

STATE OF GEORGIA

FULTON COUNTY

First Reading
Second Reading

May 13, 2013
June 10, 2013

AN ORDINANCE TO AMEND THE BOUNDARIES OF THE HISTORIC PROPERTIES OVERLAY DISTRICT AS PART OF THE OFFICIAL ZONING MAP OF THE CITY OF ROSWELL

WHEREAS, on February 13, 2013, the Historic Preservation Commission unanimously approved a report outlining the expansion of the historic district boundary to include 79 Webb Street, 83 Webb Street, and 85 Webb Street; and

WHEREAS, on March 12, 2013, the Historic Preservation Commission Staff submitted the report outlining the historic district boundary expansion to the Division of Historic Preservation of the Georgia Department of Natural Resources for review and comment; and

WHEREAS, on April 5, 2013, the Division of Historic Preservation of the Georgia Department of Natural Resources issued support for the historic district boundary expansion; and


WHEREAS, a special public hearing was held before Historic Preservation Commission and the Roswell City Council on May 13, 2013 at Roswell City Hall at 38 Hill Street, Roswell, Georgia 30075 to review and adopt the proposed amendment to the Historic Properties Map; and

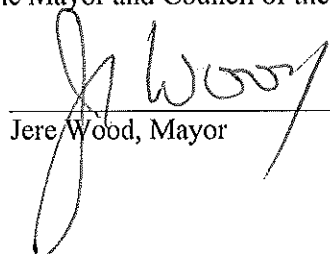
WHEREAS, as Staff, the Historic Preservation Commission, and the Division of Historic Preservation of the Georgia Department of Natural Resources have determined that it is with the city's best interest in include these vacant properties on Webb Street in order to ensure consistent development within the Historic District:

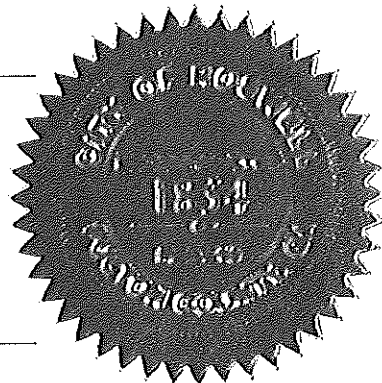
NOW THEREFORE, the Mayor and City Council of the City of Roswell hereby accepts the report attached hereto as Exhibit A and amends the boundaries of the Historic Properties Overlay District to include 79 Webb Street, 83 Webb Street, and 85 Webb Street.

The above ordinance was officially read and approved by the Mayor and Council of the City of Roswell on June 10, 2013.

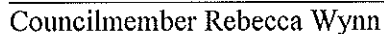
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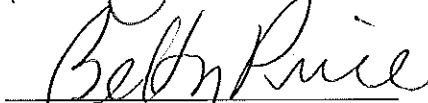

Marlee Press, City Clerk
(Seal)



Jere Wood, Mayor

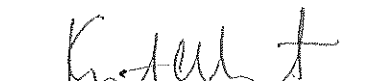



Councilmember Jerry Orleans


Councilmember Rebecca Wynn


Councilmember Betty Price


Councilmember Richard Dippolito


Councilmember Kent Igleheart

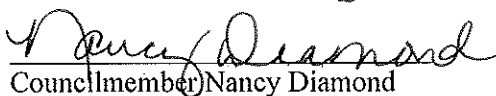

Councilmember Nancy Diamond

Exhibit A - Historic District Expansion Report

Purpose

In the beginning, Roswell was a planned colony on the newly opened North Georgia frontier. This southern textile mill town, powered by Vickery Creek, was laid out in a New England fashion, taking advantage of the natural topography. Canton Street is located north of this original plan of Roswell off what is Atlanta Street or the road from Atlanta through the original town plan. Canton Street spurs off Atlanta Street in the direction of Canton, Georgia, a town located to the north of Roswell.

Canton Street reflects Roswell's evolution from a rural area to urban area through its architecture and form and the amalgamation of several time periods is one of the major characteristics of the street. Roswell's founding families built homes in the area around 1840, some farm homes and their simple architecture reflects these origins. The land surrounding Canton Street is vital for it serves as a barrier to our valued historic district. The vacant parcels on Webb Street are particularly important for they could easily be developed in an insensitive manner that does not take the nearby historic fabric and character into consideration. 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 Webb Street and 85 Webb Street are currently vacant and the structure at 83 Webb Street is currently being demolished. Due to their proximity to the historic district (specifically Canton Street) and the recent rise of the economy and real estate market, the Historic Preservation Commission recommends inclusion of said parcels in Roswell's local historic district.

Designation of Historic District and Boundary Description

The historic district boundaries are hereby expanded and designated in and for the City of Roswell's Historic District with the boundaries as follows:

The expansion of the current district boundaries includes three parcels along the northeast side of Webb Street, which are between Camp Avenue, Webb Street, and Green Oak Drive.

List of Property in the Historic District Expansion and Ownership Thereof

79 Webb Street, Roswell, GA 30075 – Lehigh Homes LLC

83 Webb Street, Roswell, GA 30075– Lehigh Homes LLC

85 Webb Street, Roswell, GA 30075– Lehigh Homes LLC

Historic District boundaries on the Official Zoning Map

Upon designation the Historic District expansion shall be shown on the Official Zoning Map of the City of Roswell and kept as a public record to provide notice of such designation.

Certificate of Appropriateness

Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object or work of art within the designated Historic district shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the City of Roswell's Historic Preservation Commission.