If things could be a little simpler and still sell, the HPC is interested in the applicant moving the merchandise. There is one other comment he wants to revisit.

He wished there were a way to take that elevation in the back of these things and put an alleyway and have garage entry underneath the buildings. It just seems like a waste of good elevation on the property to not do that. And without the garage doors on the front of all or most of them, it would really improve the historic character. Hallberg also thinks it would improve the salability.

The applicant agreed with Richard Hallberg. He thinks Eric could comment better on the master plan but he thinks they are really fighting some topography.

Richard Hallberg stated that the topography to him is begging for a small one lane road back there, alley entry.

Courtney Lankford stated that staff has looked at it but with the elevation issues and streams and everything like that, it is just not feasible and the site plan that was approved does not include an alley. Richard Hallberg stated that he has to keep trying.

Judy Meer stated that she was thinking about when Courtney Lankford asked if the Commission had any....back to the houses in the front, if they had any comments or preferences as far as placement of these different examples of the homes. She thinks perhaps for one thing a good mix that the smaller ones are mixed in with the larger looking ones anyway and maybe the smaller lower ones as one is coming into the neighborhood so that there is more of a transition from what is already there. She thinks that wouldn't be such a stark contrast.

The applicant clarified that was to try to help build it up from the existing Goulding right to Goulding Place. Judy Meer stated that was correct. Richard Hallberg stated that he would not do just a straight build up, but the first one should be smaller. Make it look like a real neighborhood and not contrived stair steps. Courtney Lankford stated perhaps like A2 or A3 is that first house as one comes in. It needs a garage on the left. Richard Hallberg stated that they can flip them too.

Judy Meer stated that otherwise, she too thinks the applicant is going in the right direction. This really looks wonderful and hopefully the rest of the neighborhood will appreciate how hard he is working to try to fit in and enhance the area. She wished the applicant luck with that.

Tony Landers asked if there was anything else.

Courtney Lankford stated that she does have one question if the Commission doesn't mind if she asks. She knows it has been talked about the mix of brick and siding. They have heard from two HPC members saying that there was too much brick. Would the Commission rather see one whole row of buildings brick and the next siding? Or would they rather see the brick and siding or other element intermixed in the same row of buildings?

Alex Paulson is signaling intermixed. Mary Ann Pepper asked what Paulson indicated. Courtney Lankford stated that he said intermixed, mixed in together so brick-siding-brick in one and/or siding-brick-siding. Is that what the HPC would prefer?

Richard Hallberg stated that he would prefer buildings all in one material. So if one has a wooden town house development, it is wooden.

Judy Meer stated that she thinks perhaps as the applicant goes along and perhaps brings a rendering of how it could look either way that would be good. Then the HPC would actually have something to see how that would translate.

The applicant stated that he will make sure that the next time he will come with some rendered, color elevations. Judy Meer stated that would be helpful.

Mary Ann Pepper stated that she is wondering if they don't use stone; what would they use in place of stone. Richard Hallberg suggested brick. Pepper stated that to her that would just make it look more...too Colonial. She likes the mix herself. So, just to confuse the applicant, she would like to see stone. The applicant stated that Courtney Lankford just made one point that he should probably make the entire water table, not just the porch, would be stone. The whole

foundation of the building. So it would wrap around. If they didn't do stone, they would do it in brick. The water table, the foundation will be a masonry, either brick or stone regardless of whether they do siding up above or not.

Richard Hallberg clarified that when the applicant says water table, a water table makes the foundation proud of the building above it and that's generally something that the Commission does not like to see. So, it is good to have the siding lap down over the foundation whether it is stone or brick. So, rather than pouring a foundation and then capping it with brick or stone and then coming up above that...no shelf. That is a water table.

The applicant stated to have the foundation project out; they don't want to do that. They want a flush...Hallberg stated that is what he personally prefers and he thinks it carries a lot of historic feeling. A water table generally denotes that four inch or so extended foundation around. Because one has to take the water that is coming off the siding and carry it away from the building.

Tony Landers asked if there was anything else.

Tony Landers asked the applicant to tell the Commission if he will when they might expect to hear from him again. The applicant stated that he plans to be back next month if not sooner. He will make these changes and get them back to Courtney Lankford as quick as he can and hopefully have some rendered townhouses for the next meeting.

Tony Landers thanked the applicant. He asked if anyone on the Commission had anything else they wanted to talk about.

They have the minutes of the last two meetings.

#### **APPROVAL OF MINUTES**

**Approval of December 11, 2013 minutes**

**Approval of February 19, 2014 minutes**

Mary Ann Pepper stated that she had a correction. Tony Landers asked for the sake of order why don't they consider the December 11, 2013 minutes first. Pepper stated that on page 10 at the bottom where she was stating a question, it doesn't note the Commission had meetings and so on. The very last sentence says "but she would hate to see everybody on Canton Street that has a little house up front but townhomes in back" It should read put townhomes in back.

Tony Landers asked if there were any other changes.

Hearing none he asked if someone would like to offer a motion to approve these minutes.

Judy Meer stated first of all, just to comment, thank you very much to the transcriber that cleaned these all up. Courtney Lankford stated that Julie Martin cleaned then up. Meer stated that was a great job, thank you very much. Julie Martin will be editing them from now on, so hopefully there won't be as many revisions. Meer stated that was very nice and thanked Martin.

Judy Meer made a motion that the Commission approve the minutes of the December 11, 2013 meeting as revised. Alex Paulson seconded the motion. The December 11, 2013 minutes were approved unanimously.

Tony Landers asked if anyone had any comments on the February 19<sup>th</sup> minutes. Judy Meer stated that she did not have any comments.

Meer made a motion to approve the minutes of the February 19, 2014 minutes as submitted. Alex Paulson seconded the motion. The February 19, 2014 minutes were approved unanimously.

**MINOR APPLICATION**  
**HPC2014-00470**  
**WENDER & ROBERTS PHARMACY**  
**791 Atlanta Street**  
**Double doors on side of building.**

As requested by the HPC, any minor approvals are going to be listed on the agenda. Last time they did ask for her to supply pictures. She does have...it hasn't been completed but this is HPC Minor 2014-00470. This is at 791 Atlanta Street, the former Krispy Kreme. It is going to be Wender and Roberts Pharmacy. They have requested to add a double door on the right side elevation.

This was approved as a minor. The new set of doors will match the existing single entry on the front façade. But it will be going right here on the side, this is to assist some of their elderly customers that need a little bit more space to maneuver with wheelchairs and walkers.

Mary Ann Pepper asked Courtney Lankford if they are moving. Lankford stated that they are moving from Crabapple shopping center by J. Christopher's to the old Krispy Kreme location. They are in a hurry to get in there, she is sure the HPC has seen the trucks. They are doing interior construction currently.

Tony Landers stated that this is brought as a matter of information. Remember that the Commission said that they would bring all minor applications or all minor approvals back to this body as a matter of information. He would invite, just as a matter of record, the chairman has the latitude to make or give approval on minor applications. He does not do that unilaterally. That is always done in concert with the staff and at least one other member of this body. He thinks Alex Paulson was involved with this decision. But in each and every case they will be brought back.

Landers stated that he would like to hear from the HPC if anybody has any, not necessarily about this property, but any property that has come up for a minor application. Their test has

been that if it is even close to not being a minor, then they bring it back to this body. So, if anyone has any difference of opinion about, even though it is retrospective, it would be guidance for the future if he would let the Commission know that he didn't agree with that being handled as a minor.

Richard Hallberg stated that he thinks the decision on this Krispy Kreme building, the Wender & Roberts now, is a good one. He thinks it is a good compromise. He received an email that included the sign and he thinks it is really important that their sign does stand above the retaining wall so that it can be seen.

Courtney Lankford stated that she was doing email tests with Richard Hallberg with the issue of not being able to open attachments and she was just sending pdfs that she had on her computer. That pole sign does have to come down. The Commission does not allow the pole signs in the city, so they are going to bring that into compliance. But the sign company had emailed Lankford an issue with the retaining wall and the height of the sign and how do they make that visible. And basically it was an issue of instead of making the sign tall, one makes it wide and narrow and that way it sits above the retaining wall and still meets the requirements of the sign ordinance. They haven't applied for their sign yet but that will be a part of the feature and of course that is done by staff.

Richard Hallberg stated that what he was saying was they should not let some few inches of a regulation create a sign that is not optimally visible in a particular hardship case.

Alex Paulson stated that in other words it really needs to be seen in its environment and just not signed off on a piece of paper or an 8 1/2 x 11 saying it meets the square footage requirements. Tony Landers stated that was correct.

Courtney Lankford stated absolutely they do require signs to be imposed on the site so the Commission does understand where they are going and how they look. And obviously, an issue like that would be discussed with staff and they would see if there was another alternative location. Is there something they can work with? Do they need to ask for a variance? Those types of things. They often try to work with the applicant as much as possible on the best solution.

Alex Paulson stated that speaking of signage, the one that is just to the left of that, that is in front of the old tire shop, does that meet the requirements? Courtney Lankford stated that one was supposed to come down as well. Paulson stated that it is very large. Lankford agreed.

Tony Landers asked what is the status of the Hookah Bar property. Courtney Lankford stated that they did remove the door alterations. So, they are back to the doors that match the rest of the suites. The palm trees are gone, the fountain is gone, and the hardscape is still there. It is an issue that she may have mentioned before. Is that something that the HPC feels is appropriate to stay? Do they feel like it needs to go back to mulch? There are current issues with both. But the notice would still say to remove the hardscape but the applicant can come back and ask for that portion to remain if he would like.

Tony Landers stated that the Commission has heard sporadically about the city's attempts to deal with regulating lawn furniture and that sort of thing. What is the status of those efforts? Where are they?

Courtney Lankford stated that she would have to check and get back with the Commission. There is supposed to be something in the UDC about outdoor elements but those existing ones would be grandfathered, she would believe. But she would have to check and see what exactly was put in the new code. She will look into that tomorrow and send Landers an email.

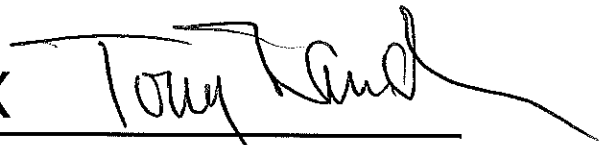
## ADJOURN

Tony Landers asked if there was anything else. Hearing no further comments Tony Landers adjourned the March 12, 2014 meeting of the Roswell Historic Preservation Commission. He thanked the Commission. The meeting adjourned at 7:15 p.m.

## OTHER BUSINESS

Courtney Lankford asked for a show of hands of who is not going to be at the April 9<sup>th</sup> meeting. She knows that Alex Paulson isn't and she thinks Johanna is not. Tom Lynch is not and Mary Ann Pepper may not be. She asked Richard Hallberg, Judy Meer, Bill Bruce and Tony Landers if they are 100 percent. Tony Landers stated that he was not and he needs to talk to Lankford about the challenge he is having with schedules just for the summer. Courtney Lankford stated that if that happens, they may not have a quorum, so they may need to reschedule. That will be a very big meeting. There will be a couple of Certificates of Appropriateness, perhaps the violation case, and then they will be asking the HPC to review and make their recommendation on the design guidelines at the April meeting. So, if it is going to be a big conflict let's go ahead and figure that out so they can reschedule the meeting. The Commission will receive the second draft of the UDC the last week in March. So, that will give them approximately two weeks to review it. They can of course make amendments to the document such as a condition that they recommended on the grounds that this has changed. So they can definitely do that. There is a busy schedule of work sessions and open houses in April and staff is trying to get this document approved by mayor and city council by May.

Tony Landers clarified that the April 9<sup>th</sup>...Courtney Lankford stated that Wednesday, April 9<sup>th</sup> was pushed back to 7 p.m. so that they could have a public open house before it was from 5 p.m. to 7 p.m. They scheduled two public open houses and two work sessions with mayor and city council. Both of those are in April.

X 

Tony Landers, chairman  
Roswell Historic Preservation Commission