



Corridor Design Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

ADDRESS: 1970 Eatonton Road

PARCEL: 046A 007

APPLICANT: Jeff Strickland

PROJECT: Conversion to Sherwin Williams

BRIEF DESCRIPTION: construction of an addition and architectural changes

PERTINENT CRITERIA

For addition and architectural changes see attached matrix.

1. Public Walk - 5' sidewalk, on ROW, 6" from prop. Line
2. Connecting Walk - building connection to public walk
3. Parking Landscape - 10% interior of parking landscaped, no more 7 spaces in a row w/out tree island
4. Frontage Trees - one per 25', 3" caliper

STAFF COMMENT:

Analysis:

Building. The addition and architectural changes meet the criteria for orientation, scale, massing, form, and color. E.I.F.S. is limited to parapets. Facades that face public streets shall have arcades, display windows, entry areas, awnings, or other similar features along no less than sixty percent (60%) of their length. Blind windows are generally reserved for walls that exceed 100 feet in length.

Site & Landscape. The addition of frontage trees and sidewalks bring this property in compliance with respect to these features. One tree island should be added to the bank of parking along the right property line. The changes push impervious surface from 60.5% to 62.4%. Mitigation will be handled through zoning.

Recap:

- Building appears to meet the criteria (orientation, scale, massing, form, and color).
- To meet materials the E.F.I.S. must be limited to parapets.
- To meet Street Elevation the blind windows need to be windows.
- Site and Landscaping appear to meet criteria with the exception of the need for a tree island on the right.
- Pervious/Impervious ratio will be handled via zoning.
- Signs will be otherwise permitted.

Recommendation: Approval recommended with the above conditions.

PROJECT DESCRIPTION

Addition and Architecture.

The applicant proposes construction of a 4,500 sq. ft. addition at the rear of the building partially offset to the right.

The existing building will be re-skinned with the same materials and architectural elements as the addition. The facade will be brick with an E.I.F.S. parapet and a water table with a cap of unspecified material. Brick pilasters capped with E.I.F.S. are located at the corner. The front wall has three herringbone panes serving as blind windows. The pilasters also have herringbone panels. A flat canopy is located above the blind windows.

The right side elevation has similar elements though once past the entrance the E.I.F.S. begins at the water table. The entrance has a flat canopy. Windows located toward rear have metal awnings. Rear and left elevations are pending but are assumed to have similar materials and elements.

The E.I.F.S. will be painted white and latte. The window frames, flat canopies, and awnings are metal with a bronze coating. The brick varied in color with grays and reds.

Site and Landscaping.

The applicant proposes adding public walk and a connecting walk to the building. Parking will be removed at the rear of the property for the addition and for accommodation of truck delivery. Adding 5 trees to the frontage, bringing the property into compliance for frontage tree requirements, is also proposed.

Note:

Signs, including removal of the pylon sign, will be permitted through a separate administrative process.



Corridor Design Commission
COA Application
Commissioner Work Sheet & Staff Report

June 22, 2021

APPLICATION INFORMATION

ADDRESS: 1970 Eatonton Road

PARCEL: 046A 007

APPLICANT: Jeff

PROJECT: Conversion to Sherwin Williams

BRIEF DESCRIPTION: construction of an addition and architectural changes

ARCHITECTURE

Orientation - orients to the main street Met Not Met Lacks Information Site See Note

Scale - one story preferred Met Not Met Lacks Information Site See Note

Massing - proportional to vicinity and lot Met Not Met Lacks Information Site See Note

Form - rectilinear forms preferred Met Not Met Lacks Information Site See Note

Materials - brick and lap siding preferred, no stone, E.F.I.S. limited Met Not Met Lacks Information Site See Note

Fenestration - solid-to-void ratio characteristic of traditional building Met Not Met Lacks Information Site See Note

Street Elevation - transparent between 3'- 8' above grade for 60% of length, use knee wall Met Not Met Lacks Information Site See Note

Rear Parapet - for full drive-around buildings Met Not Met Lacks Information Site See Note

Color - neutral color palette Met Not Met Lacks Information Site See Note

Notes: