

MINUTES
ROSWELL HISTORIC PRESERVATION COMMISSION
Wednesday, April 9, 2014
7 p.m.

MEMBERS PRESENT: Richard Hallberg, Judy Meer, Tony Landers and Bill Bruce

MEMBERS ABSENT: Alex Paulson, Mary Ann Pepper and Tom Lynch

STAFF PRESENT: Courtney Lankford and Allison Bray

WELCOME

Chairman Tony Landers stated that he was waiting for some applicants to come in but he was going to go ahead and call to order the April 9, 2014 meeting of the Historic Preservation Commission of the city of Roswell. Landers stated that they are going to change the agenda around to meet the fact that some applicants are here and others are not. So they are going to start with those that are here and hope that the others come in.

CERTIFICATE OF APPROPRIATENESS

14-0144

HPC2014-00788

ROSWELL PROVISIONS

953 Canton Street

Courtney Lankford stated that applicant is Lorry Kemp. She cannot be here this evening so she has a representative in her place. Roswell Provisions is requesting after the fact approval for changes to the front door and the addition of shutters on the front entry door. The picture in front of the Commission shows both entries for Provisions. Some wood was added to the existing door and then the floor to ceiling shutters were added to either side of the door. This is the Perry Building that was constructed in the late 1800's. Historic photographs do show that shutters were not originally on the structure. The shutters are in violation of the design guidelines. They obscure historic detail. They are not a part of the original storefront configuration and they are not operable nor do they fit the opening. The door, the guidelines say that the doors are supposed to match historically in size, shape, material and panel patterns. The changes to the door do not meet those guidelines.

Staff has recommended denial. The representative is present.

Tony Landers asked if there were any questions or comments for Courtney Lankford. Landers clarified that the applicant is present. Lankford stated that was correct. The owner of the business is present. Landers asked if the owner would like to address the Commission.

Kelly Smith Blacha stated that she owns Provisions and their business address is 953 Canton Street. Quite honestly, when they put the wood on the door and put the shutters up, it didn't honestly occur to them that it was changing...that they would need any kind of permit or anything for it. So it was done. It enhances the look of the building, it goes along with the look they already have and it is just hard for Blacha to believe that it is in the process of being denied. She does not know what else to say. She is just a little surprised.

Tony Landers asked the Commission if they had any questions or comments for the applicant.

Richard Hallberg commented that kind of what preservationists do is they try to maintain the look and character of the historic district. The Perry Building in itself is a jewel. His opinion from a preservation standpoint is these items destroy the historic character of that building. That it is over-ornamented. It is a designer's view and as an aside in their photograph there are some white tiles that are not on this building, they are next door. But Hallberg thinks that they are inappropriate also. The Perry Building in and of itself is a very attractive, historic structure. The detailing, according to the Commission's guidelines should not be obscured by either making the building plainer or over-ornamenting it. Hallberg sees this as destroying the historic character of the building that the Historic Preservation Commission is charged with preserving through the guidelines. Hallberg's suggestion is that all of that be removed and they go back to having the building look as it did with the original door and without the shutters obscuring the vertical columns on the façade.

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

Judy Meer stated that Roswell has had guidelines for the historic district for many years. They clearly state that if at all possible the original doors be maintained. And that shutters be operable and the right size. So right there, those two items are against the guidelines and not appropriate for the building. But as Richard Hallberg said this is such a significant building in its own right. Such an attractive building. Meer hated it when they had to put those railings up on the second floor in order to use that porch up there because that changed the look of it significantly. Although in the applicant's opinion it is really attractive and it might be on some other building, but on this building Meer thinks they have to keep it as original as they possibly can because of the historic significance of it. Meer is afraid that she feels the same way; she does not think the Commission can allow that to be on that building. It is not appropriate for that building.

Tony Landers stated that these things are made doubly difficult when one is acting after the fact. And given that they are already up there is not supposed to be an influence but it always is. It is just more difficult to say, "Take it down" after one has already spent money to put it up.

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

Richard Hallberg stated that he really didn't notice it until he went to the full view. The sconce lights that are on either side of the red door don't appear to conform to original styles. He thinks they are obtrusive, too. They are not part of this application or whatever, this is not really an application but Hallberg thinks the lighting could be handled from overhead with less intrusive lights than those PAR 38 things that are underneath the porch. He thinks those are not in keeping with the historic character of the building either. There are LED down lights, little pucks that are available to light adequately that area under there without adding additional inappropriate architectural detail.

Tony Landers asked Courtney Lankford if she had anything helpful to say about the lights. Lankford stated that she is not sure when the lights were changed. The lights have been on the Clock Shop for as...they have been approved, they may have been put up before the HPC was founded. The lights are not a part of this application. If the applicant wishes to choose the lights

in the future, staff would ask that they do come before the HPC for that change. Lankford also stated that that is not the original door that has had the wood added to it. It is just a standard commercial door, but it is not the original door of the Perry Building. The door itself is not before the HPC, it is the addition of the wood around the glass and on the bottom panel.

Tony Landers stated that was helpful and asked if there were any other questions. He asked Richard Hallberg if he was going to venture to make a motion. Hallberg stated that he can but he has one more comment. Even though that is not the original door, that wood addition is to a newer door but it is an old door. He thinks it is inappropriate.

Motion

Richard Hallberg made a motion to deny HPC2014-00788 asking for alterations to 953 Canton Street. He asked that the shutters and the additions to the door be removed and brought to their original state.

Judy Meer seconded the motion. Tony Landers called the question.

The motion carried unanimously.

CERTIFICATE OF APPROPRIATENESS

14-0086

HPC2014-00074

DIESEL PIZZA & PUB

994 Alpharetta Street

Courtney Lankford stated that this application has been before the HPC a couple of times. They put a shed on the side of the property in the parking lot. They did require a variance for that. The Board of Zoning Appeals granted the variance. The building official did require them to fire rate the wall because of the location of the shed to the main building. The HPC asked for the applicant to come back with some alternatives on how to minimize the impact of this shed to the historic property in the surrounding historic district. The applicant came forward with three options:

1. Put a simple fence in front of the shed. This fence would start between the two front windows and go along with the front of the property.
2. Changing the roofline of the shed to match more of the historic building and also adding a small fence between where the main building ends and the shed starts.
3. Same as option 2 except the shed has been painted white.

The applicant is present.

Tony Landers asked if there were any comments or questions from the Commission. Bill Bruce clarified that the applicant is here. Tony Landers stated that it seems that this has been around long enough that this shed is about to become historic just as a temporary structure.

James Cameron, 994 Alpharetta Street presented the application for Diesel Pizza and Pub. With the proposals they came with the objective to minimize as one can tell, the effect of the shed. The shed has been there and was also purchased. Cameron thinks they already went through it, to store stuff in it because the kids end up putting stuff all over the side. It can be

painted any color to actually make it look better. The three pics that he picked, he thinks the one that looks actually the best which minimizes the effect of that building and can actually hide it would probably be No. 1, option 1. He thinks it is going to eliminate a lot of the issues if possible. Either one of those three he can do.

Tony Landers asked if there was a staff recommendation on this. The deal in as much as saying take the shed out. Courtney Lankford stated that was correct. The original application to the HPC was a request for approval of the shed. The fence came up as a way to minimize the impact so if one does approve the shed he would also need to approve the fence. Landers asked of there were any questions or comments.

Bill Bruce stated that one of the things that they are trying to do in the HPC guidelines is to give one a better direction. He feels for the applicant because it is all over the board and it is subjective. So, looking at this and again this is subjective but as a suggestion is one of the things they want is the shed screened. Screened from the visibility of the road and pedestrians.

Option 1 shows the top of the shed does that, at least in Bruce's opinion is not an option. In the other two there is some potential that Bruce thinks could help the applicant. One of these is No. 3. The one thing that Bruce thinks that James Cameron needs to do is raise the panel between the buildings to match that elevation. If he does that, and again, the Commission cannot tell him colors but he has two options at that point. One is the color like he has done to match the building, to make it look like an extension of it out. Screen the shed. The other option is to go with a dark green or an olive of some sort and try to let it blend back into the woods. But again, Cameron does not have the option of lattice at the top. The Commission has not given him anything and hopefully that will change. Bill Bruce stated that was the best that he could come up with.

James Cameron stated that they could actually lift that and the reason he went square on the shed is because Richard Hallberg had mentioned it. And if he could just bring the wood up. All those are is 8-12 foot pieces of wood. And he has multiple colors that he can work with Courtney Lankford that she will approve, of staining. She has actually been presented those and one is talking a big...he has to test it and take a step back and make sure it disappears. That is the objective. They had originally gone with a little bit darker color, which is what they call Charwood, which will actually just hide back in the woods.

Richard Hallberg stated that the last time that the HPC heard this, in their mind's eye, this option 3 in white is even more obtrusive to his eye. The medium to dark olive could lessen the impact and make it not as noticeable. That is probably the simplest solution. He basically feels that they don't need a shed sitting out front like that anyhow. These pictures indicate to Hallberg that it is going to be difficult to screen that.

James Cameron stated that the actual picture that is taken here, no.1, is just a photo still. But if there is a fence up there and if one stands from the street that actually disappears. This is just Photoshop, there is no elevation.

Richard Hallberg stated that in the current color to him it is very noticeable as one drives by. He has looked at the actual building and tried to envision some way that the HPC could help Cameron get the storage that he needs and still not impact the integrity of the historic district.

James Cameron stated that the biggest thing is that the whole objective is just to hide a lot of the stuff that comes with the restaurant like the umbrellas and the chairs the kids throw over there and stuff like that. Otherwise he wouldn't have spent the money. His objective is obviously to clean up the place not...that is the problem they are having down there now is people are doing stuff with blankets and a bunch of other stuff.

Richard Hallberg stated that the Commission's problem is that there is always a good reason for doing things that may or may not destroy the integrity of their historic district. And that is what the HPC is specifically charged with adjudicating is how their guidelines lead them in trying to make sure that any property owner or renter doesn't destroy the integrity that is a value to all of the property owners in the district. He thinks a two-foot lattice panel above an eight-foot panel may help that. He would have to see pictures and along with that a color that would help that disappear. It may get them what they are looking for, a negotiated solution, something that Cameron could live with and the guidelines could live with. But Hallberg is not sure.

James Cameron stated that option 3 would be the easiest. One just takes the roof, squares it up so it looks like the same as the building and then just brings the wood across at the same height. It just looks like a fence. The only thing one is catching right now is because of the images that Cameron did, he is getting to see the distinct doors of that. That will not be there if they paint it. It just looks as though it is a fence off the wall.

Tony Landers asked Courtney Lankford to help the HPC. If this is denied, when can the applicant bring this back? Lankford stated that if it is denied, he can't bring it back. He would have to come back with a whole new application for something different. Landers stated that the reason this has been around as long as it has is because from his perspective, it is that they have attempted to find a win-win solution. Landers stated that he despairs that they are not going to be able to find a solution. But he thinks he hears some least sentiment that they are willing to try. If this applicant were to withdraw the application at this point in time, could he come back next month with something that perhaps the HPC is more tempted to arrive at a solution here?

Courtney Lankford stated that it would be better to keep the application open and request a deferral. If Cameron withdraws, he will be in violation of not having a certificate of appropriateness. And so then they get code enforcement involved again. With the denial it is kind of a hard process to reapply for the same thing.

Tony Landers stated that it was Cameron's decision; he is going to put him on the spot. Landers thinks Cameron can defer but as the chair he thinks he has some sense of where the wind is blowing here and his guess is that if the applicant doesn't defer he is going to be turned down tonight.

Judy Meer stated that this is the type of situation that makes it very difficult for the HPC because all of the people that do bring their drawings here ahead of time and the Commission works through how they can make it fit, how it can be appropriate per the guidelines. And then when it comes back and somebody like Cameron has already put it there and now the HPC are bad guys because...it is a very difficult thing because they have something that if Cameron had brought that to the Commission in the first place they would have said, "No. That is not appropriate. It doesn't belong there in that form." The HPC is trying to work with the applicant, they understand what he is trying to do but it really just doesn't look appropriate. It doesn't

disappear right now. One drives by and because of that tiny little lot that really sticks out. So the Commission can work to try to come up with something but it would have been so much better had Cameron done that in the first place.

James Cameron stated that he agrees with Judy Meer. He thought based on the fact that it was a freestanding delivered building that there wasn't going to be any issues to be honest. Judy Meer stated any change in a building on the property at all has to go through this process in order to not have the situation turn out like this. Meer feels bad for Cameron that he did this and the HPC is trying very hard to make it work. Cameron stated that he knows the Commission is, he understands.

Tony Landers stated that again the question he thinks at this point is to James Cameron. And this is does he want to ask for a deferral? Cameron stated that yes, he actually has a deferral. As far as what Richard Hallberg came up with, option 1 is more of an example if they can get the color to dissipate and get the fence line the same height and make it disappear. Which option or which direction should he take so that he has some concepts he can do?

Landers stated that what he does not want to do is he does not want to process that any further. What he is offering Cameron to do if he prefers to defer is that the HPC will get together with him via subcommittee and talk about just the issues that he is trying to pursue right now. Cameron stated that would be fantastic.

Courtney Lankford stated that they would need these ideas in a timely manner. James Cameron stated that he will do it this week.

Tony Landers stated that he thinks Cameron is in great peril of getting this turned down, but as far as he is concerned, the HPC is going to make one more try.

James Cameron stated that he appreciates that.

Courtney Lankford stated that that concludes tonight's certificate of appropriateness portion of tonight's hearing. The next item is a discussion item only.

DISCUSSION ITEMS

Discussion of architectural designs for development of Goulding Place

Front Door Communities has come before the HPC several times. This is a discussion item to review the single family residences as well as the town homes. Tonight they will mostly be discussing the town home elevations. Staff did have a brief opportunity to review these and has made some comments. Those comments were not implemented but she thinks David Grace is prepared to discuss them tonight. Again, this is the Commission's opportunity to make any comments, suggestions, guidance, feedback on their thoughts and concerns about the town homes. Please do provide as much information as they can because the applicant will use the HPC's guidance to refine the drawings and then make an actual application for a certificate of appropriateness.

Tony Landers asked the speaker to begin with his name and address. David Grace stated that he was with The Classical Studio for Residential Architecture, 5155 Peachtree Parkway, Norcross, GA.

David Grace stated that the Phase 1 of the town homes is the first four buildings. As one comes in and turns left, they will be the first two buildings on the left, then this little alley that comes down with buildings on either side. That will be the Phase 1 of the town homes.

Grace has elevations for the three buildings. The two on the alley will be relatively similar. These are the first two buildings facing the main street that comes around the back of the Goulding residence and the building on the far right is the one that is facing the alley.

Tony Landers stated that he is not clear where Grace is talking about and he does not know if anybody else is. Let's see if they can take a minute and get the Commission oriented.

David Grace stated that if they look at the entrance off Goulding, it comes up here, he pointed out the Goulding residence. Right here if they turn left and come around, this is the first building that they are talking about, then the second building. Then they have this little dead end alley with two buildings facing each other on that. They had decided that they are going to kind of stop and phase the development. This all up here, the first 10 homes and then these first four buildings would be Phase 1 and from here back, these last three houses and these other four buildings would be Phase 2.

What Grace is presenting today is the front elevation of this building and this building and then one of the front elevations of these two.

Grace presented the front elevation of the first building. They have three 36-foot wide town homes in brick. They have the detailing that they talked about last week that they pulled off of the homes. They have front porches out in front of the garage. They have carriage style front entry garage doors. They have shutters, operable shutters with shutter dogs sized to match the windows. The dormers, the porches the columns, the entablature, the front doors are all matching detailing from the houses on Goulding that they have already discussed. This is the first building. Some of the comments that they received last month that they have addressed include: They have removed all of the stone water table and gone with all brick. They plan to bring some siding into the gables on the sides but in discussions internally they have decided to go with all brick. They had always had that as a concept for the town homes and they just felt that it was appropriate in matches the design of the community.

Some of the comments that Grace received earlier this week were the fact that the entry element on the first and the third building are asymmetrical. There is kind of that zig-zag from the top window to the side window over the entry. To do something a little bit more symmetrical with that. So, that is one of the changes that they can easily make by doing two windows up and a window down in the entry similar to the center units.

Another comment that was made was the request that the entries be in front of the garage doors and they have the porches out a couple of feet in front of the garage doors. So, if one is looking down the face of one of these buildings, he will see the porches projecting out in front of the façade of the buildings.

Another comment that was made was the fact that they felt that there was a lot of space between the garage doors and the second floor windows on the first and third building and Grace can add some elements in there. They can add window boxes. They can add soldier coursing and brick detailing. On the elevation to the far right, they can add an additional lantern. He thinks one of the things that they are trying to avoid is by putting roofs and trellises above all of the garage doors so that one winds up with this continuous roof across the entire building. Grace thinks that just trying to break that up a little bit; they can also elongate those windows on the second floor and make them a little bit taller.

The second building has the same comments. The one comment that was made on this building that wasn't on the other one is there is a 26-foot wide unit in the center. The comment was made that the entry felt a little narrow. That is just kind of what is left with a 26-foot wide unit when one has a front entry garage. There is not a lot of space left for that entry. Grace thinks that they can connect the entry with a roof structure coming across the garage doors to kind of make it feel a little wider. But the nature of a 26-foot wide town house is relatively narrow when one is discussing a front entry garage.

The last building as one turns the corner and comes down the alley they have a wrap-around porch at the corner and they have the 26-foot wide unit which doesn't necessarily look as narrow in this building because of the little shed roof above the garage to the left of it. Grace thinks that if they were going to remove it from the left and put it on the right, one would kind of get a sense of what that might look like. And again there is the asymmetrical entrance on the far right. Another comment that was made was the question of the single dormer on the far right unit. It is very easy for Grace to do two dormers up there similar to one of the other units that had two dormers.

These are the town house buildings that Grace is proposing and he would love to get the HPC's feedback.

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

Richard Hallberg stated this was good work so far. There is some improvement. He is going to start at the back end because that is what he can remember the best of David Grace's comments. On the third building he thinks two dormers on that right hand building would probably balance it up little better. Using soldier courses and that sort of thing to make a band generally Hallberg thinks, just disturbs the symmetry of the building and makes it less honest. Here again, one almost needs to just kind of sketch it and look at it and Hallberg would trust the applicant's eye to that. That is strictly just a comment.

In this planar rendering the roofs still look kind of tall to Hallberg. He knows that one has to have headroom for the upstairs. But as a proportion of the building they present as a larger cap on that two-story structure beneath it. It almost looks like their head is too large. Hallberg stated that he is not an architect and he does not know how to describe that. But it is just his perception. These are just comments and not hard and fast things. Starting to tack additional lanterns and that kind of stuff, window boxes may be another thing and there are some pretty well-made window boxes that Hallberg has seen in the past. And that, not on every one of the condos but something to break up like on the 36 36 36, that right hand group structure, maybe window boxes beneath those windows might break that dither, the mass of that brick wall.

Hallberg would definitely commend Grace on doing solid brick just from a maintenance standpoint. But from a general integrity standpoint, in the old days if they built a brick building they built a brick building and they did not do gable ends and clapboard on brick buildings for the most part. Hallberg is sure there are examples that exist that he is not aware of right now, but just from a maintenance standpoint and from a purity of the design, Grace has some very nice designs that he should be able to sell for excellent money. Hallberg thinks that having brick, not a solid, blank, brick wall but having brick go all the way up the gable end to the roof would improve the perceived value of the structures.

Richard Hallberg stated that those were his comments.

David Grace thanked Richard Hallberg.

Tony Landers asked if there were any further comments or questions from the HPC.

Judy Meer stated that she thinks that of Richard Hallberg's comments she thinks she agrees with the majority of what he is talking about. Some of these roofs do look like they are overpowering. When it is one the building, it may look like something else, but in these renderings it does appear that way. That there is a lot more roof than building almost and Meer does not know exactly how one would fix that other than breaking it up with the dormers. She thinks that helps.

David Grace stated that he can play with roof pitch to bring the mass of that down. That is definitely something that he could do. Judy Meer stated that that would probably help a lot. And she thinks too, Grace mentioned making the windows a little bit longer. That might be a possibility too. Meer thinks she would like to see that because that would help. Rather than distract with something else, it would just seem to fit in there that there is space and there is a window in there. Which also would give the homeowners more light coming in, which is always a good thing.

Judy Meer stated that she knows this will be coming but she would be interested in seeing what the rear and side elevations are because they are probably going to be just as important. There will be people behind looking at them. She is assuming from David Grace's conversation that these are going to be brick all around. Grace stated that they would be four sides brick. Meer stated that she would like to see that, how that breaks up with massive walls back there. Grace stated that he will definitely pay special attention to the ends that are highly visible. It will be a four-sided design structure. He will pay as much attention to the sides and the rear as they do to the front.

Meer stated that she does like the idea that Grace has a porch on that building so that that side of the building gives more of a front façade look when one is coming in. She thinks that is very nice and that it will help and it does fit in with the homes that Grace has brought to the Commission.

Judy Meer thanked David Grace for working through all of these with the HPC. She thinks they are getting there. Grace stated that he appreciates it.

Tony Landers stated that he was curious about how David Grace was feeling about his progress. Grace stated that he thinks they are making good progress. So far it has been a good

experience. They feel good about the progress, it is definitely a long road but they feel that the end is near. They set up a meeting with the Goulding residents for next Tuesday night at the library at 6 p.m. They put out letters for that and he anticipates...and he wanted to do it after this meeting so that they can give some comments back to the status of where they are with the town home buildings as well as the single family detached.

Tony Landers asked if any of the HPC members were interested, would they be welcome to come to that meeting. David Grace stated that anyone is welcome. They just reserved the meeting room at the library for 6 p.m. on Tuesday. He could follow up with an email if the Commission would like. Landers asked Courtney Lankford if she was going.

Judy Meer stated that she does not know if it was Courtney Lankford or if David Grace mentioned that there were some staff comments that had not been incorporated. What were those comments?

David Grace stated that if one looks at this rendering, the building on the far right, the asymmetrical entrance and bringing in two windows similar to the center unit. So the asymmetrical entries on the two end units would become more symmetrical similar to the entrance in the center unit removing the single dormer and going with double dormers. Those were the comments that Grace had planned on addressing; he just didn't have time before this meeting. Judy Meer clarified that was what they had been discussing throughout this... Grace stated that was correct. Meer stated that she thinks those are very good comments and she thanked David Grace for doing that.

Tony Landers asked if there were any further comments or questions.

Richard Hallberg commented that he would love to come to that meeting. He will not be in town so it is not because he does not want to be there. But he thanked David Grace for the invitation.

Tony Landers stated to Courtney Lankford that he would like to see if they could get someone there. He, too will not be in town. Lankford stated that she will try to put something together. Landers stated that out of this group it sounds like Bill Bruce might be the most likely candidate.

David Grace stated that he appreciated the Commission's time.

Discussion regarding proposal for potential redevelopment at 835 Mimosa Blvd.

Courtney Lankford stated that this item is discussion only. It is discussion of a potential development at 835 Mimosa Boulevard. One will notice that in the Commission's memo the current structure at 835 Mimosa was constructed in 1934 and it is classified as historic on the historic properties map. However, several additions and alterations have been made to the structure over time including the addition of vinyl siding and an entry that do obscure the historic fabric that is underneath those materials.

This parcel is on the corner of Mimosa Blvd. and Ramsey Street. It is right across from city hall. There is a single family house on the south portion and some parking on the north and then it is grass in the rear.

The proposal that has been presented does call for 10 town home units. Five of those units would front Mimosa. There would be an alley and then five more units that would front Atlanta Street. These units would be alley loaded in the rear. There would be some open space at the back as well as some accessory structures. This site plan has not been fully vetted by the city. There is an engineered site plan but there is not enough information to fully review it. There was not time to review it either. It was drawn based on the Unified Development Code, which has an effective date of June 1, 2014 or whenever the UDC Design Guidelines are approved.

The architecture that is being proposed, and this is just a rough proposal would be similar to The Bricks town homes down at the mill. A very simple in design brick two-and-a-half stories. Lankford believes the lot is approximately 152 feet by 198 feet.

The developer is here to get initial feedback and guidance from the HPC. There are really two issues before the Commission tonight:

1. Does the HPC see the demolition of a historic property on Mimosa?
2. And if so, does the HPC think that it would be appropriate to put town homes on this parcel and at the density permitted.

Courtney Lankford asked that the Commission please give all feedback and guidance to the developer. The developer is present.

Steven McCauley stated that he is with McCauley Investments, 234 Robinson Road, Atlanta GA. McCauley stated that he is here tonight looking for the HPC's feedback and direction. He thinks they spent some time with Courtney Lankford. He thinks the understanding of staff was that the building is not historic really and McCauley's hope is that if the HPC agrees with that that they will consider this land plan and give him some direction. It is a pretty big investment of time and money to get to the next step. He would just like to get a feel for what the HPC is looking for before they go there.

Tony Landers stated that he thinks the first question that is relevant here and he and Courtney Lankford visited several hours yesterday or the day before about a bunch of things. This amongst them. For Landers, the first question is, is this body willing to let somebody tear this building down to make way. For Landers that becomes just as one person, the question is maybe. But give way to what? Right now what they have the answer to give way to what is 10 townhomes but they don't have any idea what they would really look like. If any of these historic properties or the district itself is sacred, and Landers uses the word loosely, Mimosa has got to be the most sensitive of the whole area. So, again he thinks anything that the HPC would probably do is going to be with considerable care and some trepidation. But he guessed the first question that Steve McCauley is interested in is the same one that Landers is interested in is; what are the thoughts of this group with regard to tearing down the building that is there? If one can't tear that down he cannot move toward what McCauley wanted to do at all. Correct?

Steve McCauley stated that was correct.

Richard Hallberg stated that he did go and have a look at the building. He just walked around and looked at the foundation. It appears that it was built in the 1930s. That is just a wild guess because he couldn't really see much. But he saw no evidence of anything that indicated to him that this was one of Roswell's, at least to him, the treasured 19th Century buildings. So, he personally thinks there is an opportunity here to replace an intrusive structure even though it is

old enough to be called historic. But in terms of the integrity and style of Roswell's historic district Hallberg thinks there is an opportunity to justify removing this building. He does not often say that. So, trepidation is core. He thanked Tony Landers for the word. But Hallberg is concerned about how he feels about this. He thinks the replacement of that structure would have to be a real...there would have to be really good reasons for destroying a 1930, middle 30s structure as unattractive as it may be.

Having said that Richard Hallberg asked Tony Landers if he wants to discuss just demolition at this point. Landers stated for the sake of being able to swallow this whale he thinks so. He is interested in what other people have to say about the concept of demolishing this property.

Judy Meer stated that the Commission had a house come before them a few months ago across the street and rather than put new siding on and make a lot of changes, she believes it was a Neal Reid design home. They did a marvelous job of restoring it and Meer does not think any of the Commissioners remember what this house looked like before all this was done. So they really don't know exactly what they have underneath all of that. However, to Meer and she does not know if one is aware of this but that street was Main Street from Barrington Hall. Barrington King and his father, Roswell King designed the town and that was Main Street right does looking from Barrington Hall down the street. Roswell King donated the land for the square and for the Presbyterian Church and that was the heart of life in the city. In the colony at the time. Meer thinks as Tony Landers said, this is like a very big important area for Roswell and because the UDC allows it, they are working on guidelines that are going to help the HPC preserve the character of the town and as much of the character as they can keep now because they already have lost so much. Meer would be hesitant until she knew exactly what could be done with this house and perhaps something else with the rest of the property as they have done a little bit already on Canton Street. But she thinks just saying, "Okay, they've destroyed it." Because one knows when he takes siding off sometimes he finds out there is a jewel under there. Meer would be a little bit hesitant to just say, "Yeah, just take it down." She thinks they have to be very cautious with what they have left.

Steve McCauley stated that he understood.

Tony Landers stated that in the abstract he would say this. The risk associated with trying to get a development done like this on that street...there is one area Landers thinks on the street that really calls for some redevelopment and that is where those apartments are. But getting something like this done is going to be fought with difficulty just because of the things that McCauley has heard. It is just going to be real hard. He is not going to say impossible, but it does start with the question of what is the reaction to the concept of tearing the house down.

Bill Bruce stated that he agrees with Richard Hallberg. He thinks from a logical perspective they can wait and see if someone does something with it hopefully someday. They may or they may not, Bruce does not know. It could be next year, it could be 20 years. But to him, it is too early in this process. It depends on what is going to be built and how it looks. If there is going to be a lot of infill happening, the prices are going up in Roswell, things are going to be changing. The HPCs job is to preserve what is there if it is worth preserving and that is the question. However, what happens to this if it isn't developed, how they want it which happened across the street. Is that worse or better? Bruce does not know. From his perspective in talking with Richard Hallberg as well about the historic significance it seems to Bruce that depending on what is

going to be built in its place. If it is worthy of tearing the structure down now, then it makes some sense to Bruce. But, that is just an opinion.

Tony Landers stated that he does not know how to characterize the input that the applicant has just gotten. But McCauley has heard it first-hand so Landers guessed that it probably isn't necessary for him to characterize it at all. He has heard from everyone. Tony Landers asked if there was anyone else...he guessed the second part of this question is Steve McCauley has brought a sketch of what he would propose. As Courtney Lankford said it is nothing more than a sketch because nothing has been done in terms of architecture. Lew Oliver, as what was done at The Bricks as an example of the kind of architecture would be there. But in terms of the feasibility of 10 units, all of that, this is just nothing more than an abstraction right now. Steve McCauley stated that was correct. Tony Landers stated that they don't know about the tolerances and setbacks and out buildings, which are proposed here. All of that remains. Landers stated personally he is a little bit reluctant to give any input about this kind of a sketch because it is just too sketchy.

Richard Hallberg stated that he can look at the site plan and at least see a little bit of where the architect was headed with this. His first comment and even though the UDC allows five-foot side setbacks, the HPC has a really, really important historic property, the Minhinette House that is directly adjacent to this one. It has a good size space yard but Hallberg thinks it would be really important to make sure that whatever is built on this property, if it does get passed, does not overwhelm that Minhinette House. So, certainly from Mimosa Boulevard side, three stories would be a deal killer for Hallberg. He can find no way to justify three stories from the street side. He knows that the Commission has an opportunity here to do two stories with underneath parking so one gets his three stories. By moving downhill.

Steve McCauley asked Richard Hallberg was talking about just fronting on Mimosa. Hallberg stated yes and he is going to keep going his mind has been working over this several times. The two rows of condos disturbs his sense of space with that area. He would much rather see if there weren't some way to work a row down Mimosa Street turn the corner and have buildings step down that could be three-story come in from the rear and make an el-shaped building. He doesn't think one can do 10 structures that way. But Hallberg thinks it may be worthwhile to produce units that would sell for more money if the entire building looked like it belonged on Mimosa Street. From a standard design standpoint, if Hallberg were doing the drawings he would draw that and have the two buildings side by side like that, very much like not The Bricks, but that is all they have pictures of. He can't remember the name of the development that is behind it that has a lot of driveway and just buildings sticking out. Hallberg thinks they disturb the rhythm of the street too. He thinks it needs some more work looking possibly at not making as many buildings. There may be some economic way to have better buildings that are worth more. That is just a guessing game. That is their purview.

Another item that Hallberg sees is what appears to be enclosures and they would probably be brick. He has a hard time even believing that picket fences would be appropriate on Mimosa Blvd. because the King home is the only one that even has a fence down close to the square.

Steve McCauley stated that they sort of envision those as being short brick walls. Richard Hallberg stated that he thinks that is totally inappropriate. He was opposed to The Bricks retaining their tall walls on Sloan Street because they were not historic. He thought, and he still thinks that they disturb the sense of place that is the mill village. He just does not think people

need to be exclusive. It is like having a gated community and certainly within the historic district he does not think they need that. He does not think they need that sense of style, he can't even verbalize it but he just thinks it is the wrong portrayal of this historic district. Hallberg would do plain lawns with landscape, the rear maybe, but here again it would have to be design issue. He would much rather see these buildings maybe even...there are so many different things that are what ifs that one would have to redesign the property. But certainly on Mimosa Blvd. he thinks little enclosures are just too prissy. It looks like Charleston with four-foot walls and this is not Charleston. So this is not really a Charleston alley. Those brick walls would be not on the street but on secondary streets generally. Hallberg stated that he does not know Charleston that well he has been there a number of times. He certainly does not think they belong in Roswell, certainly not on Mimosa Boulevard. So, there is some work. He knows McCauley has water issues that he has got to solve at the bottom end of the property, the far east and that is all part of what he planned. Hallberg certainly would be easier to convince that it is worth losing an old house even it is not in his mind's eye the prettiest place. There would need to be a really good reason that the new development would really be a major asset to improving the integrity of the Mimosa Boulevard area.

Hallberg stated that he has talked around a bunch of things. He is trying to give McCauley the color of how he looks at it and how he has tried to envision what might be done. He thinks that McCauley has a lot more skill at his beckon call.

Tony Landers stated that Richard Hallberg has looked into his crystal ball and he has seen one heck of a lot more than he can see.

Johanna Harned stated that she just thinks Mimosa has to be considered and she thinks they have to back up from Richard Hallberg's comments a little bit and go back to the beginning statements. This is a very special boulevard in the city of Roswell and in the historic district and she thinks that before they can talk about manipulating McCauley's plan a little bit and setbacks, she thinks the HPC really needs to, as a body, consider is this the kind of project they want on Mimosa and in this body willing to set a precedent for development like this on Mimosa?

Tony Landers stated that he sees some familiar faces in the audience and some people that live on Mimosa. Does anyone have anything to say from the audience?

Andrew Shepard
815 Mimosa Blvd.

Andrew Shepard stated that he lives two houses away from this proposed development. The HPC has covered mostly everything that he would have gotten up here and brought to their attention, had they not already brought it to everyone else's attention. He does applaud and he thanks the HPC for the efforts that they put in. It is thankless, but he is thanking them.

Bill Bruce stated that the HPC does not know enough about the architecture at this point but since they are talking about this stuff, one of the things, the larger issues are the height on Mimosa. He thinks that is a big issue. How it relates. He thinks saving the large oaks is a big issue in terms of making sure that maintains the character. Because when those things are gone, the character changes regardless. So, those are to Bruce very critical issues. On minor detail stuff, in an architect's plans they all argue over different things. He does not particularly agree with Richard Hallberg on everything and vice-versa. To Bruce, having a public street that

is a public right-of-way, that is a public area. Then next to that is a semi-public or semi-private and a lot of times in history or anything, when these buildings start coming up, sometimes they want a little bit of not privacy, but a definition of what their yard is. And that can be done in numerous ways. It could be done with small fences, historic fences, it could be done with low walls, and it could be done with shrubs. They have done them with very low hedges before or with vegetation. So, defining ones public space Bruce does not have a big problem with it. How they do it is another issue. But those are really, at least at this point, the issues for Bruce.

Judy Meer stated that the thing that has her most concerned about this is looking at it, as Bill Bruce just said, all of the trees and almost all of the grass would be gone. It would be buildings right up near the street. And Mimosa is beautiful front lawns, lots of big old trees, and that is the character of that street in that area. Putting buildings of this size and mass right up on the street like this both Mimosa and Ramsey that runs alongside, would be a huge change. Meer just doesn't see where there would be any place other than courtyards that would have any kind of trees and those will be very small trees. They will have big buildings and little trees if at all. That is a major concern to Meer.

Steve McCauley asked if the Commission wants him to respond as they go along. McCauley stated first of all that he agrees that the street is phenomenal. That is why he is interested in it. It is everything that he looks for and he spent a lot of time looking at the homes on the street and the buildings on the street and thankfully, the churches control most of the properties so the likelihood of much happening is pretty remote. He thinks Tony Landers said that the one building that really needs to away is apartments. They can't figure out who owns them. But frankly, the only building on the whole street that McCauley thinks is not worthy of being saved is this one. This doesn't fit. It looks awful actually he thinks. So, if the Commission were to see a way to saying the building can go but they are very concerned about what goes there, he totally understands that. He totally gets it. And he wants this to be some sort of process that they would go through, he just doesn't want put all the time and effort into that if the HPC does not think that the building...if they come up with a process like he saw them go through with Goulding, they end up with something that values their input, takes all of the Commission's input and they come up with something that they all think is going to be an asset to the city. Then McCauley is willing to take that risk.

To the point about the trees, they bought the property and a big part of the reason why those town homes fronting Mimosa are set back from the right-of-way 20 feet, so it is 20 feet not from the street edge but from the right-of-way so it would be on the sidewalk was to save the three trees that are there. And the other trees in the back frankly or either dead or they are not valuable. But the ones up on Mimosa are and they would want to continue that feel that Mimosa has. That is the value to the street.

If the Commission is open to that process then McCauley thinks they are ready to roll the dice and go forward with it.

To Richard Hallberg's point though the ability to make it work by turning the homes and having them front on Ramsey, that would be a show stopper. McCauley hesitates to bring this up but there is one other option. He doesn't think it is a good one but there is an option in the rendering of the picture of the house. It has this horrible addition that was done to it. When do they think that was? In the 1970's? It is this horrible little garage thing. So, if that went away the rest of the house could stay. But it is still a horrible house. That's a possible middle ground.

Tony Landers stated that he would tell Steve McCauley that he has gotten a warmer reception than he would have guessed a day or so ago. But the process that the HPC has embraced not as a matter of formality but just as a matter of practical practices, what he saw earlier from Front Door is just exactly what the Commission has been doing wherever they could. McCauley stated that was beautiful. Landers stated that what the HPC is trying to do in that is to develop something that as it comes forward is a consensus. It may not be everyone's no. 1 position but it is a position that everyone can live with and support. So it has been highly collaborative and Landers thinks it has been pretty successful.

Steve McCauley stated that he was pretty impressed with what he just saw. Tony Landers stated that that offer is certainly there for McCauley. McCauley stated that some of the Commissioners do not know him at all but the only type of work they want to be associated with is best of the best in something that is highly sustainable and is embraced by the community. So, he loves seeing the process the HPC is going through there with Goulding and as long as that attitude is there, he would like to try to work together.

Richard Hallberg stated just so that McCauley does not get lead astray, too carried away on the wonderful fumes, this property and how and the type of architecture he thinks would have to be totally different from the renderings he saw of Goulding. Goulding is back out of the way. This is a major thoroughfare, it would have to present as historic buildings, not just upscale condos.

Tony Landers stated that he does not think that what Steve McCauley was referring to was the product. It was really the process. Hallberg stated that was what he wanted to make sure because he knows that one can be lead astray by his own mental path. And he just wanted to make sure that McCauley understands that these would have to look like they really belonged and were a big historic looking asset to Mimosa. So, that would be Hallberg's criteria hearing whatever collaborative process they got involved in.

Bill Bruce stated that he was just speaking purely process. He would not want...nothing against that architecture, he is sure it is wonderful for where it is but for Mimosa he would look at something totally different and The Bricks was just to show quality.

Tony Landers thanked Steve McCauley.

Discussion of removal of a shed at 1025 Canton Street.

Courtney Lankford stated that the city of Roswell received a call that the shed at the rear of the property was being demolished. They were told that the shed was being demolished in order to make way for a parking lot. They issued a stop work order, advised the owner to make an application before the HPC to seek approval for demolition and a notice was issued for that. Somewhere in between the shed was removed without HPC approval or a demolition permit from the city of Roswell. These are photos showing the shed in the process of demolition.

The owner was asked to appear before the HPC tonight to explain why the shed was removed without any type of permit. The owner was not able to make last month's meeting or again appear this evening so he did send a representative, which Courtney Lankford believes is the property manager for the site and he is available to answer the Commission's questions about why this shed was demolished.

Tony Landers asked if there were any questions to Courtney Lankford as to what is going down here.

Judy Meer asked if the staff had any idea how old this property is. Courtney Lankford stated that she does not know how old it is. They weren't able to do any assessment because it came down. She does know that it was relocated in 2004. The building that currently houses The Pie Hole is a new barn-type structure. The old one she believes was condemned and when they rebuilt the new structure, the shed was relocated. She tried to pull the minutes from that meeting in 2004. They are not detailed, so she is sure the reasoning. But the shed did use to be right here, more on the north of the property and it was relocated to the south.

Tony Landers stated that he and Richard Hallberg went up and looked at this when it was there. He thinks it was Hallberg's assessment that if the chickens that had originally been hatched there had lived to this day they would be 90 years old.

Landers asked if the applicant had anything to say.

Theo Cook, 1025 Canton Street stated that he is standing in on behalf of Robert Hagan. Hagan wrote a letter that Cook will read if that is okay.

I, Robert Hagan, owner of Cimarron Properties Inc. had a so-called chicken coop on his property at 1025 Canton Street. It was on blocks and on a trailer and had been there for years as is. Weeds had grown in it, and trash had accumulated. We were fearful of termites because the wood had deteriorated. It was 4x6 with no windows and in terrible shape. There was no historical value in it. I had expressed my intent to move or tear it down to many people so when someone told me it was gone, I checked and it was gone and I did not worry about it since it was of no use to me.

Robert Hagan

Tony Landers asked Theo Cook if he thinks somebody stole it. Cook stated that he had no idea but it is gone. They just bought this property last December and their property adjoins to that property and they just purchased that property in December of last year. One could not even see the chicken coop until they went out there and cleaned it up. It had weeds all over it grown up, one could not even see the fence back there that backs up to the city lot where people park. They cleaned all of that up and that is when one could see it.

Richard Hallberg stated that the building, shabby as it was, was historic. That is the basic overall premise behind just about everything that he has to say. If Roswell is ever going to have a historic district they are going to have to preserve the things that relate to the movement through time of this district. Allowing this building to be demolished either through negligence or whatever was the wrong thing to do under any circumstances. Hallberg wants to make that perfectly clear at least in his concept of the HPC guidelines and of the city regulations covering the historic district.

So, just because Cook does not know who tore it down or who took it away, if one owns property in the historic district it is incumbent on him to protect what is under his stewardship. Hallberg is not happy about this being destroyed without at least having some looks at

alternatives. He thinks it could have been returned to a contributing structure on that property near where it had originally stood. Hallberg stated that he has personally renovated buildings that were riddled with termites. One simply fixes the damage, and that is what he does with historic buildings as simple as plain and to some people's eye, unimportant as they may seem. The fact is that it was almost surely a historic building and from Hallberg's inspection it was 90 to 100 years old if not older. That certainly in his mind qualifies it for protection. And anybody who willingly or unwillingly allows our historic fabric to be destroyed is in Hallberg's opinion subject to punitive damages by this city. That is about as nice as he can be about it. Where the HPC goes from here is probably just a matter of discussion with the other Commissioners. Maybe somebody has a better idea. Hallberg's personal recommendation is that the building would be replicated from the photographs that they have, accurately. Plans would come before this Commission and be approved for re-installation on the property and that would be Hallberg's personal solution. That is all he has to say.

Tony Landers asked Courtney Lankford what are the alternatives for dealing with this issue. Courtney Lankford stated that she consulted with legal before the meeting. There are basically three alternatives with the way that this situation came about. One would be to take the explanation and dismiss it. Two would be to require them to apply for an actual certificate of appropriateness for demolition and three would be to have the city issue a citation and have the matter taken to court. She is sure with the certificate of appropriateness would also come potential reconstruction. She does believe that some of the material is still on site. Some of the siding is still remaining in a pile.

Judy Meer stated that actually was one of her questions. Is there still wood from this structure available? Theo Cook stated that there is some. Here's the thing, these accessory buildings even if they become dilapidated are still part of the story of that property and that is why the HPC feels that they can preserve what is there. It is so very important and they don't have very many left. This was an agricultural area and even though there was a mill town and people were working at the mill they still had chicken coops and barns and different structures in their backyards. As one can see when he goes to Smith Plantation or Bulloch Hall, they are trying to reconstruct the buildings that were there for a reason. She knows that have a lot more significance than this but it still is part of the story. And Meer feels too that the best thing would be to reconstruct it if possible. But they don't have Mr. Hagan here to ask him how he would like to proceed about it. She thinks that perhaps going through the request process as it should have been is going to be their best bet on this and work it through.

Tony Landers asked someone to explain to him what the request process as it should...he does not get it. The building is gone.

Courtney Lankford stated that Cook should formally come before the HPC to request a certificate of appropriateness for demolition and typically that would be how the process happens. Unfortunately somehow, some way the shed came down before that process was followed. So to make that right, Cook should come for after the fact approval of demolition at which point the HPC could have a discussion of do they approve the demolition, do they require reconstruction, those types of questions.

Tony Landers stated that for him he does not know how one un-rings a bell. The building is torn down. Come back and ask for permission to tear it down...the building has disappeared by whatever...the Commission was not allowed to dispose of this in an orderly way. And that is just

his personal belief is Mr. Hagan either knows what happened to the building or had reason to know. He certainly had reason to know and for Landers it is not a matter of asking for processes it is what sanction because there was some unilateral action taken here on something that the property owner apparently didn't feel that was worthy of giving it the due process that the city calls for in the district. That is wrong. It is just flat wrong. He doesn't have that right. Now, what to do with it is sort of the question to Landers. It seems to him that asking him to come back and make application to destroy something, demolish something that has already been demolished is preposterous to Landers. But, he guessed that he is left with being disposed. They have invited Mr. Hagan several times to appear here and he hasn't done it. He doesn't apparently care enough to give it any kind of priority to present himself. Landers is personally disposed of issuing a citation.

Does anybody feel any differently about that? Landers asked Courtney Lankford if she needs a motion to that affect. Lankford stated that if there is a unanimous opinion, that would be appreciated.

Judy Meer stated that she thinks the big problem here is this sets a precedent that if someone decides that a building is not valuable or in their way, they just take it down. The HPC has lost any kind of adherence to their guidelines and how do they proceed from there. This is the problem with not having come before the HPC to discuss it. There have been times when the Commission has approved of demolitions because it is unsafe or some other reason, but the fact that they did not have that opportunity is what presents the problem here. If the Commission just ignores this situation, how do they handle the next one and the next one and the next one? That is the biggest problem.

Tony Landers stated that he would hope that no one disagrees with that. So, is the HPC in a position of unanimity about the issuance of the citation?

Richard Hallberg commented that he thinks issuance of a citation is appropriate. He thinks the Commission should carry it on that they be given the opportunity to decide past the citation, what is going to be done to rectify the loss of this historic structure? Normally, when the HPC approves a demolition it is almost always accompanied by approval of a replacement structure. Big or little, it doesn't make any difference. So, Hallberg thinks the citation because in his mind the law was broken, no. 1, is appropriate. The follow up from that is to make arrangements for rectification to the district through a reconstruction process.

Tony Landers asked if that was a question that should be posed to the legal department to be brought back here. What can the HPC do? What is their legal standing?

Courtney Lankford stated that a citation would give it to the court system and the HPC would basically be removed from the process. If the Commissioners want to have a say the best course of action would probably be the certificate of appropriateness. The certificate of appropriateness for a demolition does carry a \$450 fee that would have to be paid in order to grant approval for the demolition. At that point the HPC could then approve demolition on the condition that it is reconstructed on the property.

Tony Landers stated that if the applicant doesn't make application, which he has yet to do, and the building is already gone, there is no recourse then except the citation.

Courtney Lankford stated that legal has said that if the HPC chooses to make them apply for certificate of appropriateness he would have to obviously with that application. They would need to set a time frame for him to apply for demolition. If he does not meet that time frame, then by default a citation would be issued.

Tony Landers stated that what he does not understand is how one compels someone to pay that \$450 fee and that is the word, compel. How does one compel them to do that? Courtney Lankford stated that it is just the course of action in the historic district. He should have applied for a certificate of appropriateness before now. He is in violation. It is HPC's order to apply for a certificate of appropriateness then they will have to abide by that. Is that something that he understands and accepts?

Tony Landers stated that given Courtney Lankford's interest and he guessed...what is the sentiment of the other Commissioners in this regard? Do they want to give the applicant this one last step?

Richard Hallberg stated that he personally would prefer not to send it to the court system and for the HPC to settle it with the applicant.

Judy Meer stated that she agrees with Richard Hallberg. They would lose their opportunity to try to fix this situation in some way which to her handles the whole precedent thing as well. If they just turn it over to the courts, they are out of it.

Tony Landers stated that if he were a betting man he would bet there is no application that is going to be made.

Judy Meer stated that was Mr. Hagan's choice.

Tony Landers stated that for the sake of harmony, he will go along with that.

Richard Hallberg stated that if the applicant chooses not to try to satisfy the guidelines and this Commission, he thinks if he elects that option that he should have public censure by this body.

Tony Landers stated that was a novel idea. He does not disagree with Hallberg. He does not know that there is any precedent for doing that except for saying, "shame on you". It is already at that point. Landers thinks they have a unanimous disposition.

Courtney Lankford stated that it sounds like the HPC would like the owner of 1025 Canton Street to make an application for demolition with the HPC. The next deadline would be the end of April, six weeks prior to the hearing. The applicant would appear at a June hearing for the demolition approval. The Commission can deal with legal as to what happens if that application is not made. Most likely it would be a citation and it would be handed to the courts.

Tony Landers stated that the applicant has been given an onerous assignment he thinks tonight. With that confession he would say to him, are you authorized to say whether he is going to make that application? Theo Cook stated that he could not make that decision. Landers asked Cook if that seems like a reasonable request to him as an individual. Cook stated that it doesn't seem like it is out of order.

Courtney Lankford asked Theo Cook if there were any plans for a parking lot expansion. When the people that were tearing down the shed reported to staff that they were tearing the shed down to make room for more parking spots. Does Cook know anything about that? Because that expansion of the parking lot would also require HPC approval.

Theo Cook stated that he will make real good sure that he knows that.

Tony Landers thanked Theo Cook.

Discussion of UDC Guidelines and resolution for recommendation of approval to mayor and city council

Courtney Lankford stated that they are on Draft 2 of the UDC design guidelines. They asked the Design Review Board to review and make a resolution of approval to mayor and city council at their meeting last week. Staff originally had planned to ask the HPC for a resolution for approval tonight. Due to a lot of placeholders and some additional edits they are willing to move the HPC hearing up in May from May 14th to May 7th to give the Commission another opportunity to review the document and make a more formal recommendation for approval to mayor and city council. That being said, staff does have to have any edits on Draft 2 in by 5 p.m. tomorrow. So, Lankford would still like to proceed with going through Draft 2 of the UDC design guidelines this evening.

There will be a third draft posted by April 30th. That will be the draft that goes to mayor and city council for resolution. There is a time frame in the Commission's packet for adoption. A resolution of the UDC design guidelines. They had a public open house this evening from 5 to 7 p.m. There is a special called work session with mayor and city council on Wednesday, April 16th at 11 a.m. Following that at 6 p.m. will be another public open house. There will be another special called work session with mayor and city council on Monday, May 5th and then staff hopes to take the document to mayor and city council on May 12th for resolution of approval of the UDC design guidelines. The schedule would fit with the June 1st adoption date of the Unified Development Code.

Tony Landers asked Courtney Lankford what it is that she is proposing to do tonight to step the HPC through this. Lankford stated that she would like to go through everyone's edits. If they can stay on task and stay focused she thinks they can get through it relatively quickly. In her review of this document there weren't as many edits so it is her hope that they can kind of fly through it. She thinks it would be beneficial to do it in this forum so that they can get feedback on everyone's comments and make sure that there is a consensus with any changes. The other alternative would be to submit the HPC's edits to Lankford by 10 a.m. tomorrow.

Tony Landers stated that the other alternative is to close this meeting and anybody that wants to sit here with Courtney Lankford and go through this page by page can do that, otherwise they would have to have their comments in to Lankford electronically by 10 a.m. tomorrow. Landers stated that personally he has made all of the comments that he intends to make. Lankford stated that any more than three members would require it to be a public hearing.

Landers stated that he is willing to excuse himself so they would have three if they want to do this. Otherwise they are compelled to do it by 10 a.m. tomorrow.

Bill Bruce stated that he does not have time to write it out again. So he is going to read this so that it is on record. And it is real simple because the HPC has gone over it before. But he is going to give Lankford four pages and go over it very quickly and it is very simple.

Tony Landers asked if they are going to go one by one to do this. As he said, he has made all of the comments that he intends to make. He doesn't see any point to having this on, meaning that they are going to have all of this transcribed as an official part of this meeting. If they close this meeting, adjourn the meeting, the Commissioners can still give their comments to Courtney Lankford. She is available to receive them.

Courtney Lankford stated that it does not have to be on the public record. Any support of this document would be beneficial to have on public record since staff was originally asking the HPC for a resolution for approval. But they can go through the edits individually so long as there are not any more than three members here.

Tony Landers stated that he just does not want to sit through this. He has made all the comments that he intends to make. What Courtney Lankford wants to do is at the end of the meeting, she wants to get, in effect, a resolution supporting, with the amendments that the HPC has made, which one frankly can't be assured that all of his comments are going to be appropriated anyway. So, he does not know how to end up at that point in a very clean fashion.

Judy Meer stated that she does not think they can have a resolution that they are finished with looking at this because there are a number of things that are not clear and to say, okay, this is ready to go, she thinks they can say they have come a long way and they are getting really close. But when the HPC does not have the appendix to look at, they don't have the lists that they say are going to be in here. There are a lot of pictures or text, because they have image holders all over the place that the Commission does not what is going in there. She just does not feel comfortable at all saying that she is ready to approve this.

Tony Landers stated as such, what one reverts to is the Commission is going to give either electronically, or they stay here tonight and give Courtney Lankford there comments. Judy Meer stated that she thinks they have to. If they are not ready to say okay, then they have got to be part of the process of fixing it.

Richard Hallberg stated that he is perfectly okay with the HPC doing it off of the record. He thinks his goal is to get the job done and to get this set of guidelines whipped into and edited into a shape that this HPC can use to guide construction in the historic district. He does not see where it is really necessary for their being a public hearing.

So, if Tony Landers chooses to leave then they no longer have a quorum. They can discuss whatever they want to. Tony Landers stated that he did not want to handle it that way. What he said is that his preference as an individual...he is at the end of his comments. He just does not want to sit here and go through everybody's...some of which are going to be redundant to what...Bill Bruce has already said that everything he said he has already said before. But apparently he doesn't see it in the document, so he was going to say it again. Landers does not know how to handle that exactly.

Courtney Lankford asked Landers if he had any comments that he would like to submit before he leaves or in writing by tomorrow. Landers stated that he did not. They are not going to end up with a document that everyone doesn't have any concerns about. He promises that members of this Commission, Richard Hallberg in particular, are not going to be happy that certain things that they have offered have not been anointed. That is just the nature of it. If Landers were to want to get himself involved with it further he would say deputize him as chair to work with Lankford to go through all of those comments and they will pass forward those that he and Lankford can agree on. But, frankly that is going to be hard for Landers to do personally. But if that is what the Commission would want to do he is willing to commit. It is just a matter of there has got to be a gate keeper somewhere. And someone said, "Time's up" or no, we are going to do that and yes, we are going to do that and make some decisions about what they carry forward. It is just a question of how to do it and for Landers, given what Judy Meer said, he thinks it is absolutely correct, they are not going to end up being able to say that they support this by giving another round of comments. So the best that they can do is give the comments and let this document move along.

Judy Meer stated that considering that the HPC has been talking about this and working toward it and working on different drafts of guidelines for years now. To rush this through in such a short period of time when there is so much here and so many things that they have actually sort of compromised on because of the UDC and the change of the attitude toward particularly new development in the district, this is what is going to be not only for the HPC to judge but going forward because they have been using guidelines that were done a long time ago. This is what is going to happen with this. So, if they don't know exactly what it is and they are passing it on down, somewhere along the line someone is going to say, "Why did they do that?" And that is what Meer is feeling. This is really, really important because the UDC is one thing and they have asked for clarification that this will be the guiding procedure for what goes on in those areas that the Commission is very concerned about and are highly sensitive.

Tony Landers stated that he usually asks for Courtney Lankford to save his bacon. He is going to see if he can try to save hers. Lankford is being incentivized to move this along. No, there is no one saying she has to move this along.

Judy Meer stated that she just feels that there are too many things...

Courtney Lankford stated that the effective is June 1st that the mayor and city council would like to get the guidelines approved. The way it is set up right now is that staff received the DRB edits last week. They are going to receive HPC edits hopefully by the end of tonight be it on record or off. They will meet with mayor and city council next Wednesday, April 16th and get edits from them. The consultants will then have about a week-and-a-half to incorporate the edits from those three boards as well as staff. And then on April 30th provide Draft 3, which is the draft that will go before mayor and city council for resolution. They can set it up where HPC and DRB have another opportunity to comment and therefore have a more thorough document and be able to make a more supported resolution for approval.

Tony Landers stated that he thinks Judy Meer's concern is that the more this is rushed, the more imperfect the document is going to be. And he thinks they would all reflect that, but he understands the issues of time and budget and money. Somewhere along the way they have

got to bring this to an end. If staff had one big clump of input from the HPC he thinks it would be the more that this is rushed, the more imperfect that it is going to be. But at that peril, Landers stated that the things that are going to happen is there are ultimately going to be many things that are going to have to be fleshed out later. He and Meer discussed yesterday the concept of having text amendments to be applicable to the visuals to him is absurd. Things change and while it doesn't require a text amendment, which Landers understands is a more formal process that to him shouldn't apply to the change of an image in the document. It requires hearings by mayor and city council and so forth. That is the only input that Landers has in this regard.

So, where are they? Does the Commission just want to give Courtney Lankford their comments electronically? Bill Bruce stated that he was going to give Lankford his in writing. Courtney Lankford stated that she is willing to stay for as long as it takes to get the edits in and make sure everyone has a consensus so they can meet afterwards and go down to the conference room so the staff can close the council chambers.

Richard Hallberg stated that he thinks he is probably the one that has probably the most edits. And he is perfectly willing to do it tonight or in the morning in Courtney Lankford's office. He does not care. He can probably furnish an electronic copy. Tony Landers asked if that is what Hallberg would prefer. Judy Meer stated that she would rather just sit down with Lankford and get this done. Courtney Lankford stated that she would rather knock it out tonight. Then she would have all the comments and then she can enter them into the computer and submit them to the consultants tomorrow.

Tony Landers clarified that what they have decided to is do that outside the context of an official meeting of the HPC. Richard Hallberg stated that was correct.

PREVIOUSLY APPROVED MINOR APPLICATIONS

MINOR APPLICATION

HPC2014-00862

**CITY WALK APARTMENTS, Lighting
188 Norcross/3000 Forrest Walk**

MINOR APPLICATION

HPC2014-00904

**CUPOLA RESTAURANT
1002 Alpharetta Street
Roswell Fire Station #1**

MINOR APPLICATION

HPC2014-400902

**CITY WALK APARTMENTS, granite retaining wall
188 Norcross/3000 Forrest Walk**

MINOR APPLICATION

HPC2014-00903

**CITY WALK APARTMENTS, trash enclosure
188 Norcross/3000 Forrest Walk**

Tony Landers stated that the Commission has the minors in writing. If there are any questions about them why don't they bring them to the next meeting? They are disclosing every minor application that is processed. There are a number of things that Landers feels a bit pressed about discussing with the entire Commission. And so he wants to talk about a work session, another one sometime. They need to talk about enforcement. They are having practical issues about enforcement here tonight. They need to talk about fees and fines and the fact that a major developer, Lennar that is doing the major development on Frazier Street paid less than \$450 for an application fee for that big project. Courtney Lankford stated that it was probably \$350 for new construction. Landers stated that that was just absurd. They need some discussion about that. It frankly is a bigger discussion than just the historic district but maybe the HPC can show some leadership in bringing that issue along.

Tony Landers stated that the city is processing a new ordinance that has to do with noise. A big part of that has to do with the historic district. Businesses that are in the historic district. Anybody that has... Tony Landers stated that he has a meeting not as the chair of HPC he has just been invited to a meeting tomorrow with two of the council people that are bringing that new ordinance along. Anybody that has any comments, Landers has talked to Richard Hallberg about it. But Hallberg is the only one. Hallberg lives in Landers' neighborhood and that is the reason that they talk. Anybody that has any comments about that noise ordinance if one has Landers' email address they can certainly email him. His meeting tomorrow is at 2:30 p.m. He would appreciate if he could have those prior to that. But on a personal basis, there needs to be something done to mitigate the noise, loud sounds that are going on particularly during the weekend. There has got to be something done to mitigate that that brings some balance to what the interest of those that live in the neighborhoods that are approximate to Canton Street and the interest of the business owners. He thinks one would probably have to have the Wisdom of Solomon to get a center strike there. But nonetheless, they are going to make a try and Landers thinks the mayor and city council are working to bring that about. If the Commissioners have any comments in that regard Landers would appreciate hearing what they are and they can certainly discuss that at their next meeting.

Richard Hallberg stated that he has a lot of neighbors that come to him when there are any discussions with the city just by the longevity that he has been on this HPC. There are a vast minority of the folks he has talked to or emailed, conversed with who are wanting to find a nice, easy, negotiated solution. Most of the folks that he has talked to think it is absolutely asinine and foolish to have noise that can carry a full mile from Canton Street to his neighborhood in the mill village. He does know and he has dealt with sound decibel meters. They are problematic at best finding a good, reasonable number. He has gone through the ordinance that is and what is proposed. He is still unsure that they can control it. His solution would be to keep the music inside, no drums after 9 p.m. when some of the old folks go to bed. Having said that, Hallberg has in the past been a card carrying party animal and he certainly understands folks wanting to have fun. But back in the day, he did his partying inside with good loud music and way too much fun and he would suggest that the city of Roswell continue that process. If they want to really complicate the laws then it is going to be really difficult to monitor and handle this. That is a compilation of both his personal feelings but there are a vast majority of he would say 10:2, 10 being those who just want to make sure that they don't have to hear that music too loud on their patio. And 2 who would like to be nice and find a way around it. Hallberg stated that he would like to be nice and find a way around it as long as it doesn't destroy the peace in his neighborhood and the quality of his life on his property. That is basically how he feels about it.

APPROVAL OF MINUTES

Judy Meer stated that one of the things that she did notice just in going through and perusing it appeared that Bob Hagan was here last time and he was not. Theo Cook was here this evening and unless there is a reference to Bob Hagan from Cook, every place that it says Bob Hagan needs to be changed to Theo Cook. Meer does not think that she noticed anything else as she was going through.

Judy Meer made a motion to approve the minutes of the March 12, 2014 Roswell Historic Preservation Commission hearing with the edits as offered. Richard Hallberg seconded the motion. The minutes were approved unanimously.

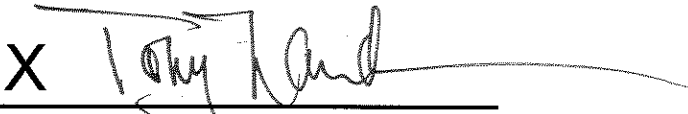
OTHER BUSINESS

Courtney Lankford asked the Commission to mark their calendars for the change of the May HPC hearing from May 14th, to Wednesday May 7th.

ADJOURN

The meeting adjourned at 8:58 p.m.

X



Tony Landers, chairman
Roswell Historic Preservation Commission