



Corridor Design Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

ADDRESS: 1260 Eatonton Road

PARCEL: M22 065

APPLICANT: Bobby Morris

PROJECT: rear addition

BRIEF DESCRIPTION: construction of a rear addition, demolition of a building

PROJECT DESCRIPTION:

The applicant proposes extending the existing building 50' to the rear using the same low slope gable form and the same metal building system. Thirty feet of the addition would be enclosed matching the existing building. The last 20' would be an open shed. The enclosed portion would have two roll up doors on the side elevation and two roll up doors on the rear elevation.

Also proposed is demolition of an open shed structure at the left rear of the lot.

PERTINENT CRITERIA & STAFF COMMENT:

Four Criteria apply to the proposed changes:

1. Materials - Brick and wood siding are the most common, E.I.F.S., is acceptable in limited areas
2. Fenestration - Spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), should conform to the general proportions characteristic of traditional buildings.
3. Ornamentation. Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, brackets, knee braces, etc.
4. Color - neutral color palette

Comment:

The color matches the existing and is neutral. The materials do not meet the guidelines, but do match the existing. No advantage would be gained by a material change on the rear. The existing building has no ornament, therefore the addition needs no ornament. The use of overhead doors and an open shed on the rear is appropriate for this building and the rear location of the addition.

PERTINENT CRITERIA & STAFF COMMENT: