
Project Name	Demolition at 120 Bulloch Avenue
Property Location	120 Bulloch Avenue
Owner	Anne and Peter Ginkel, Kim and Dean Dickie
Petitioner	Steve Allen and Anne Reddick
Petitioner's Request	Demolition of Structure
2001 Historic Properties Survey:	1935-1944
1988 Historic Properties Survey:	1940
Zoning:	Historic Roswell / C2 (Neighborhood Commercial District)

Background

The building located at 120 Bulloch Avenue was constructed in 1940 and is classified as Historic on the Historic Properties Map adopted by Mayor and City Council in 2003. It has been used as a residence and as a retail store. The house has been subject to several additions. Applications concerning this property have been heard by the Historic Preservation Commission as follows:

1. **HPC 92-02** – An application for new windows, siding and the playhouse located at the southeast corner of the property along Marietta was approved in 1992.
2. **HPC 95-10** – The large addition located at the northwest corner of the structure was approved by the Historic Preservation Commission in 1995.

Proposal

The proposal is for the demolition of the structure located at 120 Bulloch Avenue. In their letter of intent, the applicants indicate that they will submit a new design plan once demolition approval has been granted. They understand that the issuance of any demolition permit will be subject to the approval of a new plan for the property.

Zoning

The property is zoned H-R (Historic Roswell District).

North: H-R (Historic Roswell District).
South: H-R (Historic Roswell District).
East: H-R (Historic Roswell District).
West: R-2/H-R (Single Family Residential District)

Department Comments

Fire:

- There are no comments concerning the demolition. As always, the new construction will have to comply with the 2000 edition of the Life Safety Code and the 2006 edition of the International Fire Code. The new building will have to comply with applicable current codes.

Trees:

- Plans submitted for demolition permits must show the location of all tree protection fences to be in place during demolition.

Public Works/Environmental:

- Please see redlines provided on the plans.
- An erosion control plan is required before a demolition permit can be issued.

Significance

The source of documentation for the construction date of the house is from the Fulton County Tax Digest. The Digest lists the building date as 1940. The 2003 Historic Properties Map lists the building as Historic. The 2001 Georgia Historic Resources lists the construction date from 1935-1944.

The structure subject to demolition was likely constructed around 1940 and is an example of a minimal cottage. The original plan was small and symmetrical with a central entry way. The roof is gabled and has two dormer windows. The original house featured little detail and the original single windows were replaced with gangs of three windows. The structure has been subject to several additions but this was often the process of this type of house. They were often added onto as families expanded.

The structure is not as old as most houses considered significant or contributing to the district however it is representative of the development pattern of Roswell in the mid-twentieth century.

Surrounding Area

The structure is located on Bulloch Avenue in the Mimosa Boulevard area of the Roswell Historic District. The Mimosa Boulevard area began as the social center for the principles of the Mills. The Mimosa Boulevard area, including Bulloch Avenue, holds many historically contributing structures including several of Roswell's antebellum estates. In close proximity to the site in question is several significant structures constructed in the late 19th century including Bulloch Hall, Mimosa Hall, the Dolvin House and Barrington Hall. The entire avenue is part of the Roswell National Register District listed in 1974.

Design Guidelines

Demolition of historic structures should not occur.

Demolition may only be approved if one or more of the following conditions are met: 1) Where public safety and welfare requires the removal of a structure or building, 2) Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect, 3) Where buildings have lost their original architectural integrity and no longer contribute to the character of the district, 4) an inappropriate or non-significant addition or accessory structure.

This structure located at 120 Bulloch Avenue is over 50 years in age and does not represent any know threat to the public safety or welfare. No evidence of structural instability has been presented as a part of this application. Demolition in the Historic District has the potential to destroy the character and scale of the district. Demolition of historic structures is strongly discouraged, however the impact of alterations and desire for redevelopment in this area necessitate consideration.

The house does not date to the same period of significance as Roswell's mill architecture but is significant none the less. The house represents a type construction dating to the mid-century and this is an example of which is few in Roswell's Historic District. As mill housing such as shotgun or saddlebag houses represent the type houses mass produced around the turn of the 20th century, the minimal traditional house type was the mass construction prototype produced fifty years later.

These are house types which have yet to receive much attention from preservationists or the public. Consideration should be given to the significance of this structure and what it represents in the overall development timeline and physical history of the City of Roswell. Additionally, the conservation of such structures not only protects examples of true urban fabric but the re-use of such buildings can help contribute to "recycling" on a large scale and the promotion of sustainable development.

Staff Recommendation

The staff recommends approval of the demolition of the additions but would encourage the preservation of the original structure and the incorporation of that portion of the structure within a larger development.

Should the Historic Preservation Commission find one or more of the conditions warranting demolition are met, staff recommends the following condition:

1. A demolition permit shall not be issued prior to the approval of a new plan.

Materials

Application
Letter of Intent
Survey
Photos (dating 1992 and 2008)
Georgia Historic Resources Report