

stated that now with the entrance right there, is that still what they have in mind. Volpe stated that they will still have the island area to work with so a car could pull into this parking space and use that facility.

John Carruth asked if there were any further comments for the applicants. Carruth stated that he was going to suggest that they treat this as an initial. There were a lot of good comments tonight. He thinks it is a pretty good looking development. They just need to take it a little bit further and they will be there.

The Board does not take a formal vote. Kevin Turner will try to summarize what the Board has said to Shannon tonight and give it to him in writing and they will go from there.

Jesse Shannon thanked the Board for their time.

10-0467
DRB10-31
595 Crossville Road

Zack Cohen stated that he represents Jazz Development. There are two things that they want to do. The first is they want to replace the shingles that are currently on the property. Right now they are sort of a coal color. They want to replace them with weathered wood. Cohen's understanding is that this shingle pretty similar to that of the neighboring spaces as well. They also are looking to repaint the inside finishings in the space. Right now it is a bluish color and they want to paint it beige. Those are the two main things that they want to do.

John Carruth stated that he noticed in the drawings that were submitted there is a new EIFS band on two sides.

Chris Nardone stated that he is the architect on the project. He lives at 125 Land O'Lakes Drive in Roswell. There are two sides of the building that kind of face the public right-of-way. It is the main front that one sees that is in on the single story. The short side of the building...those are the two they would like to replace. The damage T-111 with more modern synthetic stucco signage band. The back two sides where signage will never go, the T-111 is actually in fairly good shape and they are just going to go ahead and paint that to match the new Dryvit signage barrier.

Laura Hamling asked that applicant if he had a sample of the beige.

Nardone stated that one other thing that wasn't mentioned is they also were hoping to replace the old damaged hip dormers with a gabled dormer.

John Carruth asked if the dormers were going to be substantially different from what they have now in terms of appearance. They are just old and worn out?

Chris Nardone stated that the EIFS color was a sandalwood beige. It is a medium color tan. They did not want to go too light. The white trim that one sees behind the gutters will be a Hardi-plank. They are going to replace the wood with a paintable Hardi-plank.

Roberto Paredes clarified that the Dryvit was going on the front and the two narrow sides. Chris Nardone stated it was just going on the north side. Just the narrow north side. The south side is back facing the woods. As one approaches the building along Holcomb Bridge Road he really can't see the north façade at all until he actually gets right in front of the building. There are some heavy landscape areas in front of it on the adjacent property.

John Carruth stated that he thinks it is great that somebody is paying attention to this building. It really has deteriorated over the years. He would encourage the applicant to look at putting a slightly larger dormer on it. The ones that are currently there are very minimal in size. The cupola itself is probably actually too tall. If the applicant is going to go with some kind of a standard cupola Carruth thinks the height on it can come down. It would actually make a more attractive building. All it looks like to the Board now is that they have taken what is there and just kind of redrawn it and colored it and said that they are going to do the exact same thing. But they can actually make some visual improvement to it potentially.

Chris Nardone stated that he is sure that the owner's intent was to probably not do a whole lot at this time.

John Carruth stated that he was not going to push too hard. Any improvement to this building will be good.

Nardone stated that he is sure that as some leases come in that there might be a better opportunity to do some other stuff. But they can certainly take a look. He has no problem with making the dormers any larger. What they were trying to do was not make it too complicated when it came through DRB. Now they have to deal with all of the detailing of these other pieces. But he can certainly submit something to staff or anyone if they want to see something larger.

Carruth suggested that Nardone go back and talk with the owner and if they are willing to tweak it just a little bit and if the Board approves it, he thinks they can submit it to staff and they can call Carruth and they can look at it to see if it varies drastically from what is here. He doubts that it will. Nardone stated that they can't make them too large because then they will get out of proportion too.

Hal Adams stated that along those lines he thinks the applicant made an improvement with the windows. The existing windows have a horizontal look and Nardone has gone more vertical. Adams thinks if he reinforces that along with

John Carruth's comments they will be more to the scale and proportion. Nardone stated that the windows were allowed to get a little bigger because they got rid of the hip so that the head could go up a little higher.

Sonya Tablada stated that she was a little concerned about this gold color and it may just be the color of the photos. It just looks to be really gold against the brick. The rendering has more of beige, cream color and this says beige but it may be the lights in the room as well. It could be. It just seems to be really bold.

Chris Nardone stated that that color tends to get pretty light outside.

Laura Hamling stated that she agrees with Tablada. That is what she thought when she saw it; it really does look gold to her. She was thinking that this looks more like...is Nardone familiar with Macadamia Nut. Nardone stated not the specific color. Hamling stated that color is really a good beige; it would look good on this.

Sonya Tablada stated that she thinks that it may be the lighting. John Carruth is holding it up against an open window, it seems like it gets to be a better...

Chris Nardone stated that they use that color a lot on different buildings and what they tend to find if they go with the Manor White it starts getting too white even though it has some color to it. Tablada stated that she thinks it is the lights in the room.

Chris Nardone stated that it was really those three things that they were looking at. The EIFS signage band on the east and north side, painting the existing signage band to match the new EIFS color on the other two sides and replacement of the dormers and the shingles.

John Carruth asked what was the pleasure of the Board.

Motion to hear as a final.

Roberto Paredes made a motion to hear this as a final. Sonya Tablada seconded the motion. The motion was approved 5-0.

Motion

Roberto Paredes stated that he would like to make a motion that the Board approve this application as submitted with the incorporation of comments that in looking at the potential of it, if the owner wishes to reconsider some minor changes of the dormer windows and potentially the cupola.

Hal Adams seconded the motion. The motion was approved 5-0.

APPROVAL OF MINUTES:

Sonya Tablada made a motion that the minutes of the July 6, 2010 meeting be approved as stated. Roberto Paredes seconded the motion. The minutes were approved 5-0.

ELECTION OF OFFICERS:

Brad Townsend suggested at the beginning of the meeting and John Carruth further suggested earlier this week that they ought to postpone having a chairman election. If something were to come up where Carruth was not able to attend a meeting, will the Board give him the right to just pick someone to chair that meeting in his absence. He doesn't think he will be missing something unless they postpone one again.

The election of officers was postponed until next month.

ADJOURN:

The meeting adjourned at 8:11 p.m.

John Carruth, Chairman

CC: mayor and city council
community development
applicant's files

