

place. Hallberg agreed one would just move the stairs down to the street level to the DOT right-of-way.

Lonnie Mimms stated that this was just a certificate of appropriateness. Hallberg stated that it wasn't even a certificate of appropriateness. Is this a recommendation or what? Weinberger stated that he thinks what they are looking at at this point is if the Commission would like to proceed with this concept then he can get more of a construction drawing. Hallberg stated that probably just having a work session would be the easiest thing to do. They need a recommendation. Hallberg asked for a motion for a recommendation on what has been discussed.

Motion

Lonnie Mimms stated that he would like to make a recommendation that HPC08-28, stairway on the corner of SR120 and SR9 going up to Barrington Hall is allowed to move forward subject to final design approval for details, hand railings, stone work, etc. Judy Meer seconded the motion.

The motion for an approval of a recommendation to go forward for this project for the city of Roswell passed 5-1.

DEMOLITION

HPC08-22

STEVE ALLEN/ANN REDDICK

120 Bulloch Avenue

Land Lot: 384

Steve Allen, 145 Houze Way, Roswell, GA and Ann Reddick, 77 Vickery Street, Roswell, GA presented the application. Allen stated that they are present to discuss the tearing down of a house at 120 Bulloch Avenue. They met with Hallberg and some other people from the Historic Preservation Commission and Historical Society to talk about different ideas and walked around the property. They talked about some individual lots at one time on the street and taking the house down. They have come up with another proposal, which Allen would like to pass out and it gives one another conceptual idea of what they might do to help buffer the situation and give Bulloch Hall a better presence and to protect the property and not have the lots actually on Bulloch, but have the development have some kind of a wall or a hedge and have the development behind that.

Richard Hallberg stated that since this is part of the consideration for the demolition, the Commission is going to just discuss this as a possibility, another option. Allen stated that they are just trying to give the Commission some ideas of what might happen to help the idea go through with the potential of taking the house down. Hallberg stated that the Commission will need for Allen to explain

this because it is not readily apparent what it is. He asked Allen to continue and once they get that done then they will talk about demolition. Allen stated that would be fine.

Allen explained that the idea of this is a buffer basically along Bulloch, which buffers the area and gives a possibility that if one is coming down Bulloch Avenue and he is seeking Bulloch Hall that he does not see other houses as much. It gives a situation where they can develop behind either a hedge or a berm or a wall that they build there. They can build a mixed-use project between that and SR 120. They think this might be a nicer idea and really give Bulloch the protection of still being residential. The house could be turned into a very nice bed and breakfast or it could be turned into a restaurant but it would give a situation to protect that and protect the properties there and the property across the street, the 12 acres next door that belongs to the Hansells. It is a consideration of maybe putting a driveway on the far side of the far right hand corner as one is looking at the plat, which would be the northeast corner. They would be moving that driveway to get back at that same curb cut that is on SR120. And the possibility, which they have not talked to the city about also having a driveway that goes into the parking lot that Bulloch Hall has now that they could do some sort of joint parking. That has not been discussed with the city yet. These are just some ideas.

Richard Hallberg stated that the curb cut off of SR 120 is what Allen is talking about on the east portion of this property is the one that serves the house that they are talking about. Allen stated that was correct. Hallberg stated that it was not shown on this plat. He asked if Allen had any additional comments about this. Allen stated that he did not, that was just to give the Commission some basic ideas that they have been discussing trying to come up with that would suit, make it work well for everyone. Hallberg stated that what he thinks he would like to do is ask for comments from the Commission about this plat just to move, just to get some general ideas.

Allen stated that he wanted to go further in the house. The house was built in 1940. Approximately 30 percent of the house has been added onto. It no longer looks anything like a 1940's house. It has completely changed and Allen would say that at least a third has been added to the property.

Hallberg stated that it was taking him just a minute to try to sort out how the Commission needs to proceed. He stated that they are going to proceed...this actually won't have any bearing on the demolition; this is simply a discussion that they are going to enter into about the hand out. Allen stated that was correct. This has nothing to do with the demolition, just to give the Commission some ideas they have been exploring since they had the meeting and the property.

Connie Huddleston asked what the distance setback from Bulloch Avenue to this red line. Allen stated that it was approximately 30 feet. Huddleston stated that the scale was so small she can't read it. She asked for Allen to give her that in proportion to the parking lot that is in front of the Hobbit Hole now. Is that the back side or the front side of that parking lot? Ann Reddick stated that would be the front side, the Bulloch Avenue side of the parking space. But that means the hedge or the wall would be behind that. So, it is effectively 35 to almost 40 feet by the time it is built. Huddleston stated that she stopped and looked at that this afternoon when she was by there to kind of get a judgment on that.

Richard Hallberg stated that he was primarily concerned with disturbing the one on the Bulloch Avenue side even the little house they are talking about for the demolition...he thinks it is really important that they honor the setback of the Dolvin place. He thinks that moving a barrier that far forward to give one more room to build on is a bad idea without fleshing it out anymore, simply because of the discussion that they have had about Bulloch Avenue and part of the rationale. He is going to go through some of that for some of the Commissioners that weren't there.

They were going to try to return Bulloch Avenue to a more palatial, silk stocking row for want of a better description, because even though the houses have been there over 50 years, the smaller ones. They are for that neighborhood intrusive to a degree. Hallberg stated that he was trying to be delicate with this. Because these are not completely historic guideline-type issues; they are aesthetic issues and part of the story of old Roswell, of mid-1800's Roswell and what that street was. Also, trying to play toward creating a vista down Bulloch Avenue that would include the Dolvin mansion. At some point the Hansell's property, Mimosa Hall, as a community, as a neighborhood of mansions for want of a better description. That was part of the discussion to put up barriers. Hallberg is totally not in favor of any berms because they are so contemporary. Anything that would disturb that view and sense of place that is Bulloch Avenue would be a very negative situation. He thinks they need to be very careful about encroaching onto that setback area. Having said these things, Hallberg stated that he would release the floor for some more comments.

Ann Reddick asked Connie Huddleston if she knew if there were other homes on Bulloch Avenue besides Mimosa and Bulloch in the mid-1800's. 1899 was when the Dolvin house was built. Were there homes on Bulloch Avenue at all? Huddleston stated that she questioned Michael Hitt about that because he's done a whole lot more work with the maps of that era. There was a Victorian that was directly behind what was the Roswell Funeral Home. And that Victorian was moved to Crabapple. She is not quite sure when it was moved. Hitt could tell Reddick exactly. As far as Huddleston knows and as far as Hitt knew there were no other houses on that side of the street between that Victorian and the Dolvin house. Hitt knows the exact year the Victorian was built. They had questioned

that in regards to whether or not they needed to do any archaeology. Hitt had looked at the maps along that area and they had a great discussion about what could have been there in the past. They did not come up with anything on that particular side of the street. Huddleston asked Hitt about the other side of the street and he did not believe there was anything on the opposite side of the street between the Holly Hill area and back to the Mimosa house.

Ann Reddick stated that the reason they have gone to this landscaped strip along the avenue of Bulloch, she does not want to call it a buffer, is so that it goes back to how it felt when the Bullochs went home. She does not know who built Mimosa but in that day, there were no other houses. So, they felt like it would make the street more attractive and gentrified again. They first were thinking of residences and that could still be done. But they felt like from the conversations that had in looking at the house that perhaps taking it back to its original look would be better. So they moved to this from the lots and this is what the lots would have looked like.

Connie Huddleston stated that her problem with looking at this is that she feels like this would enclose that landscape around the Dolvin house and would enclose Bulloch Avenue whereas the Greek Revival idea would have been open. Reddick stated that it doesn't have to be right at the street. Huddleston stated that she realized that but she think even if they set it back another 20 feet with the front porch of Dolvin, she thinks it would still create a more closed area rather than an open area. So personally, looking at this she has misgivings about it. Maybe different plans would change her mind but she thinks she would rather see two structures where the Hobbit Hole house is rather than having some kind of barrier or berm, even if it was a hedge, along Bulloch Avenue. Greek Revival was an open avenue coming up to the house where one had a vista from the house itself in coming up to the house. She thinks that by creating that barrier, whether it was hedges or a berm or whatever, would encroach upon that vista. That is Huddleston's opinion.

Richard Hallberg stated that when they did meet he had a pretty long discussion with Michael Hitt. His information indicated that this was all fields at one point and they may have even been part of Barrington King's land. They are not going to try to replicate that. He does not think that is good use of the property.

Steve Allen stated that they went to the barrier because the 30-foot setback thinking that is what seemed to be the answer. Going back to the lots is what they originally were thinking about doing anyway. After the meeting they felt that that's really what the Commission wanted and they tried to come up with something that would kind of fit what they thought they were trying to go with. That's why they have both concepts. Richard Hallberg stated that this is one of those crystal ball situations and who knows when a really good idea will come up. He thinks it's pertinent that they should entertain a lot of different fresh ideas.

Ralph Liss stated that one of the things that is so important in the historic district around historic sites and especially those that are designated National Register sites are historic vistas. An historic vista usually encompasses an angle of approximately 60 degrees. A 60-degree angle would mean that if one is standing in the middle of Bulloch Avenue at the square or any point along Bulloch Avenue, he would take a 60-degree angle from that point that would be 30 degrees on either side of the centerline of the road and project that all along on both sides. That is the most important part of the historic scene that one wants to preserve although one's vision tends to go 120 degrees. Just double that. This is the primary vista that one sees. If one draws a 60-degree angle from the centerline of Bulloch Avenue it comes somewhere close to half way back on the Dolvin house. That means that to retain the historic vista, one would have to retain the existing landscape, whatever that includes, buildings, existing trees, shrubs, what have you, in its constant state. So basically they are looking at cutting off a large segment of the frontage on Bulloch Avenue because that is part of the historic vista of that street. Liss thinks it is important to recall that because so often that is what gets obliterated. This wall, mound or what-have-you, or anything of that nature would primarily fall within that 60 degree angle and not be appropriate.

Liss stated that frankly the historic district that we have in Roswell is a moving district. It is moving because it starts at the time Roswell was founded and there are historic structures that have been built at various periods after that. Now they are looking in this particular case at a structure that is approximately given +/- 68 years old, 50 years is the designation for an historic site. One can look throughout the district and a lot of the structures in the district are of periods similar to this. Liss thinks to try and make the case that this house is not a contributing factor to the historic district is not correct and frankly, he is very much opposed to the proposal.

Judy Meer asked what the applicants are planning to do with this property. She was not in on this discussion and she is seeing lots. Are they talking about building homes on SR 120? Ann Reddick asked Meer to take a look at the second plan, which shows the landscaped area.

Reddick asked Ralph Liss what was the angle that they have at 30 feet? Is that 45 degrees? How far over are they at the moment with his angle? Liss pointed out a 60-degree cone of vision. Reddick asked how Liss feels about the homes that are there within that 60-degree angle now. Liss stated that he thinks they should stay because they are historic. Reddick stated that they disturb the original view on that street. Liss stated that the historic district is a moving district. Just take the Smith House for example. The Smith Plantation was modified at various periods during the time that it was occupied. What is to say that what happened in the 1940's is not historic. It is historic. There are other properties in the district that were modified and built and changed at various periods. That

doesn't make them less historic. Liss does not see why this property should stand out or be singled out as being any different from any other property that is of its age in the district. But he does see the big factor of the historic vista being highly impacted by this proposal and he is very much opposed to that. They are talking about one of the three major sites that the city owns and destroying the vista to that site. Liss is not in favor of that.

Ann Reddick stated that it was a difference of opinion. She understands Liss' opinion but she disagrees and she thinks it is time to take their grand street back. It was ruined in the 1940's. Historic or not, it was ruined in the 1940's. Liss stated that is a historic period at this point in time. They have to honor that. That is a federal law.

Judy Meer stated that she would just like to get an idea...she sees a red line around some property. That doesn't tell her what they are going to do with the property. Ann Reddick stated that what they were planning considering the economic climate today, most likely will be office/condominiums. Maybe a mix of retail/office condominium and residential that would front SR 120 with a driveway through the Hobbit Hole property and a pretty gate back into it off of Bulloch Avenue. The grade of the property drops toward SR 120 so one would not see that much from Bulloch Avenue. Reddick and Allen felt like after discussion that perhaps saving the natural feel of the street, and she does not think a berm is a good idea, but she thinks a hedge/wall combination, trees, could be a beautiful approach. They felt like pushing everything back towards SR 120 would be a better solution rather than bringing new houses onto Bulloch Avenue. That is the reason for transitioning to the wall. They were trying to find out if it is possible to demolish the house so that they could go forward with making plans.

Judy Meer stated that the reason she asked Reddick that was in this area that she has encompassed here, is that just the property that Hobbit Hole is in? Reddick stated that it was all of it. That is around Miss Emily's house and the interesting thing about her house is it would either be a private residence, a restaurant, an inn, but restored. And behind it, because there is very little property there would be a driveway between whatever occurs to the right and left of that house. In effect, whoever is in that house would have a landscaped view back to SR 120. It would not be opened up. Meer stated that she was talking about massive two, three-story buildings on either side of the Dolvin house. Reddick clarified that on either side of the Dolvin house she was talking about stair stepped houses, two-three stories. Meer stated that was correct. Reddick stated that she was. Meer inquired if this was going to require parking lots.

Steve Allen stated that there was parking there. They think they can work the parking out. They can even park underneath the building if they had to. They also think they might be able to share the parking that is there with the other property. There are 64 parking spaces there that they might also be share both ways with

themselves and the city's property. There are a lot of ways to approach it. They have not tried to get into all of that until they know which way to go. If the house will come down or not; that is why they originally laid out the idea of the lots and building old homes. The homes would look like they were built in that era and but they ran into a situation where nobody seemed to like this so they kind of reversed themselves. They have two different ideas based on what they can work out with the city as far the other home that they want to take down.

Judy Meer asked Allen if they were still considering residential. Allen stated that he was. Meer stated that her question is that little house sits up toward Bulloch. The basic house is rather small. Is there some way, instead of tearing that house down, to keep it as maybe a guest house or a carriage house behind what he is building. So that from that side would with maybe some trees planted that gives more of a wooded landscaped house and take off all of the additions and just leave the original part of it. Build something that would compliment it or fit with that house in some way. Meer stated that she works with a contractor in Gainesville, Georgia and their office in a little carriage house behind one of those beautiful houses on Green Street. It is very quaint and wonderful back there.

Ann Reddick stated that they might could even move the old house once they figure out what it looks like and what it was. She does not know that sitting on Bulloch is right. It might be that they should have this open alley with as much of a degree that they can get and still make it work economically. That is one of the issues here. Judy Meer stated that if they can keep it there or move it just slightly forward... but keeping it where it was is part of the historic....Reddick stated they could make the carriage house, which might be charming. Meer stated that way they could have the best of both, even if they did some other buildings around it. But in that area, try to keep that and work it into the design of whatever they are going to do.

Pug Mabry inquired what the height of the structure would be. Ann Reddick stated that they did not have any plans at all. Steve Allen stated that it get up to three stories. It would be in the historic district and one could build up to three stories. Reddick stated that it would have porches and balconies. It would not be just a severe three-story building by any means. It would step back. She could not think of anything worse than driving along there and seeing a looming three-story building. Mabry stated that somewhere down the line Reddick mentioned a three-story building. He frowned on the idea of a three-story building.

Richard Hallberg commented that if the small house goes then he thinks there should be nothing built on either side of the Dolvin house any farther toward Bulloch Avenue than the front of that house. At that point the Dolvin house becomes the setback for whatever is done. Anything that was built at that setback would have to look like it belonged on Bulloch Avenue, not just the back of some building. So if they do something else that is primarily facing SR 120,

they might have to move even farther. There is an elevation change there that gives one the capability probably for 20 feet of subterranean building so that they are looking at a single story on the Bulloch Avenue side. They can make that look like almost anything so they have some latitude there. At this point the Commission is not trying to design the building or anything. They are just trying to give Allen and Reddick the perspective of what this Commission feels is important to retaining the view, the vista or Bulloch Avenue. The feeling of that neighborhood.

Steve Allen stated that was why they came up with the buffer was to help that feeling and not change it by putting a lot of houses along there, even though they look like they are historic houses. They are still new houses. Hallberg stated that could be a very valid...these are all things that with the proper plan it will be a good idea. If they can't come up with something that is compatible with Bulloch Avenue then it is going to be a bad idea and he thinks Allen will run into some trouble with the Commission. Hallberg thinks Allen is smart enough to understand that ahead of time. He is not going to belabor the point.

Ann Reddick added that they do think they are totally crazy to be here asking. Hallberg stated that the Commission is pretty easy to confuse so he wants to try to not get too confused here with a bunch of options. These are designs that would be down the road. Any demolition, if it is approved would still be contingent before anything is demolished, would be contingent on the replacement. Allen and Reddick stated that they understand that. Hallberg stated that he wanted to make sure everyone understands that.

Arie Kohn stated that he thinks it is about time to go back to the original application and not discuss what could and couldn't be done. It is all subject later to approval and that could come to the Commission later as a concept discussion or whatever. The question that they have here today is really to be or not to be. Should they take it down or should they not take it down. Kohn thinks they need to concentrate on that on why it should be taken down and on what grounds. Are the grounds really following the guidelines that the Commission has and the federal government guidelines for demolition of buildings. This is what the Commission really needs to discuss. He thinks they all need to really address that. His opinion is that when one looks it from one side it looks okay, when he looks at from the other side, from SR 120, it looks like East Cobb. It is a dilemma to Kohn. What does one do here? It is not an easy one. Can they take the older building and dress it up again live with it? Probably but on the other hand when one looks from SR 120 it is like it belongs to a different era completely. That is Kohn's dilemma about this whole thing.

Richard Hallberg stated that they were going to move into the demolition now, not really consider the other things. That is where he was headed. At this point the Commission wants to get back on track to discuss demolition of that structure

at 120 Bulloch Avenue. The staff report indicates that the 2001 Historic Properties Survey dates that house 1935-1944 and that probably is okay. There is a good bit of data that the city has in its historic properties surveys that misdates a lot of structures. Usually making them appear younger than they actually are. In this particular case, the style of the house looks like late 30's; it looks like a World War II structure, either during World War II, 1941-1945 or shortly thereafter.

Steve Allen stated that he thinks Cherith Marshall researched it and said that it was built in 1940. He believes that is what the staff said. Richard Hallberg stated that 1988 survey dates it at 1940 and that sounds correct. Just to get that out of the way so that they know what they are dealing with he asked that they go on to discuss....Allen stated that according to what the city told him, there were two improvements on that house. They added that 30 percent of the house and they changed the windows at another time, both in the 1990's, Hallberg agreed that they had extensive renovations, additions and changes in the 1990's.

Hallberg stated that he would like to open the floor for discussion of the demolition of this structure, 1940, with changes.

Judy Meer stated that her question to the Commission is there are conditions, one or more of which need to be met for a demolition to be approved. One of them is where the buildings have lost their original architectural integrity and no longer contribute to the character of the district. Because of the fact that those windows have been changed and so much of the house has been altered and added on to and does not....if one even looks at the pictures that were included from 1992 prior to all of those changes that were made, the house has been changed and she thinks that perhaps the historic character of it, or the original character/integrity of the house was changed. Is that something that the Commission can consider in approving this demolition?

Richard Hallberg stated that it was. He thinks all of this discussion, that type of discussion is pertinent to the advisable-ness of recommending the demolition. Every one on this Commission, any time they are dealing with a demolition, they need to speak their piece and they need all of the opinions out in the open and not simply following what they think other people may want. They need to have a rigorous discussion and then make a decision. Hallberg left the floor open for comments.

Lonnie Mimms stated that based upon the previous photographs of this property it really looks very similar to the houses that his grandfather built right before the Second World War broke out. It looks like the style of it is very much in line. He does not think it would be off by that many years, but in just looking at how much it has been change even without the massive addition in that back...not to say that any house couldn't be brought into being very cute and nice looking, he

really sees very little of the original façade that is still remaining. Short of the fact that it has siding now and the original looking house had siding, there was an addition built onto the right hand side in addition to the large extension in the back. Personally, Mimms sees very little that would be worthy of preserving in this particular situation.

Richard Hallberg stated that he thinks the Commission needs to be careful. He has misgivings about demolition. In this particular situation there is something similar to what the other two discussions are about this structure. He thinks they need to be very careful though in considering whether a building is contributing...of course Hallberg is immersed in the mill village and some of those simple, vernacular, plain structures are what the mill village was. He thinks they need to be careful to consider that and to translate that to whether this house is contributing. His personal opinion, just gut feeling, neither as a preservationist, just a relatively old Roswell resident; he does not have a strong attachment historically to this structure. Right or wrong, that is just his gut feeling. He thinks the Commission has to examine the guidelines. Judy Meer had some important things to say and Hallberg is going to yield the floor to Arie Kohn.

Arie Kohn stated that he too agrees that at this point the structure does not have anything that resembles the original building. He thinks that everything will hinge on what will be proposed later to replace it. If the applicant is really doing something that will be in keeping of the street that is something they will see later when they bring it. Kohn personally does not have any objection to the demolition but the applicant needs to be careful that what they bring to the Commission later is going to be something better than that, in keeping with the street rather than doing something else that has nothing to do with the vista of the street. As Hallberg said, Kohn has no personal attachment to this building so far away from what it used to be that he personally doesn't see any reason why the Commission should not approve this.

Richard Hallberg asked if there was any one in the audience who had opinions that they would like to make public.

Sally Hansell
4282 Laurel Brook Drive
Smyrna

Sally Hansell stated that she was representing her parents, Ned and Sylvia Hansell, who live in Mimosa Hall across the lot. The Hansell's stated that they were fine with the house being demolished. They also do not have....Sally Hansell stated that she grew up there. She lived there since she was 12. She knew the Pellifrees, but she does not have a particular attachment to the house. She agrees with the Commission that what will be key is the execution of how whatever is developed is executed in keeping with Bulloch Avenue.

Richard Hallberg thanked Hansell. Since her parents are next door neighbors across the street, they are intimately affected by this and it is nice to have that comment.

Pat Tucker
1515 North Cliff Trace
Roswell

Tucker stated that she owns the house that is adjacent to the house under discussion. She is on the left-hand side. She doesn't have any personal objection to the demolition of the property as well, but she would very much be interested in what they are going to replace it with. She wants it very much to have an historical flavor.

Richard Hallberg asked Pat Tucker to give Cherith Marshall her address and telephone number. He thinks it is possible that the city can contact Tucker and let her know when some of these discussions are being held so that she can be included and get her opinions included in the discussion when they discuss replacement, if this demolition does occur.

Beth Hampshire
1600 Oakfield Lane
Roswell

Hampshire stated that she is the current tenant and their house next door to the house is being discussed. She stated that she concurred. She would like to know what is going to happen, actually the building going down she does not have a strong opinion about it, but she really would like to know what is going to happen because she was hoping to be a long-term tenant. She asked it would be possible to also be on the list.

Richard Hallberg stated that it was not part of the code that the Commission does that, but in the interest of full disclosure and trying to be concerned with the neighbors, they will do whatever is reasonable. He does not want to impact the staff's operation of their normal business. They really have plenty to do besides issue notifications. But he thinks they will certainly try to honor that and keep Hampshire apprised of the meetings. If they are anything other than work sessions the Commission will still have to deal with the legal protocol in terms of when people speak and how that is considered. But, they would certainly welcome her opinions.

Diane Phillips
530 Saddlecrest Drive
Roswell

Phillips stated that she has a question regarding the encouragement of pedestrian walkways and interest in that general area. They spoke earlier about Barrington Hall and trying to encourage some additional pedestrian traffic in the area as far as making it a more pedestrian friendly area. She is interested to know how the idea of the vista of standing in the middle of Bulloch Avenue and looking at Bulloch Hall from there. And whether or not one is looking at pedestrian traffic then walking down Bulloch Hall. She knows they do that for the high school and that sort of thing. But, walking down Bulloch Hall and making that pedestrian friendly and/or making that area some area that would have some pedestrian interest other than just walking past a bunch of houses to get to this big hall.

Hallberg stated that he was not sure he really understands. The pedestrian issue is being discussed and has been for several years in a lot of the committees that he has worked on and a lot of committees that he hasn't worked on. Pedestrian access in this part of the historic district is key to business development to make it a viable, interesting place for people to visit and work and make it more valuable both for the residents and for the visitors.

Phillips stated that if one is standing in the middle of Bulloch Hall and he is looking at Bulloch and he is a resident that is great, but they have to have something to bring people into the city of Roswell. That is the question she has. Commercial development along the SR 120 side seems to be an effort in that direction. Hallberg stated that the SR 120 side will be considered separate from the Bulloch side. That carries a whole different set of requirements and creative requirements. And certainly this Commission is concerned with that part of the development and they are also concerned with developments that are visible from other areas like Bulloch Avenue. They certainly consider all of those standards. Phillips stated that she understands but if one is looking at it from a tourist standpoint of coming and visiting Bulloch Hall and Barrington Hall and the Smith Plantation, which sort of make a big triangle there and having something interesting to look at and walk through with shops and whatever along that area similar to the square. The issue seems to be parking. Where does one put the cars?

Richard Hallberg stated that there are several issues being considered. There is a development that is under consideration at this point on the southeast corner of SR 120 and SR 9 that includes an elevated parking garage. Phillips stated that again, one still has the issue of crossing SR 9 and SR 120. Hallberg stated that if they can get the city of Roswell on board with making this a pedestrian friendly city then the cars in his opinion will take the back seat. Lights will be timed to

allow pedestrians to cross. One will not have to walk a mile down the street to find a crossing. Phillips added that it would be more pedestrian friendly somewhat more similar to what Canton Street is currently where traffic will be slowed. Hallberg stated that is one opinion among many.

**Sandy Paxton
435 Stonebridge Drive
Roswell**

Paxton stated that she just has a general question. She is curious about what the zoning is currently for that space and what they would like it to be if it is demolished.

Cherith Marshall stated that it was zoned HR, historic Roswell and she does not think that they are anticipating any kind of a zoning change. They are located within the historic overlay, which allows for mixed use. Marshall stated that she thinks everything she has heard is going to comply with that zoning. Richard Hallberg clarified that there would be no manufacturing. Marshall stated that there would be no changes. Hallberg stated that there are some restrictions but the HR zoning status gives developers a more liberal way to spend the kind of money that is required to do sensitive development and get an economic benefit. It does include shopping and that sort of mixed use, office and residential.

Pug Mabry stated that is an approval to destroy the house. They came in for a permit for multi-purpose use such as commercial. What restrictions could the Commission place on the traffic on Bulloch Avenue? Because Bulloch Avenue will not accommodate commercial traffic going to a commercial establishment at this location. Mabry stated she wants to know up and above, in the beginning. If they are going in with some kind of a commercial use, they must provide exit onto SR 120. Richard Hallberg stated that part of this Commission's consideration will be that the view from Bulloch Avenue will be compatible Bulloch Avenue. So that they don't destroy what they have there from an historic preservation standpoint and the historic view standpoint. Those are the issues that will come up before this Commission. If they approve a demolition it will be contingent on approval of the replacement structure so that this Commission will have full purview over...within the guidelines, that that structure meets the guidelines. That is their protection and part of the consideration will be the traffic flow and what Bulloch Avenue can handle without becoming a log jam of cars. A parking lot, essentially.

Connie Huddleston stated that one of things they discussed when they were out at the site that day was the amount of parking on both sides of Bulloch Avenue. One of the things that she would like to see in any development or along Bulloch Avenue would be a sidewalk so that they could have a very easy way for pedestrians to come from the square, come down Bulloch Avenue without

walking in the middle of the street like they do now to get to from their car up to Relish, there on the corner. If one has been down there during lunch time, when one can manage to get down through there between cars parked on both sides, then one has to worry about people opening their car doors or the people waking in the street. One thing they really have to consider is being able to have a sidewalk along that entire length of Bulloch Avenue, which will make it more pedestrian friendly for everyone who both lives in that area and walks in that area. If they are talking about putting in a restaurant or something like that at the Dolvin house that would give people an area to park a little bit further away like in a parking garage and walk that away, get a little bit of exercise and enjoy the community.

Motion

Lonnie Mimms stated that he would like to make a motion regarding HPC08-22. He moved that they approve the demolition of the small house on the site, the existing structure not the Dolvin house, subject to the approval of all new construction, new plans to be put on the site in its replacement.

Arie Kohn seconded the motion.

Judy Meer stated that she would like to amend that motion to include that the Commission's decision to approve that is based on the design guidelines that state that demolition may only be approved if one or more of the following conditions are met. Number three states where buildings have lost their original architectural integrity and no longer contribute to the character of the district.

Ralph Liss seconded the amendment. Mimms and Kohn approved the amendment.

The motion passed unanimously.

Steve Allen and Ann Reddick have their approval of demolition of HPC 08-22, the structure at 120 Bulloch Avenue. It is contingent on approval. No dirt will be moved until replacement plans are approved.

Steve Allen stated that he has looked down Bulloch Avenue from all the way from the square on the way down to see Bulloch Hall. One can see Bulloch Hall from the square if some trees are cut back. Why that is not done to give that look, the feeling is unreal when one looks there. He can see all the way down. It would be beautiful if they would just clear out some of those trees and trim them back. He does not know whose responsibility that would be, if it is the individual owners or what. But it would be an amazing difference.

Richard Hallberg stated that is probably something that this Commission should get involved in. Allen stated that not to be able to see Bulloch Hall from the square....it would be great. Hallberg stated that the Commission will convene a work session of some sort, not a legal meeting, to discuss that. It will be done relatively soon. They would love to have Allen and Reddick involved in that. They will get all of the opinions out in the open.

DISCUSSION

CU07-04

**Founders Square/Mill Village (hotel)
Atlanta Street**

Brad Townsend asked if before Hallberg jumps to the minutes, this is definitely out of the ordinary and he knows it is probably catching most of the Commissioners off guard. The city is processing the mixed-use hotel development to the Planning Commission next Tuesday. They did receive revised plans on Friday and most of them were sent out to the HPC members as soon as they could get them out. What they are looking for from the Commission this evening is required by the ordinance. The HPC is required to give a conceptual review of this proposal of the Conditional Use to the mayor and city council. It is well within the Commission's purview to discuss it this evening. It is well within their purview not to discuss it if they so choose. But there have been numerous discussions since the Commission actually held a workshop meeting approximately six weeks ago. There has been a lot of change. There has been definite improvement from staff's perspective as to what is being proposed at this time. They are looking to at least get some of the Commission's feed back so they can pass that on to the mayor and city council as well as the Planning Commission. The applicant who is processing the hotel application is present this evening if the Commission has any questions on that. Townsend knows that there have been numerous meetings with Richard Hallberg as well as Arie Kohn. Some of the Commission members may not be purview to any of those meetings so they want to get this all to them and it is their choice to whether to have some recommendation or direct some Commission members to speak for them at the coming public hearings. That is up to the Commission as to how they wish to handle it.

Townsend stated that he is going to put on the overhead is the changes that have been, at least the color renderings that staff has received. They have other actual drawings of the site plan, but this gives one an understanding of what has changed. Townsend stated that he will speak to it. The applicant, who is here, can speak to it. Townsend is sure that Hallberg and Kohn may be more versed in what's happening but some of the changes that he can tell the Commission with this representation here represent a couple of liner buildings put right on the street that actually mirror or hide whatever car or parking that one would see from Atlanta Street. The other retail building in this area has been pulled closer to