

A historical map of Roswell, Georgia, showing a grid of streets and various buildings. Some buildings are highlighted in red and blue. A river or stream flows through the lower right portion of the map. The map is overlaid with a large red rectangle containing text.

# HISTORIC GATEWAY

ROSWELL, GEORGIA

## CULTURAL RESOURCES

DRAFT FINAL REPORT

JUNE 27 2012





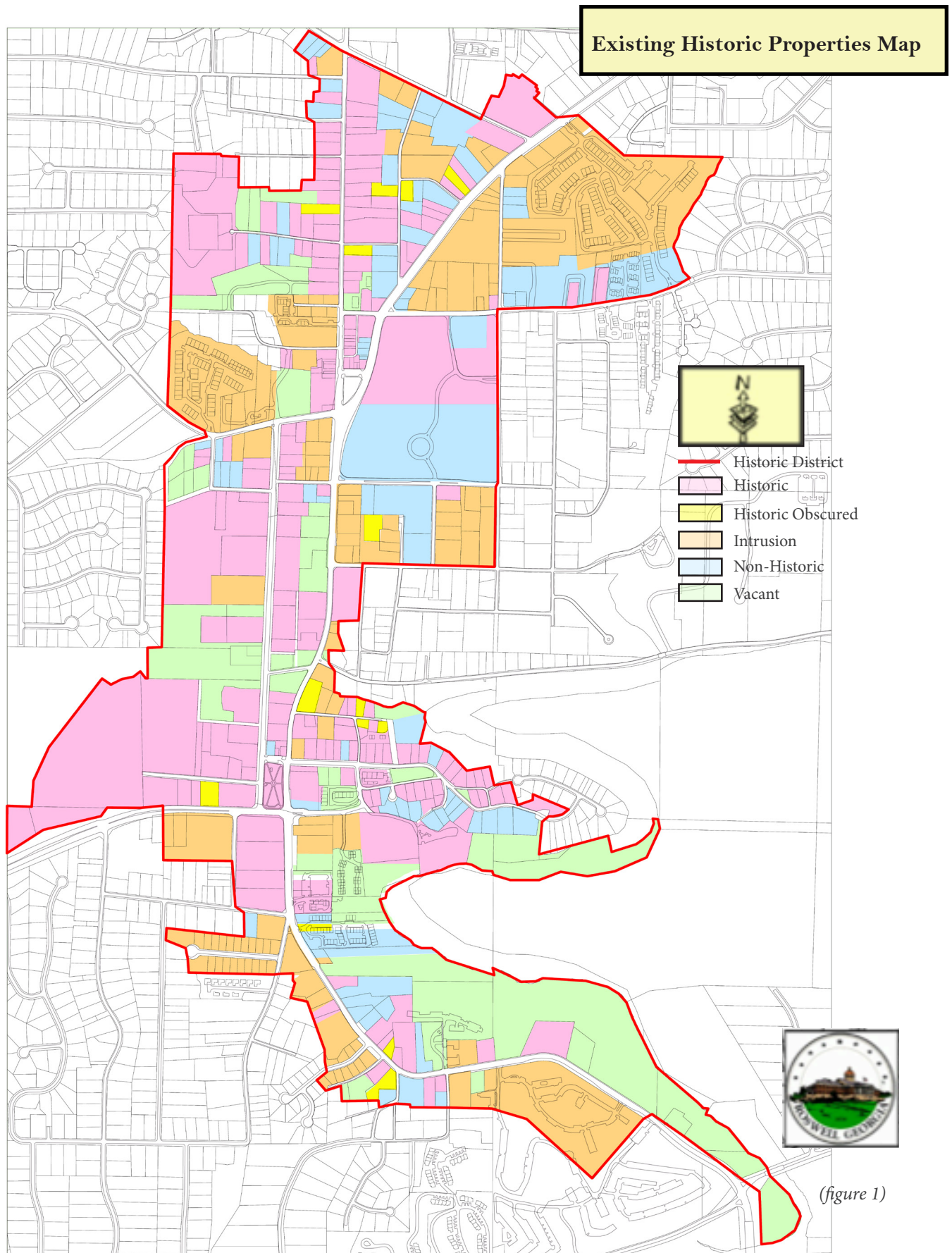
C. CULTURAL RESOURCES REPORT

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## OVERVIEW

The City of Roswell is working to balance two goals that in some cases compete: historic preservation and redevelopment of the Historic Gateway District. The Town Square/Atlanta Street corridor is the historic heart of the City but through the years it has become fragmented in design and character, as well as unsafe, inefficient, and commercially under-utilized.

As Roswell allows more intense development in the Gateway corridor, the City will have to make difficult choices between the needs of the historic urban fabric and those of individual historic buildings. Policies that seek to steer all new, more intense development to areas that are currently vacant and historically undeveloped will have the negative effect of shifting central functions away from the historic centers. New development that is nestled strategically into the historic centers will reinforce the prominence of those centers. However, the needs of individual historic buildings will at times be at odds with the needs of the overall historic fabric. Successful preservation efforts will require thoughtful approaches that balance the needs of the urban context with the needs of individual buildings. Systematic default to the preservation of older buildings at all times, will inevitably send important new development away from the historic centers.

This need for balance is articulated in the 2008 Livable Centers Initiative Report prepared by Goody Clancy. This supplemental LCI study to the 2008 report presents options for refocusing the historic preservation mission to concentrate on preserving the most important historic resources while, providing some flexibility to update historic centers to modern social and commercial functions.

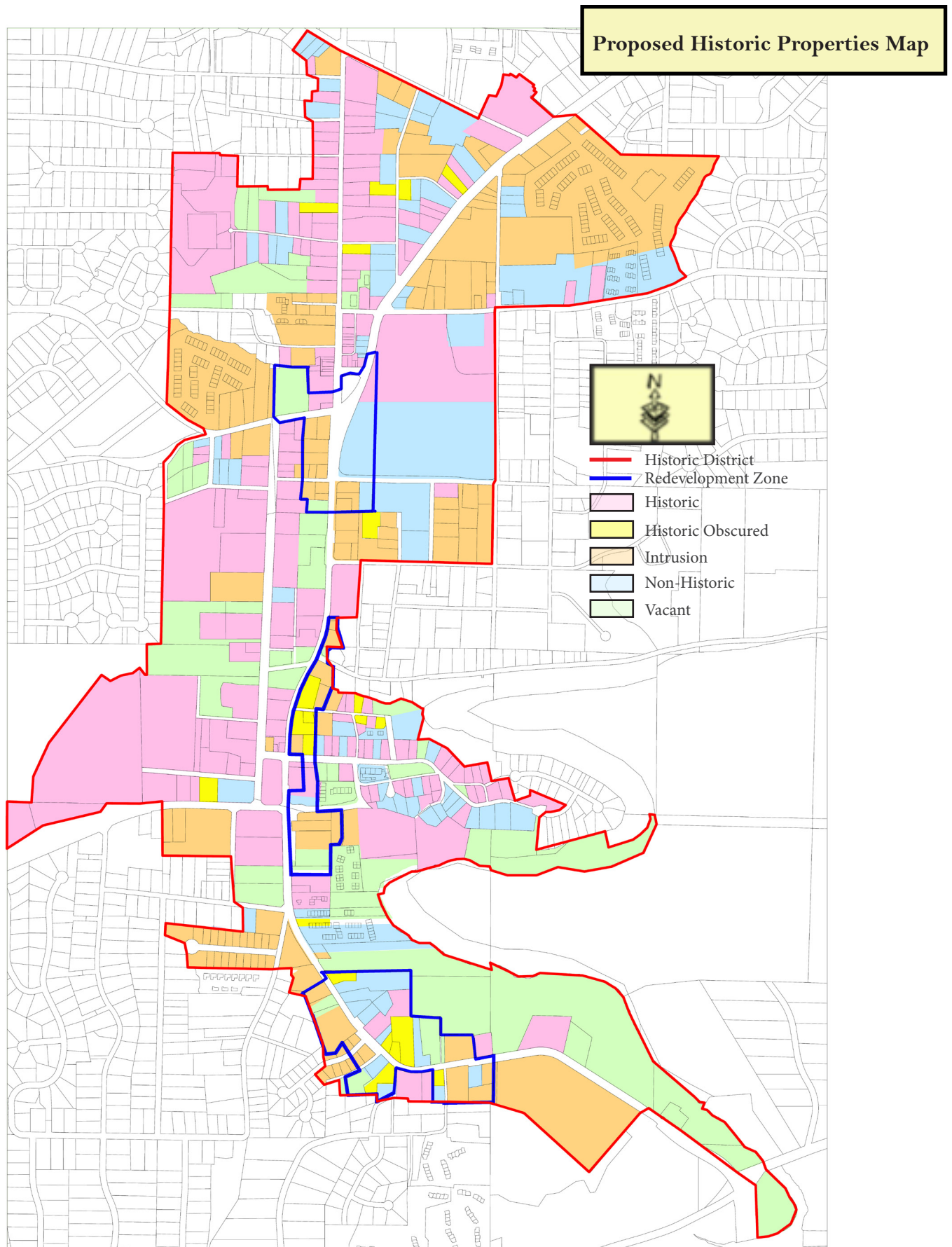
### Historic Preservation Recommendations From the 2008 LCI Report

The key Comprehensive Plan policy that underlies the Atlanta Street Corridor Plan is that “Roswell’s redevelopment should build on its sense of place.” The principal mechanism that the City has been using to implement this policy in the study area is historic preservation, principally through the Historic Roswell Zoning District, the Historic Properties Overlay District (the local historic district) and related design review requirements.

As noted earlier in the Existing Conditions section, a National Register of Historic Places District covers the historic core of Roswell and includes two individually-listed structures, Barrington Hall and Bulloch Hall. A Historic Roswell Zoning District covers both sides of Mimosa Boulevard, the Bricks mill worker housing, Allenbrook, the Heritage Drive area, and a few properties west of Heritage Drive on Chattahoochee Street. A Historic Properties Map was adopted by the Mayor and Council in 1988 and revised in 2003, and a local historic district was created in the 1990s, implemented by approval of a Historic Properties Overlay District (HPOD) stretching on both sides of Atlanta and Alpharetta Streets from the Chattahoochee River to Woodstock Street (including Canton Street and the southern end of Alpharetta Street, which is outside the LCI study area).

The Historic Preservation Commission (HPC) has design review authority over changes to historic buildings, non-historic buildings, demolitions and new buildings proposed within the district using a set of guidelines adopted in 1997. Unlike most communities, Roswell’s local historic district is three times larger than its National Register District. Typically, a local historic district is smaller and contains the greatest concentration of place-defining historic structures. Based on a survey by professional architectural historians, the Historic Properties Map includes ten small residential structures along Atlanta Street south of Barrington Hall that are designated as historic and two that are designated as “historic obscured.” A few of these buildings date from the 1890s, but the majority are of much later vintage and, as mentioned earlier, have been significantly altered, so that they are not successful in transmitting a sense of historic character. They account for a limited amount of the street frontage on Atlanta Street south of King Street and are surrounded mostly by undistinguished strip-style development.

The purpose behind preservation of these buildings has been to attempt to conserve an older sense of scale along Atlanta Street as a more rural road lined by small houses. However, that scale and rural character has been so eroded by commercial and other buildings with highway-style parking lots in front, that the effect of historic preservation review has tended to reinforce the lack of consistent character in the area between King Street and Warm Springs Drive, and function as a barrier to redevelopment. The 1997 Historic District Design Guidelines provide only generic approaches to this area and approve parking in front of buildings.





## RECOMMENDATIONS

### Summary

The Proposed Historic Properties Map on the facing page provides several suggested approaches for striking a balance between preservation and redevelopment goals. Two Redevelopment Zones are delineated around the Canton Street and Mill Village neighborhoods that avoid historic buildings to the greatest extent feasible while also allowing sufficient room for new, more intense development to be worked into the historic centers of the district. A third redevelopment zone is delineated around the new “Allenbrook” Center to the south.

In addition to the Redevelopment Zones, the procedures for updating the Historic Properties Map can be adjusted to reflect the vision of the City. The Historic Properties Map is locally designated and the City is free to establish criteria to guide the ways in which properties are reviewed. These criteria can balance goals for the urban context with goals for individual building preservation. While updating the Historic Properties Map, the City should consider revising the building designation system to Contributing and Non-Contributing categories. Also the City should abandon the Historic, Historic-Obscured, Non-Historic, Intrusion, and Vacant designation categories. The simplified designation structure will help clarify the City’s intents for conveying historic protections to properties.

Updates to the Design Guidelines in the Historic District will also provide an opportunity to align goals for preservation and redevelopment. Currently, these Guidelines are out of date and out of use.

Updates to the Zoning Code will provide another opportunity to balance preservation and redevelopment goals. The guidelines, zoning code, and master plan should all be integrated and coordinated. The City’s goals for the historic district will be better served by a single zoning code rather than underlying and overlying codes. Specific attention should be paid to Sections 12.4 and 4.4.1 of the Zoning Code. The conflict clauses that are the final sentence of both sections appear to limit preservation efforts to granting less restrictive conditions than the underlying zoning, and prevent efforts to be more restrictive.

While this study does not address the issue, it should be noted that both the Downtown Development Authority and the Historic Preservation Commission will be performing overseeing roles for this district. The City should consider structural means of coordinating these two entities, perhaps by sharing some board members/commissioners, or having regular coordination meetings. It could be counter-productive to the goals of balancing redevelopment and preservation within this district, to charge one agency with redevelopment and the other with preservation without a structured means of coordinating efforts.

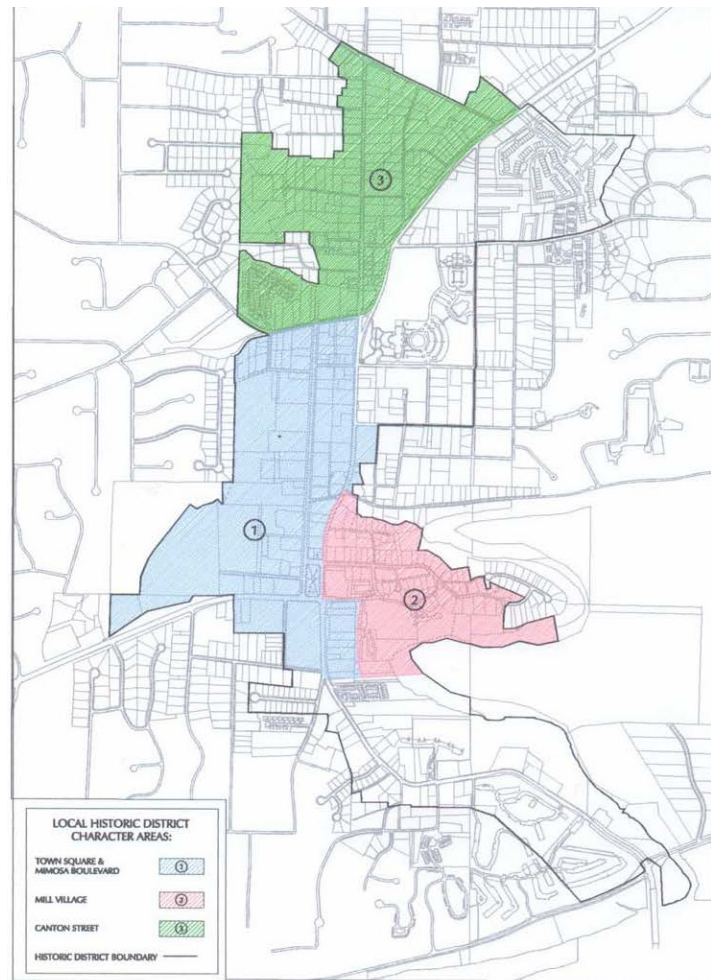
### Southern Section of the Historic Corridor

The southern-most redevelopment district is a new center proposed where recent development is occurring, but where there has not traditionally been a fully developed neighborhood. In the 2003 Historic District Survey conducted by The Jaeger Company only three historic character areas are delineated, the South Atlanta Street character area described in the original 1997 Guideline documents was dropped. Because this area has only had sporadic development since the City was founded, it warrants different treatment than the other three, historic character areas. This is an area that has traditionally been defined more by environmental resources than buildings, and many of the historic structures that do exist there are in poor condition and severely out of relationship with the contemporary, regional throughway context. Because this area is vital to the Historic Gateway, it is recommended that it stay with in the Historic District but be managed with less emphasis on building preservation than on regulation of compatible new construction and preservation of natural and other cultural resources.

### Strip Retail Preservation

Auto-oriented, low-rise building types with parking to the front and side present another policy consideration. On the one hand many of these buildings are nearing 50 years of age and represent a portion of Roswell's history. On the other hand, the building type is from a particularly auto-oriented period in urban development and the massing and disposition of the type detracts from the pedestrian experience. Preservation goals and goals to make Roswell a more pedestrian-oriented City need to be balanced when considering how to categorize strip retail buildings along Atlanta Street as they reach 50 years of age. Currently, the majority of strip retail in the study area is categorized as Intrusion and thus is not protected. There are a few exceptions, however, such as the Roswell Auto Tech building at 846 Atlanta Street (currently categorized as historic) and the small office building at 22 Ramsey Street (currently categorized as non-historic). The planning team could not determine why most of the strip retail building types were considered Intrusions while a few were categorized as Historic or Non-Historic.

As more of these strip retail buildings reach 50 years of age, the City should consider developing a clear policy towards these building types, either prioritizing pedestrian orientation goals and categorically designating the type as intrusion, or prioritizing preservation goals and placing less focus on the pedestrian experience in areas where there are concentrations of these buildings.



2003 Local Historic District Character Areas Map (source: The Jaeger Company)



Typical mid-century strip-retail building along Atlanta Street





### Condominium Development

The character and sense of unique places within the Historic District began to take shape when the areas were originally laid out with streets and buildable lots- before buildings were constructed. In the Mimosa and Canton areas, the plan is very formal and rectilinear, while the Mill Village winds more informally around the varied topography. The layouts of streets and lots are a significant contributing factor in establishing the sense of place in the Historic District.

Currently, multi-family development on the deep lots that slope down toward the river is being carried out in a manner that does not complement the historic urban fabric. Rectilinear street and block layouts shoot down the grade where the surrounding urban layout is informal and winds along the grade. Most of the building disposition and massing guidance detailed in the Design Guidelines are not applied to these developments. There are a concentration of these types of long, steep lots running down to the river that are ripe for redevelopment just north of the National Park. It would be prudent to develop a coherent strategy for these lots, either allowing concentrated development up against Atlanta Street and conserving the property below, or master planning the entire site as a unified whole. Goody Clancy provided a plan for this area that would work, and DPZ also has provided one. Either of these plans could be developed a further and then the plan would be entitled for development. Proactive planning like this does not bind owners to the plan, but the pre-approvals will provide an incentive for developers to adhere to the plan.

**Design Guidelines**

The City of Roswell has many valuable resources for guiding renovation, new construction, and addition work to buildings in the Historic District. These include the three guidelines prepared by the University of Georgia in 1997, cultural resources surveys, and a set of Guidelines prepared by Georgia State University. Following the basic theme set in the LCI study of refining and refocusing preservation efforts, the following recommendations will be useful when developing Design Guidelines.

*Modifiable*-The guidelines documents should be in a simple, easily modifiable format like MS Word so that they are easily amendable. Currently, as the HPC's criteria and considerations evolve, the guidelines documents are not easily amendable, and as a result they gradually become obsolete and are ignored. An amendable document will ensure that the guidelines remain relevant and updated, and in regular use.

*Specialized*- It would greatly help focus preservation efforts if the large amount of very useful information in the current guidelines were separated into multiple documents, some serving as educational resources, and other serving to guide the relationship between applicant and Commission during review. Educational documents would thus be freed up to cover guidance materials far and beyond issues regulated by the HPC, while guideline documents would be able to hone in on the specific criteria and methods of the Certificate of Appropriateness review. Additionally, the guidelines should not duplicate or conflict with the standards established in zoning ordinances. If certain standards are set in zoning and building codes, and the HPC is not empowered to modify those standards, then they should simply be left out of the guidelines document.

*Concise*- In order to serve regularly in the design and review processes, a guideline should be concise- perhaps no more than 10 or 20 pages. Less use of pictures and diagrams in the guidelines documents would also help. The majority of images in the current guidelines can be exported to the educational resources documents. Generally speaking, words are considered more precise and enforceable in legal contexts than images. Images are more suggestive and illustrative than text, and are thus more useful in educational resources.

*Targeted*- the guidelines document should be clear about preservation goals: is the intent to preserve a cohesive district, the state of specific buildings, or both? District guidelines tend to focus only on aspects of the built environment that can be seen from streets, parks, or other public areas. What goes on at the rear of the building is not a concern unless the back is visible from the public realm. Guidelines more focused on building preservation may also include regulation of backyard elevations. Some areas of Roswell are built out on slopes and thus viewshed preservation may become an issue. Viewshed preservation often has specific standards for roof tops and other areas that are visible from homes situated higher up the slope.

*Integrated*- the goals and objectives of the guidelines should be integrated with criteria used in surveying and evaluating historic properties. The Historic Properties Map should reflect the same values and intentions as the Guidelines, and critical to this goal will be that buildings are surveyed and categorized for the Map based on criteria similar to those of the guidelines. Both documents should align around a focused preservation policy that is cohesive from evaluation of buildings to approval of new construction.



**Specific Zoning Recommendation Related to Preservation**

1) Combine the “Historical Properties Overlay District” and “Historic Gateway District” into a single, cohesive district. This district should be reviewed, planned, and updated as a whole. The boundary of the entire district should be reinforced in each planning and updating effort.

2) The Historic Gateway District should not be an overlay district. Establish this as a primary district in order to clear up conflicts and discrepancies between underlying and overlaying zoning. There is no value provided in establishing the Historic Gateway as an overlay district.

3) Consolidate zoning districts and zoning use categories into a single Historic Gateway District. Revoke Chapters 4.7 Historic Properties Map, 5.13 Residential Historic District, 7.1 H-R, Historic Roswell District and 12.1 Historic Properties Overlay District. Amend Chapter 7.1 to be named Historic Gateway District, establish that it is governed by a Regulating Plan and single, cohesive code. Consider the use of a transect-based code.

4) Establish that permit applications involving construction in the right-of-way, sidewalk construction, subdivision or re-platting of property, or any other work requiring plan review or construction permitting requires a Certificate of Appropriateness when the work will occur in the Gateway Historic District. Amendments should include the following:

Section 18.1.2 - Permit Requirements for Construction in Right-of-Way.

(d) Construction in right-of-ways that are within the Historic Gateway District shall require the City to provide an opportunity for review and comment from the Historic Preservation Commission before a permit is issued.

Section 18.1.7 - Installation of Sidewalks

(d) Construction in right-of-ways that are within the Historic Gateway District require the City to provide an opportunity for review and comment from the Historic Preservation Commission before a permit is issued.

Section 19.2.1 - Outline of Procedure for the Subdivider.

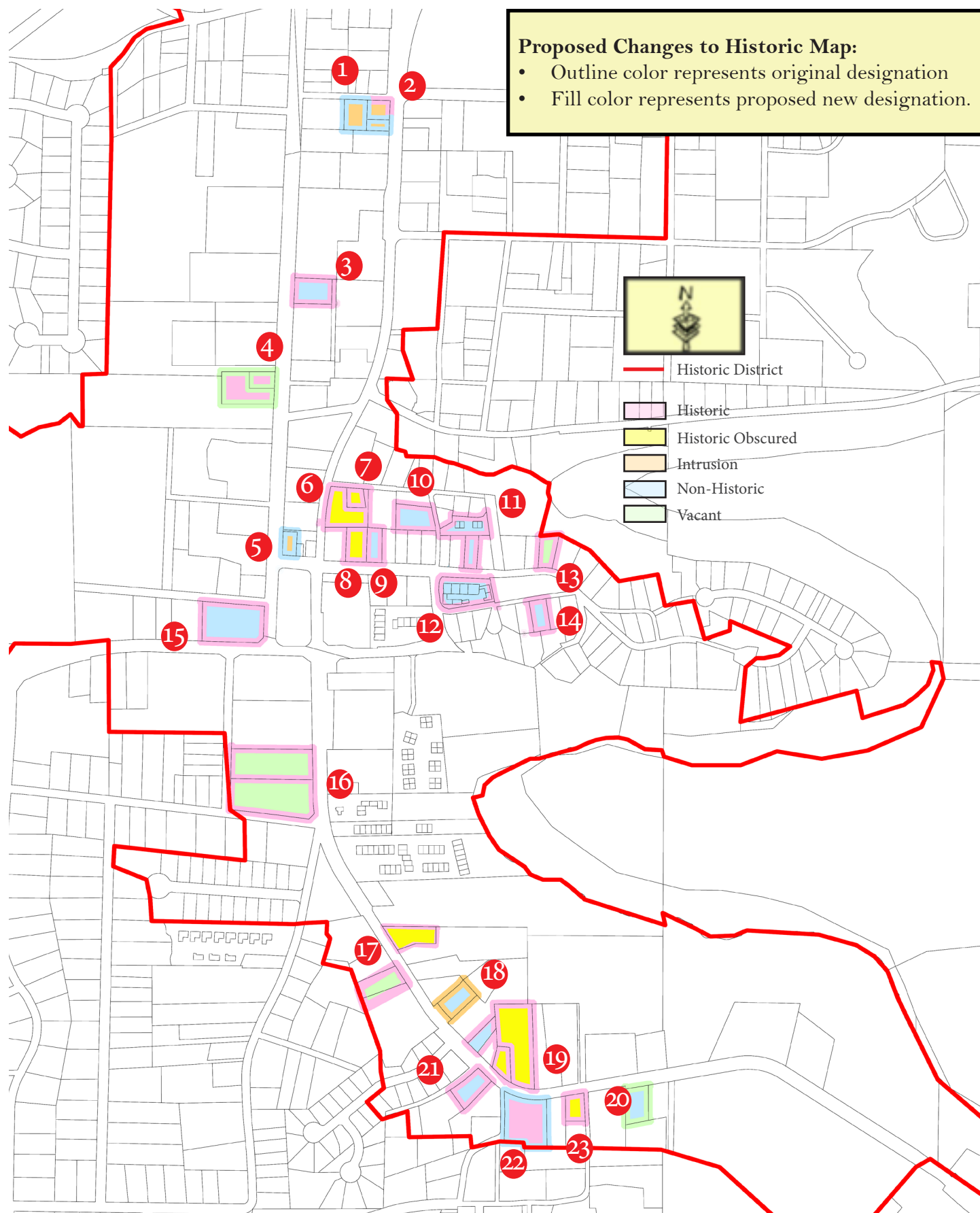
(e) Subdivision and replats that are within the Historic Gateway District require the City to provide an opportunity for review and comment from the Historic Preservation Commission before a permit is issued.

Section 5.4.6 - Reserved. (amend to “Historic Preservation”)

In the Historic Gateway District, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing, system, the installation of which is regulated by the technical codes, shall first make application to the Historic Preservation Commission and obtain the required Certificate of Appropriateness before a permit can be issued by the Chief Building Inspector for the work.

## HISTORIC PROPERTIES MAP UPDATE RECOMMENDATIONS





## RECOMMENDED DESIGNATION CHANGES TO HISTORIC PROPERTIES MAP

## CHANGE TO NON-HISTORIC

**600, 640, 654 Elm St** – Distinguish properties of recent construction from the historic structure at 654 Elm St.



**605, 615, 625, 635 Elm St** – Distinguish properties of recent construction from historic structure at 653 Elm St.



**66 Sloan St** – Largely New Construction.



**53 Maple St** – new construction.



**755 Mimosa Blvd** – change parcel on North end of property – Sanctuary built in 2000 replaced an older one possibly from the 1950s. Original Sanctuary remains Historic.



**590 Mimosa Blvd** – structure is primarily new construction. Historic portions are no longer distinguishable.



**362 S. Atlanta St** – appears to be entirely new construction.



**395 S. Atlanta St** – new commercial construction built with design approval from the Historic Preservation Commission. Parking in front of building should be discouraged in the future.





RECOMMENDED DESIGNATION CHANGES TO HISTORIC PROPERTIES MAP

CHANGE TO NON-HISTORIC (CONTINUED)

**65 Sloan St** – majority is new construction.



**24 Sloan St** – Real Estate flier states “built in 1997 as a replication of the original 1853 salt box style mill house”.



**101 Vickery St** – Primarily new construction.



CHANGE TO HISTORIC OBSCURED

**339 S. Atlanta St** – majority of historic features have been removed. New additions obscure what remains.



**312 S. Atlanta St** – Enclosed porch obscures the simple building type. It would be historic if porch was taken back to its historic form.



**443 S. Atlanta St** – This historic building has new eave detailing, windows, and vinyl siding.



**11 Maple Street** – majority of historic features have been removed. New Additions obscure what remains.



**647 Atlanta Street** – This building is historic. The context of the building has significantly eroded. The HPC will need to determine how to balance the context degradation with the state of the building. It is called out here for consideration only.



**14 Sloan Street** – This building is historic. The context is an edge condition between commercial and residential uses. The HPC will need to determine how to balance the context condition with the state of the building. It is called out here for consideration only.





## RECOMMENDED DESIGNATION CHANGES TO HISTORIC PROPERTIES MAP

## CHANGE TO HISTORIC OBSCURED (CONT.)

**355 S. Atlanta St** – majority of historic features have been removed or covered over. Newer windows larger than original.



## CHANGE TO INTRUSION

**22 Ramsey St** – HPC may or may not preserve this building type. It is called out for status change simply for reasons of consistency with the other surrounding buildings of similar type and condition that are designated as intrusions.



**280 S. Atlanta St** – HPC may or may not preserve this building type. It is called out for status change simply for reasons of consistency with the other surrounding buildings of similar type and condition that are designated as intrusions.



**846 Atlanta St** – HPC may or may not preserve this building type. It is called out for status change simply for reasons of consistency with the other surrounding buildings of similar type and condition that are designated as intrusions.



**55 Sloan St** – Unsympathetic new construction.



## CHANGE TO VACANT

104 Sloan St.

426 S. Atlanta St.

515, 525 S. Atlanta St.



## CHANGE TO HISTORIC

340 S. Atlanta St – Atlanta Street Baptist Church, c. 1950.

710 Mimosa Blvd – First Baptist Church of Roswell.



## METHODOLOGY OF SURVEY

This update survey was conducted in several phases: an initial survey, comparison of initial survey to previous surveys, interviews with members of the Historic Preservation Alliance and Historic Preservation Commission, and then a final phase of resolving of all input received. Interviews with stakeholders interested in the historic preservation of the district helped not only to refine the recommendations, but also provided additional insight into the conditions of buildings. The survey process was conducted in a manner to research and resolve discrepancies between the recommendation made in prior surveys, and to inform the updating of the Historic Properties map with a review of current conditions in the historic building stock. It should be noted that the mitigation measures recommended for the redevelopment of South Atlanta Street, changed significantly between the initial survey and final recommendations. This was due largely to the shift in emphasis of the preferred alignment from a one-way pair to a boulevard scheme. The primary recommendation made for mitigation when the pair scheme was prioritized was to depress the new lanes into the grade, a strategy that would not work when the emphasis shifted to keeping all lanes in the existing right-of-way.

The initial work of researching, surveying, and photographing buildings was conducted by Richard Laub in the City of Roswell, Georgia, in February 2012. The survey covers all historic properties in the resource Study Area that fell within the current Local Historic District for the City of Roswell (following the Historic Properties Map updated in 2004) and provides updated documentation and review of the historic integrity of these properties. Follow up interviews and research was conducted by Scott Ball of Duany Plater-Zyberk.

Specific tasks of the survey included **1)** conducting a reconnaissance survey of all properties within the Study Area and the Local Historic District, **2)** working with the Roswell Historic Preservation Commission, Historic Roswell Alliance, and other stakeholders to review preservation objectives and strategies, **3)** assessing the historic designation of properties, past surveys and recommendations, and making recommendations for revision of the Historic Properties Map where necessary, and **4)** preparing a database to incorporate the findings.

An initial field survey of 140 properties was conducted on February 27 and 28, 2012. The area was covered on foot and properties were photographed and assessed based on observations at that time.

Each property's historic designation was analyzed following the guidelines set by the categories identified in the existing Historic Properties Map for the City of Roswell: **Historic** (pink), **Historic-obscured** (yellow), **Non-historic** (blue), **Intrusion** (orange), **Vacant** (green).

Several properties were found to have a different status due to either demolition and/or new construction in the intervening years or reassessment based on observation and research for this survey. Where the 2012 survey disagreed with the designation on the 2004 Historic Properties Map of the City of Roswell, recommendations were made to update the historic designations accordingly. A list of those properties is provided earlier in this document.

A spreadsheet was prepared to incorporate the findings including pertinent data from a 2001 Survey by The Jaeger Company, the 2003 Historic Property Map historic designations, and additional information from online GIS resources available for the City of Roswell. Organized by property address and street, the spreadsheet includes the survey number from the 2001 Jaeger survey where appropriate, the historic designation of the property according to the 2003 Historic Properties Map for the City of Roswell, recommended changes to historic designation if any, a brief description of the architectural style and features, estimated date of construction based on observation and research, and miscellaneous notes about the property that may be helpful.



## IDENTIFICATION, DOCUMENTATION, AND ANALYSIS OF THE PROPOSED ROAD REALIGNMENT

### Executive Summary of the Findings

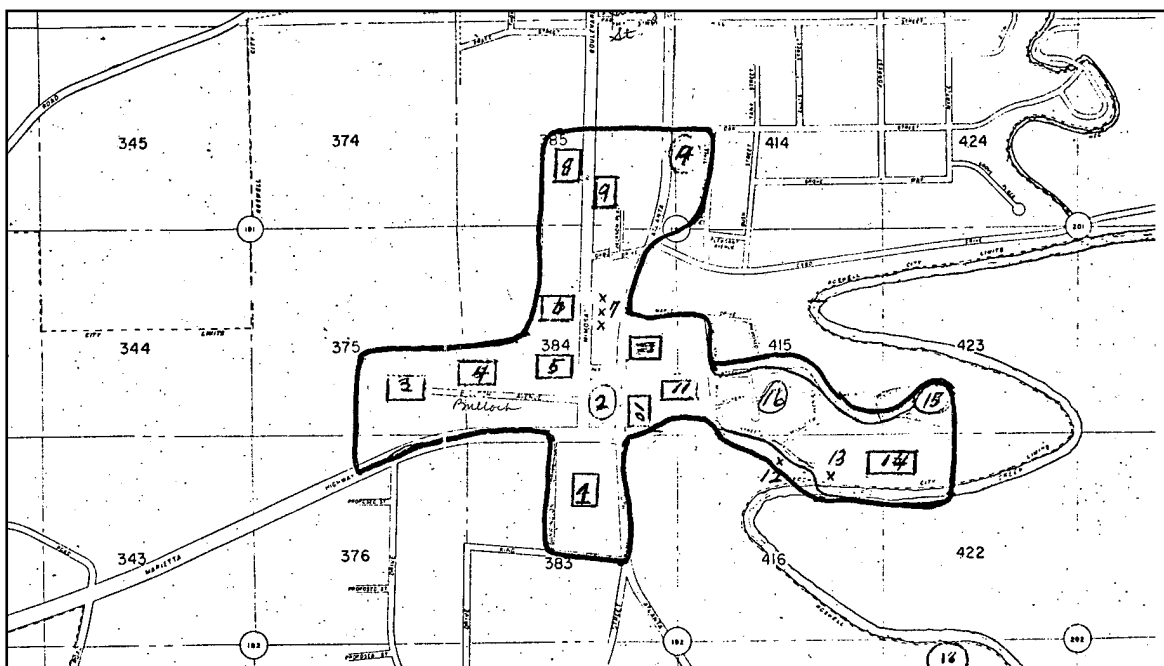
The following pages provide an analysis and documentation survey of potential effects to the historic resources and viewsheds in the area of the proposed redevelopment of South Atlanta Street to be constructed within the existing street alignment, widening it as required. The analysis takes into consideration the extant historic resources in the area that is proposed for the new alignment, as well as the potential impacts on known or predictive archeological resources, mature trees and forest land and existing viewsheds along South Atlanta Street. The documentation and analysis begins at the southern end of South Atlanta Street at the Chattahoochee River Bridge and continues north along the existing route of South Atlanta Street, terminating at the King Street intersection. Also the study area includes the properties to the east of the existing South Atlanta Street and views to the east and north. In addition to the identification, evaluation, and documentation of the historic resources along the South Atlanta Street Corridor, this report will also contain suggested actions that can be undertaken to reduce any adverse effects to these identified resources.

### Research of Existing Information

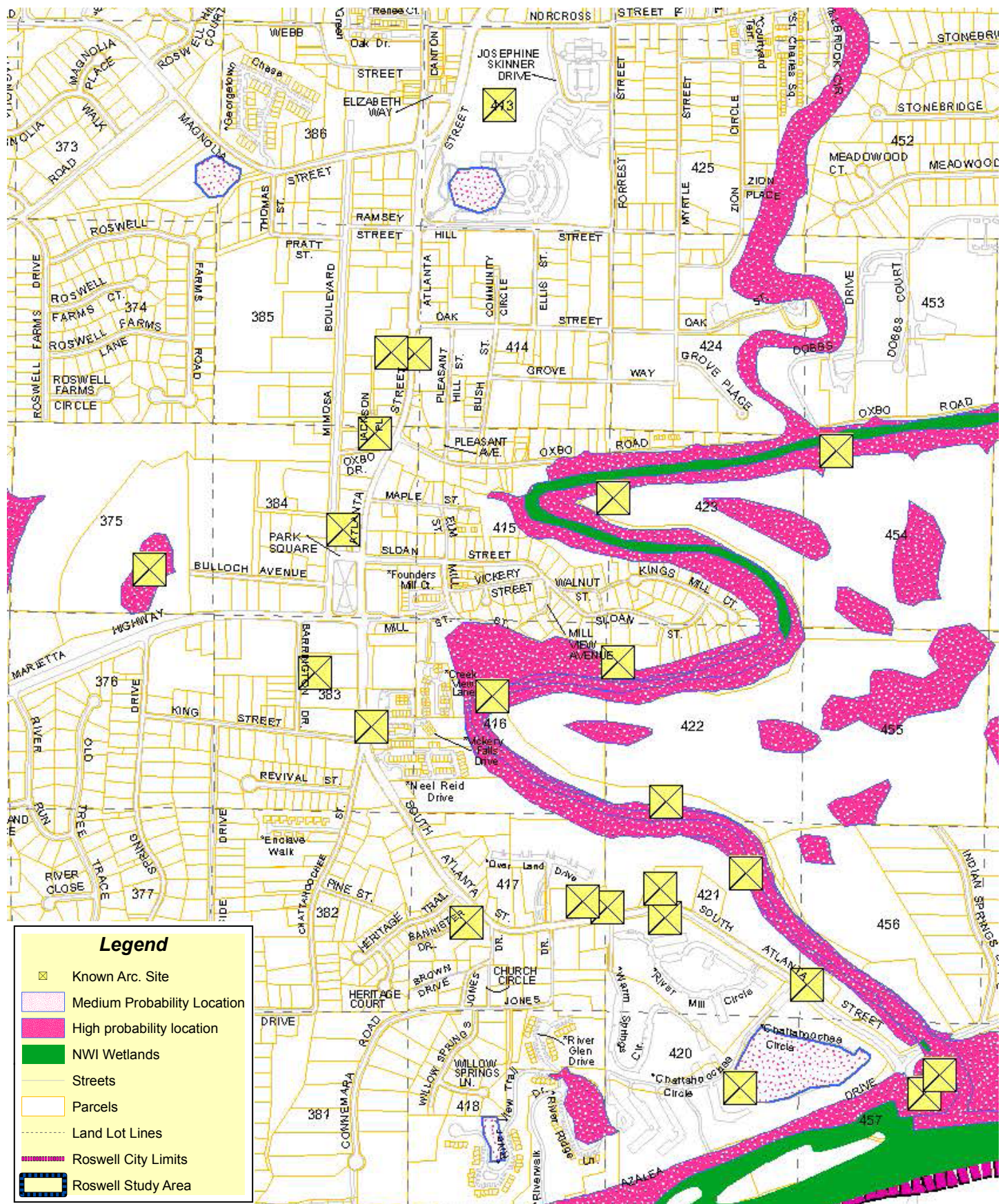
The City of Roswell contains one National Register Historic District, the Roswell National Register District, listed on the National Register of Historic Places on May 2, 1974 (Shown to the right). In addition there are three individually listed National Register properties within the City of Roswell, Barrington Hall, listed in 1971, Bulloch Hall, listed in 1971 and the Archibald Smith House, listed in 2006. The area that is potentially affected by the new road alignment does not fall within any of these listed resources.

Also utilized as a reference for this study was a Georgia Historic Resources Survey conducted in 2001 by the Jaeger Company. The results of this survey were used by the City of Roswell in determining an expansion of the Local Historic District and for the creation of the Historic Properties Map.

A South Atlanta Street Cultural Resource Analysis Report was done along the same corridor in 2009 by MACTEC Engineering. They evaluated some of the same area as this current study, but were evaluating the effects of a different proposed transportation project that was recommended in the 2008 Livable Centers Initiative (LCI) Study for the Roswell Town Center/Atlanta Street Corridor.









To evaluate the potential for the new alignment to disturb any archaeological sites, this study utilized the Archaeological Sites and Predictive Model Map (shown on the following page), prepared for the City of Roswell as part of its 2020 Comprehensive Plan in 2007. This map indicates the general location of known archaeological sites and areas of high and medium probability for the presence of archaeological remains.

Finally, the Official Historic Properties Map for the City of Roswell was consulted (Shown on page 2). This resource was adopted by the Mayor and City Council of Roswell on April 14, 2003. This map classifies all properties within the locally designated Roswell Historic District as either: Historic, Historic Obscured, Intrusion, Non-Historic or Vacant. In addition, as part of this project the consultants have submitted possible updates for the current map that lie within the entire Study Area Boundary. This information is contained in the proceeding section.

The Roswell Historic Properties map indicates that the properties that are considered Historic for the local historic district within the area of potential impact from the new road alignment include the following addresses on South Atlanta Street: 227, 275, 312, 320, 339, 355, 362, 377, 387, 426, 443, and 505 (shown on the opposite page). Of the addresses listed it was determined that the only changes from listing these as Historic were: 339 S. Atlanta St. which is now Historic Obscured, 362 S. Atlanta St. which could now be considered Non-Historic, 377 S. Atlanta St. which is a new house under construction and 426 S. Atlanta St. which is now a Vacant lot.

The conclusions of the survey also differed from the Historic Properties Map in that the Atlanta Street Baptist Church at 340 S. Atlanta St., constructed in 1950, should now be considered Historic.

#### **Inventory, Documentation and Analysis of the Proposed New South Atlanta Street Alignment**

A historic resources survey of the potential realignment corridor was conducted by the consultant on Monday and Tuesday, February 27 and 28, 2012. Photographs and field notes were taken at that time. Each property was evaluated as to whether it was Historic, Historic Obscured, Intrusion, Non-Historic, or Vacant. In addition, viewsheds and natural areas were evaluated and the location of archaeological sites was considered.



312 S. Atlanta St



320 S. Atlanta St



227 S. Atlanta St



275 S. Atlanta St



362 S. Atlanta St



377 S. Atlanta St



339 S. Atlanta St



355 S. Atlanta St



443 S. Atlanta St



505 S. Atlanta St



387 S. Atlanta St



426 S. Atlanta St



**Historic Character of the South Atlanta Street Corridor**

The properties that were evaluated were chosen because they were designated either Historic or Historic Obscured by the City of Roswell on its 2003 Official Historic Properties Map, or the consultant concluded that they should be included and evaluated as Historic or Historic Obscured.

**General Character and Views from the Road**

Proceeding north on South Atlanta Street from the Chattahoochee River Bridge, the views to the right (east/north) are of wooded land that is part of the Vickery Creek Unit of the Chattahoochee River National Recreation Area, administered by the National Park Service. Especially in winter, when the leaves are off the trees, this viewshed is of natural woodlands and hills. The view from the road to the west in this section is truncated by a bluff, adjacent to the road. There are two identified archaeological sites to the east of the intersection of South Atlanta Street and Azalea Drive, close to the Chattahoochee River. Also, there is a known archeological site on the east side of South Atlanta Street across the street from the Chattahoochee Circle intersection.

As the road extends northward, it turns toward the west and approaches 227 South Atlanta Street (Allenbrook). At this point the street is cut into the topography and views to the east and north are limited to the woodlands immediately adjacent to the street. Moving west/north the roadside becomes lined with buildings that are on large lots and of residential character. Many are considered Historic by the city, especially on the north/east side of the road and are closer to the road than those on the west/south side. In addition, the Historic properties on the east/north side are elevated above the level of the road. They are set apart and have deep setbacks. Most of these buildings now house commercial uses. At this point the views to the east/north cannot be seen from the road. There are known archaeological sites near 275, 281 and 362 South Atlanta Street (shown on the following page).

As the road proceeds northward there are more Intrusions, especially on the west/south side of the road. These are generally commercial strip shopping centers with parking in front and deep setbacks from the road. This character continues northward until the end of the study area at King Street.

**Assessments of Individual Properties**

All of the descriptions used to identify the types and styles of the surveyed architecture are from the Georgia Living Places: Historic Houses and Their Landscape Settings document, February, 1991. This publication is produced by the Historic Preservation Division of the Georgia Department of Natural Resources and is used as a standard for architectural surveys done in Georgia.

**Suggested Measures to Mitigate the Adverse Effects to Historic Properties**

For the purposes of this report, any measures recommended to mitigate possible adverse effects are suggested only for those properties in the South Atlanta Street Corridor that are considered Historic or Historic Obscured.



### **227 South Atlanta Street (Allenbrook)**

Approximately one-half mile north of the Chattahoochee River is 227 South Atlanta Street, better known as Allenbrook. This is a rare example of a Plantation Plain house type that contains much of its original materials, setting and configuration. Built between 1851 and 1856 by James R. King, the house has been determined individually eligible for inclusion in the National Register of Historic Places. The house is owned by the National Park Service and is currently inaccessible. The house is surrounded by mature trees, with a foot trail to the rear of the house.

Any widening of the existing roadbed or right-of-way toward the Allenbrook property would have an adverse effect on the historic integrity of the property. Also on the property there are two identified archaeological sites that may be adversely affected by the road construction depending upon their exact location and the final road alignment.

Across the street from Allenbrook is a stone cairn of unknown origin. It appears to be historic and would be adversely affected by any road widening on the west/south side of South Atlanta Street.

#### **Suggested Mitigation Measures:**

Allenbrook is an extremely significant historic site that is owned by the National Park Service and is surrounded by sloping land covered in mature woodlands. Any new right-of-way should be acquired from the opposite property across the street rather than from the National Park Service property.



### **275 South Atlanta Street**

This Historic structure is a good example of a Saddlebag house and probably dates from around 1900. The house has had some additions, including a Neoclassical front porch, replacement of original windows with larger units, replacement of the front door, and a screened porch addition on its east elevation. There are mature trees around the house and there are views to the north and east that are significant. In addition, this property, contains a known archaeological site that may be affected by the road construction, depending upon its location. The proposed new road alignment would not have a significant adverse effect on the house and its setting.

#### **Suggested Mitigation Measures:**

This historic Saddlebag house will unlikely be significantly affected by the new road alignment. If new ROW acquisition encroaches further into the front yard setback, the house should be moved further back on the lot or to another property.



### **281 South Atlanta Street**

Although there are no Historic structures at this address and the existing building is considered an Intrusion, the property does contain a known archaeological site. This property contains a known archaeological site that should not be affected by the new road alignment. The proposed road construction should have no adverse effect on this site.

**Suggested Mitigation Measures:** None



**312 South Atlanta Street**

This Pyramidal Cottage retains its historic significance in spite of a front porch that has been infilled to enclose a living space. This house probably dates from the nineteen teens. Due to its location on the west/south side of South Atlanta Street, there should be little to no effect on this property due to the new road alignment. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation Measures:

None

**320 South Atlanta Street**

This Central Hall house is raised several feet above the street on a stone foundation is a fine example of a historically significant vernacular house constructed in Roswell in the 1840's or 1850's. Due to the location of the house on the west/south side of South Atlanta Street there would be minimum effect of the proposed new road alignment except for perhaps the loss a woodland viewshed to the east.

Suggested Mitigation Measures: None

**339 South Atlanta Street**

This structure (which may be originally a Gabled Ell Cottage) should be considered Historic Obscured, not Historic as it is currently designated on the Roswell Historic Properties Map. The structure has lost its historic setting, the windows have been altered, and the historic siding has been covered with vertical plywood siding. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell HPC.

Suggested Mitigation Measures: None

**340 South Atlanta Street**

This structure is the Atlanta Street Baptist Church which was constructed in 1950. The church is a fine example of post-war Neoclassical architecture and it should be re-designated by the city as a Historic structure. The proposed new road alignment likely have minimal effect on this property.

Suggested Mitigation Measures: None.

**362 South Atlanta Street**

This structure has been designated as Historic on the Roswell Historic Properties map but appears to be of recent construction. Its designation should be changed to Non-Historic. There is however a known archaeological site on the property. This would probably not be effected by the new road construction.

Suggested Mitigation Measures: None.





### 352 South Atlanta Street

This building which is now a coffee shop, was historically a front-gabled bungalow with its front porch enclosed and is considered a Historic Obscured property by the city. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation Measures: None. This building is set back far from the street and at a higher elevation, and should experience minimal visual effects from the new road construction.



### 355 South Atlanta Street

This structure, currently a dentist office, is an Extended American Small House probably built in the 1940's or 1950's. It has been substantially obscured by unsympathetic construction, including inappropriate windows, vinyl siding, and decreased setback from the road. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation Measures: None.



### 373 South Atlanta Street

This Side-Gabled Bungalow, probably built in the 1920's, is considered Historic Obscured by the city map due to the enclosure of the front porch. The proposed road construction may encroach on the front setback. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation Measures: None.



### 377 South Atlanta Street

This property is designated by the Roswell Historic Properties Map as a Historic building, but currently a new house is being constructed on the site and this property should be re-designated as Non-Historic.

Suggested Mitigation Measures: None.



### 407, 425 and 433 South Atlanta Street

These three adjacent properties are vacant.

Suggested Mitigation Measures: None

**387 South Atlanta Street**

This home, built circa 1900, has a Georgian Cottage plan structure, hipped roof, and some classical details. Atlanta Street has significantly encroached into the front setback. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell HPC.

Suggested Mitigation Measures: Document and salvage important historic elements before demolition, or move the structure away from Atlanta Street.

**426 South Atlanta Street**

This property is designated as Historic on the Roswell Historic Properties Map, but the property is currently a vacant lot. This property should be re-designated as Vacant.

Suggested Mitigation Measure: None

**443 South Atlanta Street**

This New South Cottage was built around 1910. The building is considered Historic even though it has been substantially altered, including new windows, new doors, vinyl siding, porch and wing additions, and roof detailing. The designation should be changed to Historic Obscured. The building is currently used as an insurance office. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation Measures: None.

**479 South Atlanta Street**

This building was renovated by J. Neel Reid in the 1920's into a Neoclassical style cottage. The Reid details are no longer in place and the porch is a simplified recreation of the original. The house is setback from the existing road only about 20 feet and any widening would adversely affect it and its site. There have been recent precedent-setting decisions for the demolition of properties of similar age, type and level of significance by the Roswell (HPC).

Suggested Mitigation measures: None.

**505 South Atlanta Street**

This Gabled-Ell cottage with Victorian ornamentation was probably constructed in the 1880's or 1890's. The siting and setback of the building may be adversely affected by the proposed new road construction. The building is located close to the existing roadway and its elevation is below the road.

Suggested Mitigation Measures: If road widening is necessary, the building could be moved further back on the property or to another property.



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## DESIGN AND MATERIALS

Roswell is a community with a long standing tradition of high quality of design, materials and craftsmanship in its privately owned buildings as well as its public spaces. Parks, streetscapes, squares, landscapes, public buildings and retaining walls all enhance how one experiences the city. The design of private homes illustrates a design vocabulary that includes the Greek Revival style of the great houses of the founders, the brick and timber frame functionality of the mills, the delicate vernacular of the mill village houses, the scale and materials of “The Bricks”, and the timeless designs of the storefronts on the Square and the south end of Canton street.

This design vocabulary is the unique design legacy of Roswell and the spaces in between the private homes and the public realm, should enhance the experience of these assets. There is a similar tradition and importance to the streetscapes, parks and public landscapes within the city that should be preserved, where it exists, and be emulated when new public construction occurs. These elements are character defining features of the city and convey to the public the sense that you are in a special and unique place, Roswell.

High quality design, materials and craftsmanship should be a top priority when repairing, restoring or constructing new public spaces. The tradition of using high quality materials such as native stone (both cut stone and field stone), brick, wood, and metal reflects the heritage of Roswell and should guide future design decisions. The Roswell Historic Preservation Commission prefers the use of dry-stacked field stone throughout the local Historic District. The use of these high quality materials may cost more in the short term, but they are more durable, repairable and longer lasting than inferior substitutes.

Streetscapes should maintain their historic design and relationships. The planting strips should maintain their historic width and be planted with appropriate native species that will create shade and a pleasant pedestrian experience. Curbs of cut or irregular stone should be preserved when possible or replaced in kind.

Sidewalks need to be repaired in a way that does not interrupt the visual character with white, brushed finish concrete with no exposed aggregate that is not compatible with the existing historic sidewalks.

Stone pavers and cut stone curbing should be preserved and not replaced with inferior products such as concrete. Cut granite curbing is preferred by the Roswell Historic Preservation Commission for commercial and high traffic areas, and vertical single-row field stone or irregular granite for historic residential areas. When resurfacing and adding asphalt to the residential street, these irregular stone cubs should be removed and replaced to maintain the same face exposure of the historic curb.



*Inappropriate sidewalk repair*



*Historic curb and planting strip*





### WPA STYLE STONE WORK

Roswell has many landscaping elements like the marker to the right that were installed by Works Progress Administration projects in the 1930's. These designs and materials have endured and should be preserved and used as positive examples for future projects.

Parks should utilize fieldstone retaining walls, cut stone steps, brickwork, metal railings and designs that blend into the landscape. Walkways should be cut stone or brick. New construction of streets or parks should utilize high quality design, materials and craftsmanship.







### **THE ARCHIE LINDSEY BRIDGE**

This bridge across the Chattahoochee River to the south of Roswell is a major entrance to the city and a rare opportunity to view not only the forested land preserved by the National Park Service to the north, but due to the low height and small dimension of the horizontal aluminum guard rails, the views from the bridge include the river both up and down stream. The size and placement of these railings is critical to preserving the scenic beauty of this gateway to the city.

The bridge, constructed in 1965, is 47 years old and will soon be eligible for listing in the National Register of Historic Places. Often replacement bridges include high “Jersey Barriers” that block the view to the left and right when crossing these bridges. Roswell needs to resist any efforts to replace this bridge or to “update” it with the inclusion of these types of barriers that block the view of the motorist.

### **THE FOUNDERS CEMETERY**

Roswell’s original old town cemenery, called Founders’ Cementary is located at the east end of Sloan Street and overlooks Big Creek. A tall monument marks the grave of Roswell King. James S. Bulloch of Bulloch Hall and John Dunwoody of Mimosa Hall are also buried here. The Cemetery offers a variety of historic landscape features – mature trees, funerary art, walls, and fences. Founders’ Cemetery, Old Roswell Cemetery, and Presbyterian Church Cemetery are old cemeteries featuring similar historic landscape features. There are also other historic grave sites in other locations throughout the City.



