



To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: April 19, 2013

Subject: Historic District Expansion
79, 83, and 85 Webb Street

The Roswell Historic Preservation Commission (HPC) has been charged with the power to not only "prepare an inventory of all property within the historic preservation jurisdiction having the potential for designation as historic property" but also to "recommend to the Mayor and City Council of the City of Roswell specific places, sites, buildings, structures, works of art, and districts to be designated by ordinance as historic properties or historic districts."

Periodically, the HPC should evaluate the district boundaries, property classifications, and threats to the district. With the recent rise of the economy and real estate market, the City has seen several inquiries regarding the development of vacant properties. Some of these parcels are located adjacent to the City's historic district. The inclusion of vacant property within or around a historic district provides the following: a natural buffer; the chance to review proposed construction and its impact to the surrounding historic fabric; protection of the character of the historic district.

79, 83, and 85 Webb Street are currently vacant (structure at 83 Webb recently demolished). Due to their proximity to the historic district, specifically Canton Street, Staff recommends inclusion of said parcels in Roswell's local historic district. The process for amending the boundaries for the historic district can be found in section 4.7.3 of the Roswell Zoning Ordinance.

Section 4.7.3

This section shall govern any amendments to the Historic Properties Map after the effective date of this Zoning Ordinance. The boundary of the Historic Properties Map shall not be amended, except in conformance with the provisions of this section and O.C.G.A. Section 44-10-26 as applicable. No ordinance amending the Historic Properties Map shall be adopted until the following procedural steps have been taken:

- (a) The Historic Preservation Commission shall make or cause to be made an investigation and shall report on the historic, cultural, architectural, or esthetic significance of each place, district, site, building, structure, or work of art proposed for inclusion in or exclusion from the Historic Properties Map. That report shall be submitted to the Office or Division of Historic Preservation of

the Georgia Department of Natural Resources or its successor which will be allowed thirty (30) days to prepare written comments concerning the report;

- (b) The Historic Preservation Commission and the Roswell City Council shall hold a public hearing on the proposed amendment to the Historic Properties Map. Notice of the hearing shall be published at least three times in the principal newspaper of general circulation within the city, and written notice of the hearing shall be mailed by the Historic Preservation Commission to all owners and occupants of such properties. All the notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing;
- (c) Following the public hearing held by the Roswell Mayor and City Council, the Council may adopt the amendment as prepared, adopt the amendment with changes it deems necessary, or reject the proposed amendment;
- (d) Within thirty (30) days immediately following the adoption of the amendment to the Historic Properties Map, the owners and occupants of each property and the owners and occupants of each structure, site, work of art located within the area added to the Historic Properties Map, and which is further designated by such map as "historic" or "historic obscured," shall be given written notification of such inclusion on the Historic Properties Map, which notice shall apprise said owners and occupants of the necessity for obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property included within the historic properties overlay district.

At the February 13th, 2013 Historic Preservation Commission Meeting, the commission accepted a report (*enclosed*) on the three properties and directed Staff to submit the report to the Georgia State Historic Preservation office for review and comment. On April 5th, 2013 the Georgia State Historic Preservation office issued support for the historic district boundary expansion (*enclosed*). The next step is the May 13th, 2013 special called meeting between the Historic Preservation Commission and the Roswell City Council. At this meeting, the HPC and City Council shall discuss the merits of the expansion and determine if support exists for the said expansion. If there is a general consensus of support, the first reading of the Historic District Expansion Ordinance (*enclosed*) will be held at the regularly schedule Roswell City Council Meeting on May 13th, 2013. The second reading will be held on May 29th, 2013.