

# **Roswell Historic District**

## **Design Reference**

**Prepared for the City of Roswell**

by the

Preservation Planning Class

Georgia State University

Spring 2010

Revised by Duany Plater-Zyberk & Company

Summer 2012



# Acknowledgements

---

This design reference was prepared by graduate students in the Preservation Planning Class of Georgia State University's Heritage Preservation Program under the direction of Richard Laub and Mary Ann Eaddy. In 2013 the design reference was revised by Duany Plater-Zyberk & Company based on comments and feed back from the Historic Preservation Commission.

The Historic Preservation Planning Class would like to extend its appreciation to Richard Hallberg, Chairperson, Ralph Liss and the entire Roswell Historic Preservation Commission for their support. We would also like to gratefully acknowledge the express help of Cherith Marshould, Michael D. Hitt, Ken Kocher, and the Roswell Historical Society.

Preservation Planning Class  
Georgia State University  
Spring 2010

Adam Archual	Justin Hutchcraft
Denise Benshoof	Molly Leatherman
Mera Cardenas	Meribel McKeever
Alan Clark	Joy Melton
Angelica A. Dion	Nancy L. Murray
Erica Duvic	Holly Schwarzmman
Sarah Edwards	Christen Vickery
James Forman	Jennifer Watts
Meg Hammock	

---

*Cover photograph: Canton Street, circa 1913. Courtesy of the Roswell Historical Society.*

# Table of Contents

---

## Section 1- Introduction

1-1 Introduction.....	1
1-2 Goals and How to Use This Reference.....	2-4

## Section 2 - Overview of historic preservation policies and processes in Roswell

2-1 Legal Basis for Preservation.....	5
2-2 The Historic Preservation Commission and the Certificate of Appropriateness Process.....	6
2-3 Certificate of Appropriateness Process Flowchart.....	7
2-4 District Maps.....	8-9
2-5 Secretary of the Interior Standards for Rehabilitation.....	10

## Section 3 - Developmental History of Roswell..... 11-15

## Section 4 - Character Defining Areas of Roswell

4-1 Character Defining Areas of Roswell.....	16
4-2 Uptown - Canton Street.....	17-19
4-3 Uptown - Alpharetta Street.....	20-21
4-4 Mimosa Boulevard.....	22-23
4-5 Mill Village and Town Square.....	24-26
4-6 South Atlanta Street.....	27-28

## Section 5 - Architectural Overview

5-1 Architectural Overview.....	29
5-2 Greek Revival Style.....	30
5-3 Queen Anne Style.....	31
5-4 Folk Victorian Style.....	32
5-5 Colonial Revival Style.....	33
5-6 English Vernacular Revival Style.....	34
5-7 Craftsman Style.....	35
5-8 Styles of the Modern Movement.....	36
5-9 Plantation Plain (Type).....	37
5-10 I-House (Type) .....	38
5-11 Georgian Cottage (Type).....	39
5-12 Saddlebag (Type).....	40
5-13 Sand Hills Cottage (Type).....	41
5-14 Gabled Wing Cottage (Type).....	42
5-15 Queen Anne Cottage (Type).....	43
5-16 New South Cottage (Type).....	44
5-17 Bungalow (Type).....	45
5-18 Saltbox (Type).....	46
5-19 Single and Multiple Commercial (Type).....	47
5-20 Multi-story Commercial (Type).....	48

# Table of Contents

---

## Section 6 - Residential Tips

<b>Residential Rehabilitation.....</b>	<b>49-59</b>
6-1 Residential Rehabilitation.....	49
6-2 Foundations.....	50
6-3 Porches.....	51
6-4 Doors, Storm Doors, and Screen Doors.....	52
6-5 Windows, Storm windows and shutters.....	53-54
6-6 Roof Materials and Pitch.....	55-56
6-7 Siding and Masonry.....	57
6-8 Chimneys.....	58
6-9 Architectural details.....	58
6-10 Fire Escapes.....	59
6-11 Disabled (ADA) Access.....	59
<b>Residential New Construction and Additions.....</b>	<b>60-62</b>
6-12 Roswell Residential New Construction and Additions Compatability Tips.....	60
6-13 Setback.....	61
6-14 Spacing.....	61
6-15 Orientation.....	62
6-16 Height and Width.....	62

## Section 6 - Residential Tips Continued

<b>Residential Site and Setting.....</b>	<b>63-75</b>
6-17 Residential Site and Setting.....	63
6-18 Landscape.....	64
6-19 Trees, Shrubs, Vines, and Ground Covers.....	65
6-20 Retaining Walls.....	66
6-21 Fences.....	67
6-22 Paving Materials.....	68
6-23 Driveway Configuration.....	69
6-24 Walkway Configuration and Materials.....	70
6-25 Street Curbing.....	70
6-26 Garages and Outbuildings.....	71-72
6-27 Parking.....	73
6-28 Exterior Lighting.....	74
6-29 Mechanical Systems.....	75

## Section 7 - Commercial Tips

7-1 Commercial Tips – General Overview....	76
7-2 The Mill Village and Town Square.....	77-78
7-3 Uptown – Canton Street.....	79-80
7-4 Uptown Alpharetta Street.....	81
7-5 South Atlanta Street.....	82

# Table of Contents

---

## Section 7 - Commercial Tips

<b>Commercial Rehabilitation</b> .....	83-98
7-6 Commercial Rehabilitation.....	83
7-7 Historic Building Materials.....	84-85
7-8 Storefronts.....	86
7-9 Entrances and doors.....	87
7-10 Upper facade windows and details.....	88-89
7-11 Window Shutters and Storm Windows.....	90
7-12 Awnings.....	91-92
7-13 Roof Cornices.....	93
7-14 Alterations/Additions.....	94-95
7-15 Roof Top Additions.....	96-98
<b>New Commercial Construction</b> .....	99-111
7-16 New Commercial Construction.....	99
7-17 Mass and Scale.....	99-102
7-18 Orientation, Setback and Spacing.....	103
7-19 Directional Emphasis.....	104
7-20 Building Materials.....	105
7-21 New Storefront Design.....	106-107
7-22 Entrances and Doors.....	108
7-23 Façade and Window Details.....	109

## Section 7 - Commercial Tips Continued

7-24 Roofs.....	110
7-25 Awnings.....	111
<b>Commercial Site and Setting</b> .....	112-122
7-26 Commercial Site and Setting.....	112
7-27 Street and Site Furniture.....	113
7-28 Street Lights.....	114
7-29 Sidewalks.....	115
7-30 Parking Facilities and Parking Decks.....	116-118
7-31 Fences.....	119
7-32 Retaining Walls.....	120
7-33 Accessibility (ADA) Requirements.....	121
7-34 Fire Escapes.....	122
<b>New Construction Tips for Large Scale, Mixed- Use Developments</b>	
7-35 New Construction Tips for Large Scale, Mixed-Use Developments.....	123-127
<b>Miscellaneous/Other Considerations</b> .....	128-132
7-36 Demolition.....	128
7-37 Relocation of buildings.....	129
7-38 Maintenance of Existing Commercial Buildings.....	130

# Table of Contents

---

## Section 7 - Commercial Tips Continued

7-39 Paint Colors and Design.....	131
7-40 Archaeology.....	132

## Section 8 - Appendices

8-1 Materials needed for HPC Application.....	133
Major Applications.....	133-134
Minor Applications.....	135-136
8-2 Tax Incentives.....	137
8-3 Contact Information.....	138
8-4 Ordinances.....	138
8-5 Preservation Briefs.....	139-140
8-6 Plant List.....	141 - 145
8-7 Glossary.....	146-148
8-8 Bibliography.....	149

Welcome to the historic City of Roswell, Georgia. Officially chartered in 1854, this former mill village on the banks of the Chattahoochee River is a unique historic and cultural resource in Georgia. Roswell still contains many of the buildings constructed by its early founders and settlers including grand Greek Revival mansions, Victorian homes, working class cottages and 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings. It is this variety of intact historic structures that shapes and defines the character of the city.

As Roswell's historic environment attracts new residents and new economic development, preservation of the city's historic resources will ensure that the city remains appealing and viable to residents, tourists and businesses. The Roswell Historic Preservation Commission (HPC) encourages the long-term preservation of these historic structures as well as compatible new construction through the use of design standards, zoning code, cultural resources survey, and the design review process.

This reference is developed primarily to help guide property owners as well as the HPC and its staff in the decisions of how to rehabilitate a property. The design reference will also help define for developers, architects, builders, and urban planners the intentions of the Roswell community to retain the historical character of the Historic District. Continued revitalization of historic properties is valuable to all. However, changing existing structures and landscapes can impact this character and new construction can be either beneficial or detrimental to the district.

This reference was created to ensure that future growth enhances the community. By referring to this reference, property owners and others will understand how they can augment their property without harming the overall character of the district. Proper use of the reference and the design review process will encourage growth and change compatible with the existing historic character of the city and will help keep Roswell a distinctive, attractive, welcoming and friendly place to live and work.

## The Design Process

When considering a change at a historic property in Roswell, the following steps will help ensure a smooth process:

- Find the property on the district maps.
- Read about the historic character of the neighborhood in which the property is located.
- Determine the architectural character of the building on the property and the surrounding properties.
- Consider how the Design Standards and zoning code addresses architectural details, landscaping structures, and specific future growth strategies.
- Look in the Appendix for useful information supporting information.
- Review the City's Design Standards and Zoning Codes to determine how they apply to the project. If you have questions or would like to get preliminary feed back from the City before investing time and money on a design, call the Roswell Planning and Zoning Department to set up an orientation meeting regarding the project.

The reference discusses to the entire historic district; however, five definable neighborhoods within the larger district are recognized. Small icons identify when there is a principle unique to that neighborhood.

The neighborhoods and identifying icons are:



The Mill Village and Town Square



The Mimosa Boulevard Neighborhood



The Uptown - Alpharetta Street Neighborhood



The Uptown - Canton Street Neighborhood



The South Atlanta Street Neighborhood



The Georgia Historic Preservation Act of 1980 established the authority of a local government to designate a historic property or district. This is accomplished in three phases: conducting an investigation of the significance of the property or district, notifying property owners of the investigation, and holding a public hearing. Under the Georgia Historic Preservation Act of 1980, any designated historic properties or districts must be shown on the official zoning map of the community. Although state legislation encourages and enables local communities to actively preserve their historic resources, designating a historic district is a community-driven process.

Roswell's preservation efforts predate the state legislation. As early as the 1970s, Roswell has been working to protect its historic and cultural resources. Roswell was one of the first Georgia cities to recognize the importance of historic preservation and the city created the Historic Roswell Zoning District in 1971. This district included properties on Mimosa Boulevard, Bulloch Avenue, and Park Square and was established nine years before the passage of the Georgia Historic Preservation Act. A later study performed by Kidd and Associates resulted in the placement of the existing district plus the mill ruins, Sloan Street, Mill Street, Founders Cemetery, and the Roswell Company Store on the National Register of Historic Places. In 1992, Roswell received Certified Local Government (CLG) status from the National Park Service. This means that the City of Roswell qualifies for federal funds available through the Historic Preservation Division of Georgia's Department of Natural Resources. Because Roswell is a CLG, it is also connected to a statewide and national network of preservationists and preservation resources.

The City of Roswell has also been active in the preservation of its historic resources by purchasing properties of particular importance to the city. The city of Roswell bought Bulloch Hall in 1978 and Barrington Hall in 2005. The city also owns the Archibald Smith Plantation Home, which it acquired in 1985. The city runs all three of these properties as historic house museums. Roswell also owns the ruins of the old Roswell Mill and has preserved the property as a park. This history of preservation sets the stage for Roswell's current preservation goals and activities that will guide the future development of the city.

# The Historic Preservation Commission and the Certificate of Appropriateness Process

---

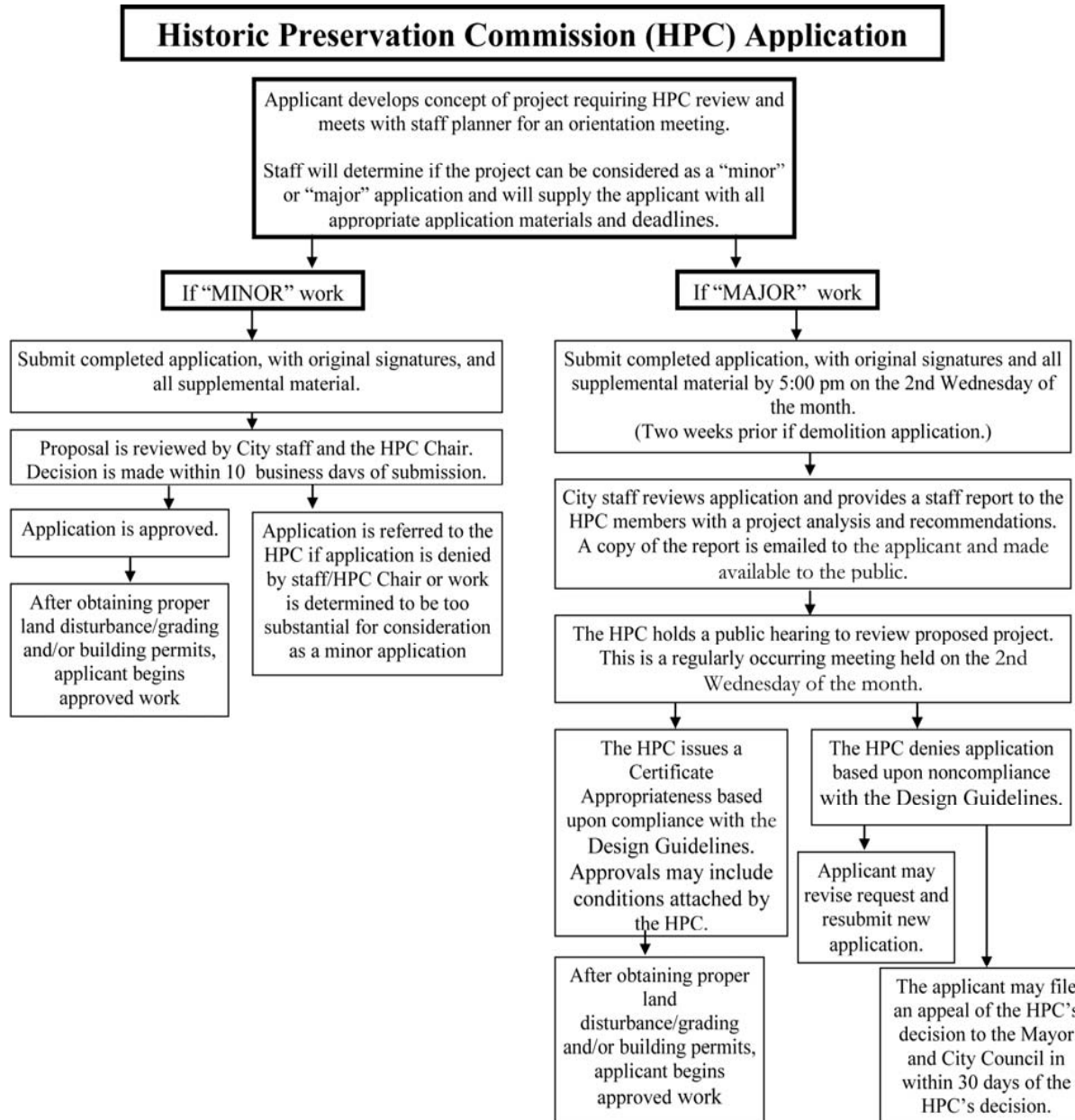
2-2

In 1988 the city enlarged the boundaries of the historic district to contain nearly 640 acres of land and created the Historic Preservation Commission (HPC) to regulate proposed changes to the historic district. The present day boundaries of the locally designated Roswell Historic District include the original National Register District boundaries plus additional properties, and this is the area over which the HPC has regulatory power. The Commission consists of seven members who are appointed by the mayor and approved by the city council. Commission members serve for a term of three years or until the mayor appoints a successor. It is the primary duty of the HPC to review plans for construction projects in the historic district. The HPC regulates any material changes to buildings that are visible from the public right of way. In order to make changes to a property or add new construction to a property in the historic district, a property owner must apply for a Certificate of Appropriateness (COA). There are three possible outcomes to the COA process. The HPC can approve an application, approve it with conditions, or deny the application. A certificate of appropriateness is only awarded after the design review process is completed. For a detailed overview of the COA application and design review process refer to the flowchart on the next page.

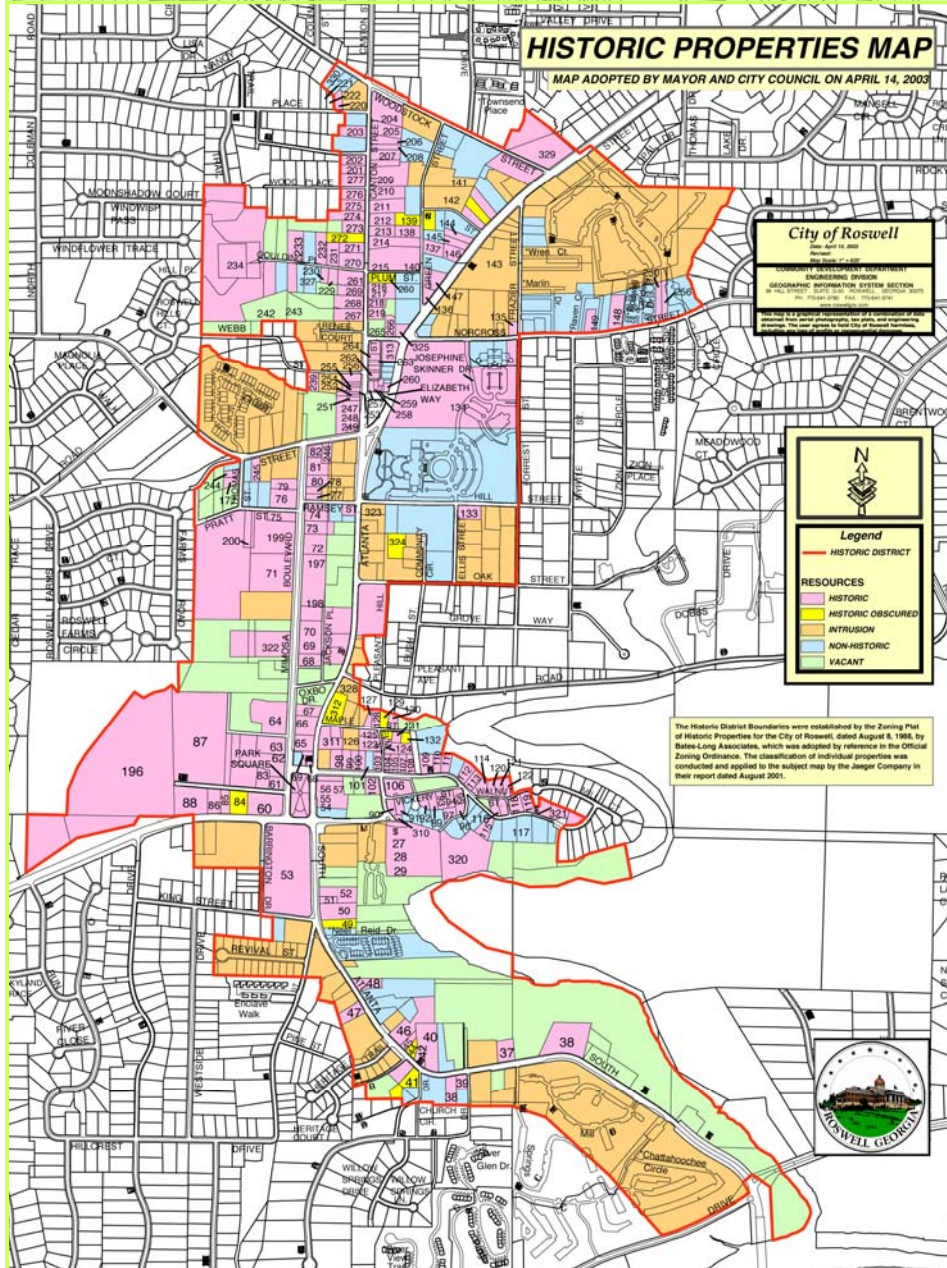
During design review, the HPC decides whether or not the proposed project is appropriately sensitive to the established look and feel of the historic district and whether or not to issue a Certificate of Appropriateness. The Commission reviews exterior changes to historic buildings and potential new construction in the district to ensure that these projects are compatible with the character of the Roswell Historic District. The HPC meets once a month to review applications. The Commission and staff also work with property owners to help them develop the best possible plan and design for a project that may not initially meet the criteria to pass design review. The Commission uses The Design Standards document as a tool to evaluate changes or new construction in the historic district and identify what projects are appropriate or inappropriate for maintaining Roswell's historic character.

# Certificate of Appropriateness Process

2-3



This flowchart illustrates the Historic Preservation Commission Application process for properties in the Roswell Historic District.



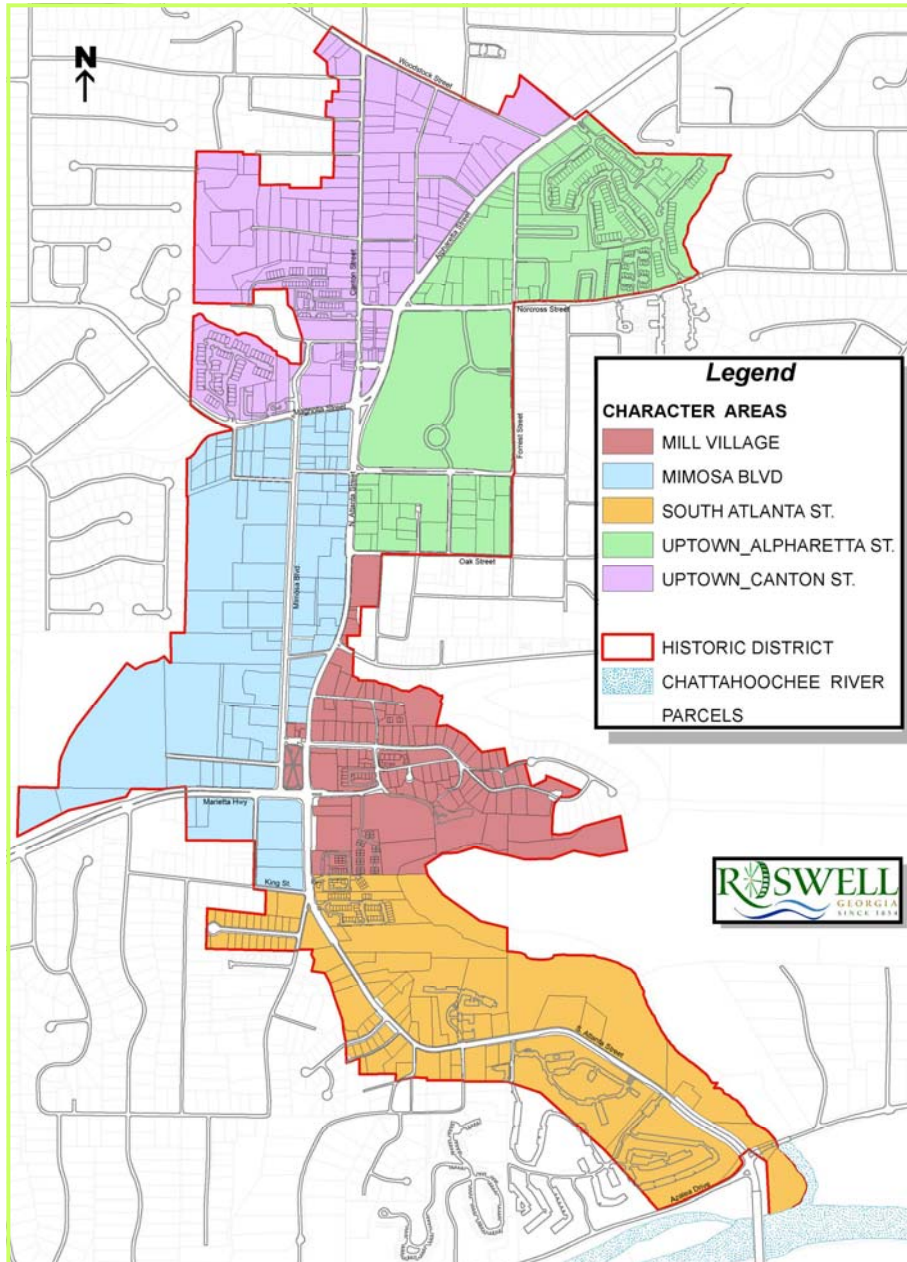
The Historic Properties Map for the City of Roswell was part of a survey project completed in 2001. The map was adopted by the Mayor and the City Council on April 14, 2003. The Historic Properties Map serves as the basis for the HPC jurisdiction and COA applications. Properties within the locally designated Roswell Historic District and the Roswell National Register Historic District were color coded and classified as one of the following:

- **Historic** (pink): structures, buildings, or objects that are more than fifty years old (in 2001) and contribute to the historic character of the community
- **Historic-obsured** (yellow): structures, buildings, or objects that are more than fifty years (in 2001) old but do not contribute to the historic character of the community due to unsympathetic but not irreparable alterations
- **Non-historic** (orange): structures, buildings, or objects that are less than fifty years old (in 2001) but contribute to the historic character of the community by possessing architectural character
- **Intrusion** (blue): structures from any year that detract from the historic character of the district
- **Vacant** (green)








# District Maps

2-4



The Historic District Map for the City of Roswell shows the boundaries of the historic district and the five definable character areas within the district. The map is color coded and the areas are classified as one of the following:

-  The Uptown - Canton Street Neighborhood = Purple
-  The Uptown - Alpharetta Street Neighborhood = Green
-  The Mimosa Boulevard Neighborhood = Blue
-  The Mill Village and Town Square = Red
-  The South Atlanta Street Neighborhood = Orange

## *The Secretary of the Interior's Standards for Rehabilitation* 2-5

---

The Secretary of Interior Standards for Rehabilitation were created to assist in the long-term preservation of recognized historic properties and their material features. The Standards can be applied to any building regardless of materials used, construction type or size. They are also used to determine whether a project is eligible for tax credits or other economic benefits.

The Roswell Historic Preservation Commission (HPC) is committed to preserving architectural and historical assets within the City of Roswell. As a Certified Local Government, Roswell has made a commitment to use the guidance of the *Secretary of the Interior's Standards for Rehabilitation* in deliberations regarding the appropriateness of alterations to historic structures within the District. The HPC uses the Standards to assess all proposed rehabilitation projects.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### The Founding of Roswell

The City of Roswell in Fulton County, Georgia, began when one man met at a fortuitous juncture with the natural environment, favorable economic conditions and the technological advances of the early 1800s.

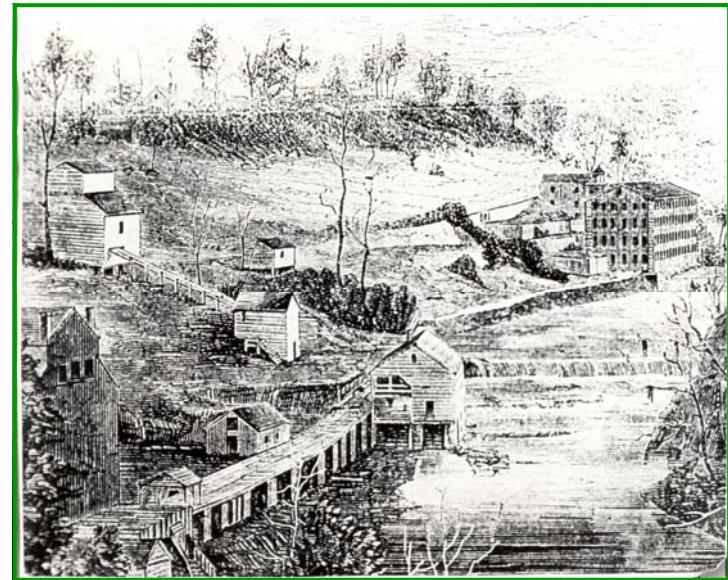
Roswell King arrived on the Georgia coast from Connecticut in 1789. He worked as a builder, surveyor, and justice of the peace. King served in the Georgia House of Representatives for a year, was a commissioned lieutenant in the Georgia militia and supervised a plantation with five hundred slaves on St. Simons and Butler Islands.

In 1812, King embarked on his own business ventures in Darien, Georgia. He invested in the Bank of Darien, and in the late 1820s, traveled to North Georgia and the Carolinas to investigate gold mining interests for the bank. Along the way, he encountered what would become Roswell, firmly inside Cherokee territory. There, along the banks of a creek that feeds into the Chattahoochee River, he found an ideal site for a textile mill. King's vision was to create a cotton mill like the mills of the north. Here he would combine the cotton production and processing in one place by utilizing water for power and slave-grown cotton as raw material. Upon his return to Darien, King began acquiring title to the lands adjacent to the creek.

Roswell King, joined by his sons Barrington and Ralph, built his first cotton mill in 1836 on Big (historically known as Vickery) Creek. The mill was built using slaves that King brought from Georgia's eastern coast. The Roswell Manufacturing Company was incorporated in 1839 and produced duck cloth, rope and material.

### A Mill Town Begins

King laid out a development plan similar to a New England village. He incorporated a town square and created housing and a community for business owners and employees. Large homes were built west of the town square, as well as King's own plantation, a Presbyterian church, and two academies, one for boys and one for girls. Joining King in this new venture were several wealthy planters and businessmen from Darien,



*Engraving of the historic mills. Courtesy of the Roswell Historical Society.*

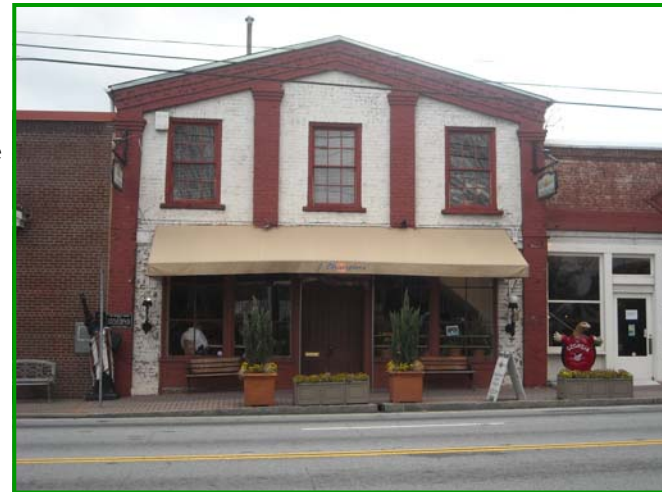
Savannah, and St. Mary's. They began arriving in Roswell in 1838, many with their slaves. The first families lived initially in cabins vacated by the recently displaced Cherokee while they constructed showplace homes. The Bulloch, Dunwody, Hand, Pratt, and Smith families, along with the Kings, considered themselves the founding families and called themselves "the Colony." Their homes and housing for their slaves were grouped to the west of the town square along present-day Mimosa Boulevard, the dividing societal line. In addition to the King's mill, the founding families engaged in a myriad of economic ventures: Archibald Smith started a plantation growing cotton and other traditional Southern cash crops; Charles Dunwody built a shoe factory and Major James Stephens Bulloch, grandson of Governor Archibald Bulloch, farmed cotton and other cash crops, also dabbling in gold mining and banking. His daughter, Martha "Mittie" Bulloch, mother to President Theodore Roosevelt and grandmother to First Lady Eleanor Roosevelt, was wed at Bulloch Hall in December of 1853.

As Roswell experienced economic growth, the need for more local government increased as well. The Georgia General Assembly approved Roswell's charter on February 16, 1854.

### **The Mill Village**

To the east of the Town Square, a village of homes and apartments for employees to rent was built on the ridges above and around the original mill on Big (Vickery) Creek. During the 1840s and 1850s, additional mills were built around the creek. The workers, mostly Scots-Irish women and children, lived in the company housing, much of it located on Factory Hill. Commonly working eleven hour days, the employees were paid in scrip and bought goods from a company-owned general store.

As the mills expanded, so did transportation needs around the community. In 1850, the first covered bridge in Roswell was built to span the Chattahoochee River. It was this bridge that attracted the Union Army to Roswell in 1864.



*The old mill store as it looks today.*



### The War Years

In 1861, Georgia seceded from the Union and joined other southern states in the Confederacy. Many of the founding families sent sons to serve. Barrington King sent six of his sons, losing three. Major James Stephen Bulloch, himself a hero of the Revolutionary War, sent two sons to the Confederate Navy, one of which, Irvine, holds the distinction of firing the last shot of the famed CSS Alabama before it was sunk off the coast of France at the conclusion of the Civil War. Both sons survived the war but did not return to settle in Roswell. Archibald Smith's son, William Seagrove Smith, survived the war only to succumb to disease on the march home.

During the Civil War, the mills became important suppliers of goods to the Confederate Army, producing rope, duck cloth for tenting, and shirting. Ivy Mill created "Roswell Gray," a woolen fabric with a loomed CSA insignia for officers' uniforms. Some of the cotton used for the "Roswell Gray" was grown in Roswell at the Smith plantation. As important as the mills were for the Confederate Army, General William T. Sherman's interest in Roswell lay in its access across the Chattahoochee River. The Confederate unit guarding Roswell, led by James Roswell King and comprised of men ranging from sixteen to sixty, burned the river bridge and evacuated the town July 6, 1864, just before Federal troops arrived.

The troops found a French flag flying over the Roswell mills and employees swore they were supplying wool for France. When an officer investigated, he discovered the "Roswell Gray" of the Confederate States of America. Sherman then ordered the burning of the mill complex and the removal of over four hundred mill workers, mostly women and children, via forced march to Marietta, Georgia. There, they were forced onto cattle cars, shipped north to Indiana and Ohio, and charged with treason. Many never saw Roswell again; those that did returned to a town that had moved on without them. Accounts exist of wives returning home to find their husbands home from the war and remarried, having assumed them dead. The town of Roswell was devastated; most of its citizens relocated or dead, its mills destroyed, the town looted.



*Roswell Mill Workers' Monument at Old Mill Park in Mill Village*

## The Post-War Mill Village

Barrington King was anxious to get the mills reorganized and running again. He surveyed to rebuild in November of 1865, but was killed in January of 1866 in an accident. King was succeeded by General Granger Hansell as the mill president. Under Hansell's leadership, the mills in the community flourished. The Ivy Mill was rebuilt under the name Laurel Mill and in 1869 the covered bridge over the Chattahoochee was rebuilt.

The town of Roswell was growing as well. By 1880, it had attracted entrepreneurs who built a new commercial center north of the Town Square on Canton Street. This "Uptown" catered to local farmers and middle-class families in the area. The original stores in the Mill Village continued to be where mill employees shopped. Several businesses had two stores, one in the Mill Village area and one uptown.



*Historic photograph of the rebuilt covered bridge and mill buildings.  
Courtesy of the Roswell Historical Society.*

The mills around Roswell grew as the economy prospered and in 1881 the railroad extended its line from Chamblee to the east bank of Big Creek, making it possible to ship the mills' products more efficiently. That same year, the International Cotton Exposition was held in Atlanta, expanding the customer base of the mills. Roswell, though still a small town, was growing exponentially. In 1882, the Roswell Manufacturing Company opened a second factory to accommodate the buyers' needs. The Oxbo Mill, or "Pants Factory" was built in 1890. By 1900, an African-American public school had been built close to it on Pleasant Hill Street.

## A 20th Century Community

As the new century began, new technology was impacting Roswell. A community telephone service was implemented in 1901, a service so small that the first telephone numbers were single digits. The covered bridge was widened to two lanes and the automobile appeared on Roswell's streets. In the 1920s, many downtown homes acquired electricity and roads were paved due to the increasing number of automobiles.

# Developmental History of Roswell

3-1

In the 1920s, boll weevil infestations and soil erosion negatively impacted cotton production. The Old Roswell Mill from the 1860s burned after a lightning strike. Factory #2 continued production, and newer manufacturing companies like the Roswell Seating Company and the Odom Machine Company built factories in Roswell. Although the last mill did not close until 1971, it became apparent during the 1920s that Roswell's economic base was changing.

During the Depression, the Works Progress Administration (WPA) built the fountain in the Roswell Town Square and the Public Works Administration (PWA) built a new water system for the city. Roswell was still figuring out its future. In an interview in the Atlanta Constitution in 1940, the mayor of Roswell described his view that future growth in Roswell would come from upscale and antique shops, which would encourage the "well-to-do" to build in the area.

As the importance of the mills began to wane, Roswell in the 1940s and 1950s became a farming community with an economic base in poultry, feed and grains, and truck farming. When Georgia Highway 400 was announced in 1954, the city began to annex land and communities around the town center, growing both its tax base and population.



*The fountain in the Roswell Town Square.*

In 1960, Roswell's lack of any historical archives was a cause for concern in the community, and the Roswell First Presbyterian History Room was created to gather the history of Roswell. It was because of this interest in saving Roswell's history that the community was able to zone its downtown as a historic district in 1971.

The late 20th century brought unprecedented growth to Roswell. Roswell had transformed from a small mill town twenty miles north of downtown Atlanta to a growing suburb in the Atlanta metropolitan area. The rise of the automobile and Roswell's proximity to Atlanta have driven this growth and change. GA 400 is a main artery into Atlanta, and this prominent, accessible location has attracted new business and industry to the area. Today the City of Roswell estimates its population at more than 100,000 residents, which is double Roswell's 1990 population, and almost twenty-five times Roswell's 1880 population. This population growth has resulted in increased development pressures in Roswell, and it is these pressures that threaten Roswell's historic character.



Every neighborhood is made up of elements that make it unique to its time and place. The City of Roswell developed over several time periods and its distinct neighborhoods reflect that growth and economic diversity. The following studies illustrate the characteristics that can be found in each of Roswell's neighborhoods.



*Sloan Street in the Mill Village.*

## Uptown-Canton Street

The Uptown area of Roswell's Historic District is characterized by the amalgamation of styles from several periods of development, as well as a mixture of uses that include both commercial and residential buildings. Architectural styles ranging from the mid 19<sup>th</sup> to early 20<sup>th</sup> century are represented. The commercial district on Lower Canton Street and the houses populating Upper Canton Street and the cross streets have grown up together. The Old Methodist Church, The Charles Dunwody Shoe Shop, and Naylor Hall were constructed in the mid 1800s. Church, work and home provided the foundation on which a community sprouted.

Norcross Street roughly divides a distinctly commercial environment on Lower Canton Street from the houses and lawns on Upper Canton. Though many historic homes on Upper Canton Street have been converted to businesses, the residential character has been maintained. As a whole, Canton Street has evolved into a unique, pedestrian friendly shopping and dining district consisting of historic commercial and residential properties.

Houses dating to the mid 19<sup>th</sup> century are typically of the Greek Revival style. These houses are large in size and scale and display classical ornamentation. They are typically centrally located on large lots. Ample setbacks from the street provide space for elaborate, often curvilinear driveways and paths to approach the house. These characteristics are a result of the once rural and sparsely populated environment. Landscaping generally consists of hedgerows around the foundation of the house and at the property boundary as well as mature trees interspersed throughout a maintained lawn. Naylor Hall, located at 1121 Canton Street, provides an excellent example from this period.

*1121 Canton Street, known as Naylor Hall, provides a residential example dating to the mid-nineteenth century.*



*Constructed in 1855 for Charles Dunwody's Shoe Shop, 936 Canton Street is an important remnant of Roswell's Uptown commercial history.*





## Uptown-Canton Street

Other houses are representative of Roswell's expansion north from the Town Square and Mill Village during the late 19<sup>th</sup> and early 20<sup>th</sup> century. These houses are typically more modest in size and scale. Lot sizes are smaller, and setbacks are approximately 30–40 feet from the street. A wider variety of architectural styles were available to builders in this period resulting in an array of detail and ornamentation.

The introduction of the automobile in the early 20<sup>th</sup> century encouraged more easily accessible driveways and the emergence of a detached garage. Driveways and paths are characterized by more strict linear arrangements. The Strickland House at 1124 Canton Street provides a representative example from this period of development.

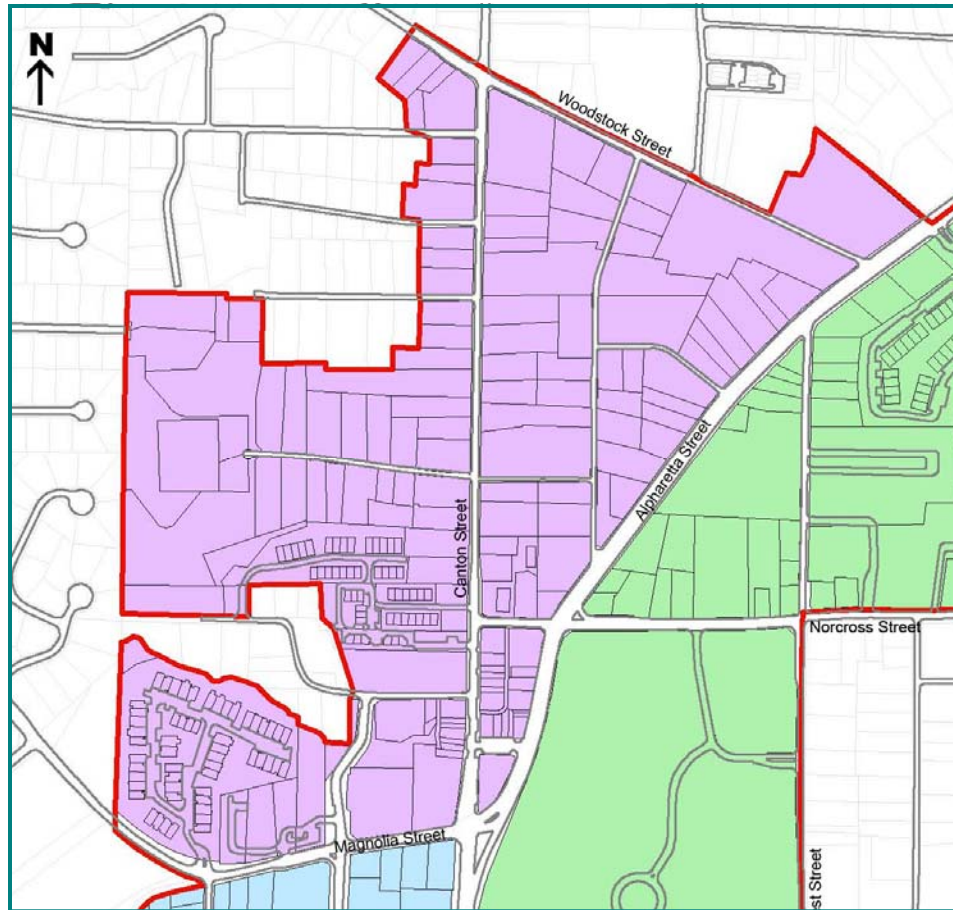
The commercial district south of Norcross Street developed in concert with the houses on Upper Canton Street. Commercial buildings dating to the mid to late 19<sup>th</sup> century are typically one and two-stories constructed of brick and masonry. The Historic Charles Dunwoody Shoe Shop located at 936 Canton Street provides a unique example from this period. Commercial buildings dating to the 20<sup>th</sup> century are typically of the one-story variety. Commercial buildings sit directly on the sidewalk. Wood-shingle awnings and sheet metal overhangs protect pedestrians from sun and rain and allow cafés to offer dining on the street. Lower Canton Street embraces this historic development pattern and creates a comfortable atmosphere for shopping and dining.



*Top: The Strickland House represents residential expansion north of Norcross Street and is typical of early twentieth century housing.*

*Center and Bottom: Lower Canton Street, south of Norcross Street, is a pedestrian-friendly, traditionally commercial district.*

## Uptown-Canton Street



The Uptown-Canton Street area is indicated by purple on this map.



*View of the west side of Canton Street at Elizabeth Way.*



*Upper Canton Street, north of Norcross Street, maintains its residential character despite current commercial use.*



## Uptown-Alpharetta Street

Alpharetta Street is an important gateway to the Roswell Historic District. As a main north-south transportation corridor for the region, Alpharetta Street was the focus of much growth as traffic volumes increased during the mid to late 20<sup>th</sup> century. Development along Alpharetta Street has been in response to the automobile culture.

The presence of the Old Methodist Church at 1054 Alpharetta Street and the nearby Smith Plantation provide important links to early settlement. Construction of the city hall and the adjoining public-use complex in 1989–1990 combined traditional design and modern elements and sets an example for future development in the area.



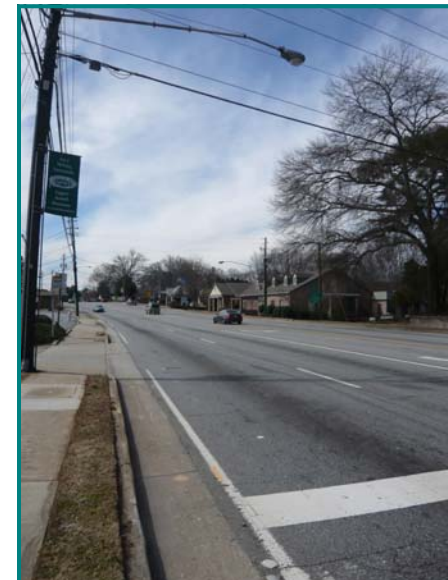
*Parking located in front of buildings is common on Alpharetta Street.*



*The Old Methodist Church, now the Roswell Masonic Lodge, is an important reminder of early development in Uptown Alpharetta Street.*



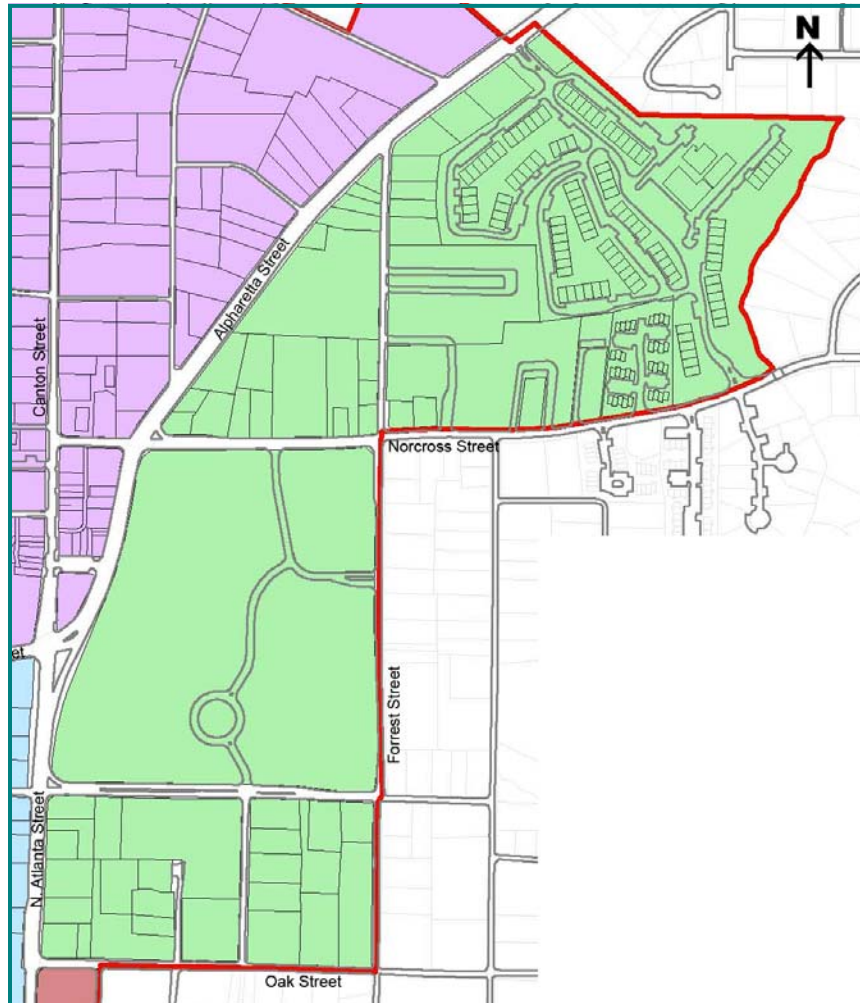
*The Smith Plantation provides an important link to Uptown Alpharetta Streets early history.*



*Alpharetta Street, looking south from Woodstock Road, is the northern gateway to Roswell's Historic District.*



## Uptown-Alpharetta Street



The Uptown-Alpharetta Street area is indicated by green on this map.



*Small houses like these are common on the west side of Alpharetta Street.*

## Mimosa Boulevard

Once known as Main Street, Mimosa Boulevard began as the social center for the principles of the Roswell Mills. Roswell's large antebellum estates are either located on Mimosa Boulevard or at the terminus of small perpendicular side streets that once served as entry lanes, or driveways. Roswell Presbyterian Church, also dating to this period, occupies a prominent place on the Boulevard. These properties create the stately atmosphere that draws tourists to Roswell.

Equally important in Roswell's history are the houses and structures which have appeared on Mimosa Boulevard during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Several large Victorian Era homes are located near the Park. At the north end of the street, houses of various styles of the early 20<sup>th</sup> century are found.

Because of its long history of development, the characteristics of Mimosa Boulevard are varied. The houses and buildings fit into three general periods: Greek Revival (early 1800s), Victorian Era (late 1800s), and Early 20th Century. Each period has its own set of characteristics.

The Greek Revival houses occupy large lots and are set back far from the street. They are of large size and scale and exhibit classical ornamentation. Victorian Era houses have moderate size lots and are closer to the road. They tend to be large in size and scale and display elaborate ornamentation of turned and sawn woodwork. Elaborate porches are a common component on Victorian houses. House dating to the Early 20th Century are generally on small lots and maintain moderate setbacks. Small lot sizes are a reflection of increased demand for housing as population pressures mounted. Early 20th Century houses display a variety of ornamentation as a result of the increased number of styles available to builders at the time.

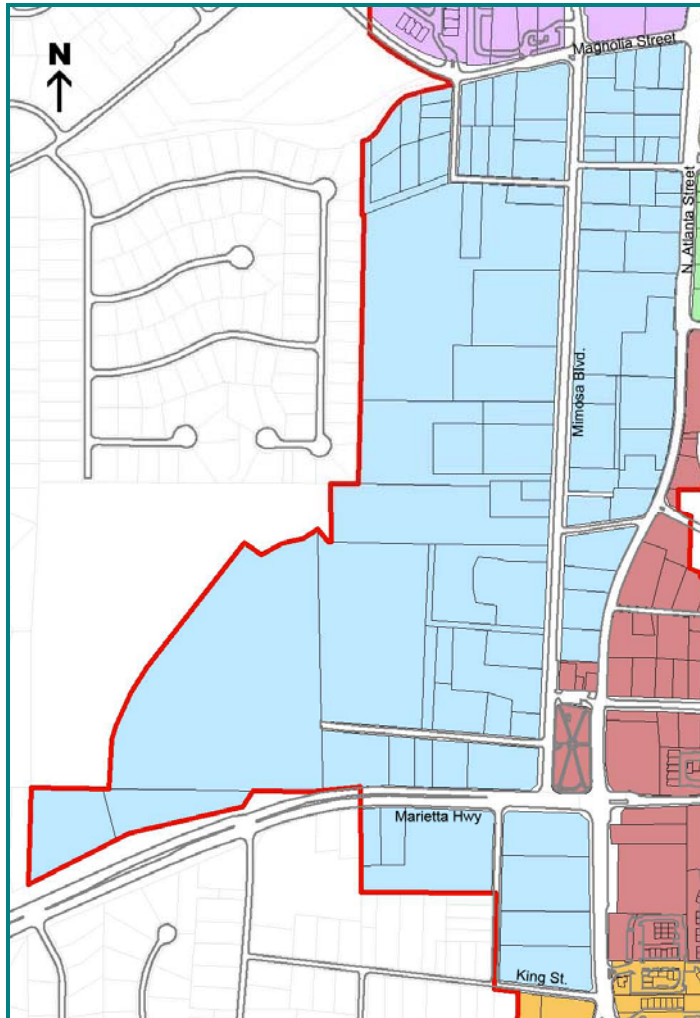


*Roswell Presbyterian Church.*



*Barrington Hall is an exquisite example of Greek Revival architecture and an important tourist destination in Roswell's Historic District.*

## Mimosa Boulevard



The Mimosa Boulevard area is indicated by blue on this map.

Throughout Roswell's history, Mimosa Boulevard has remained an ideal location for family life. The area is predominantly residential but also accommodates multiple churches and schools. Mature trees abound in a park-like setting. Slightly detached from the busy thoroughways feeding the city's commercial districts, Mimosa Boulevard still provides a pleasant, family-oriented neighborhood atmosphere.



*WJ Dovins House on Bulloch Avenue is a wonderful example of a Folk Victorian house and represents late 19<sup>th</sup> and early 20<sup>th</sup> century residential development.*



## Mill Village and Town Square

The Mill Village is on the eastern side of the Town Square. It is a small mixed-use, mostly residential community on a ridge overlooking the Mill Ruins and Vickery Creek Park with a commercial center on the east side of Atlanta Street and the Town Square.

The Town Square was the commercial center for the Mill Village. The first Roswell Store, a general store for the mill employees built in 1839, is located at 604 Atlanta Street on the eastern side of the Town Square. It is a two-story brick building with similar brickwork as the Old Bricks apartment homes on Sloan Street and the first mills built in the area.

The Mill Village was a community built by the mill owners to house their employees and to serve their needs. East of the Roswell Store, Roswell King and his son Barrington designed a community of small cottages, many of them duplexes, and apartment buildings on a grid street pattern that follows the contours of the hill and ridge. This neighborhood was called Factory Hill. The main street is Sloan Street which runs from the northeastern corner of the Town Square east along the ridgeline to the Founders' Cemetery at the eastern tip of the ridge.

Founders' Cemetery is the Presbyterian cemetery from the 1840s where Roswell King, the founder of Roswell, is buried. The obelisk-style monument at the King gravesite is the inspiration for the Town Square fountain and also the Lost Millworkers' Monument at the Old Mill Park on Sloan Street. This monument commemorates employees arrested as traitors to the Union in 1864 and subsequently deported to Ohio.

The last surviving mill is on the southern side of Factory Hill above Vickery Creek Park.

Two apartment buildings, built of bricks in the 1840s, are still standing on Sloan Street. These two-story buildings are called the Old Bricks and are recognized as among the first apartment buildings built to house millworkers in the United States and the earliest apartment buildings built in Metropolitan Atlanta.



*The first Roswell Company Store was constructed in 1839 on the east side of Town Square.*



*The Old Bricks building on Sloan Street was constructed in the 1840s.*

## Mill Village and Town Square

The Old Bricks have been converted to townhomes with newly-constructed additions. New brick condominiums, designed to look similar to the Old Bricks construction, have been built behind facing Vickery Street so as to create parking courtyards between the Old Bricks and the newly-constructed condominiums.

The Old Mill Park, with a playground, is centrally-located on Sloan Street by the Old Bricks.

The streets of the Factory Hill are have one or two lanes with little room for street parking. Outside of a need to be able to reach the cemetery at the end of Sloan Street, which required it to be wider, the streets of the Mill Village were originally designed for foot and wagon traffic. The streets and yards of the Mill Village are dotted with several well sites.

Several houses from the 1800s are extant on Factory Hill. The earliest cottages were saddlebag-type, a New England type of cottage with a central chimney to heat the rooms on either side efficiently.

Many of the cottages were duplexes and several on the Hill today still have the two front doors and symmetrically-placed windows on either side of the front doors. There are also a few Georgian cottages, which were built in the later 19<sup>th</sup> century with a central front door and a central hallway between two wings, each with a chimney. These are traditionally 4-room cottages.

Most houses on Factory Hill have a centered front walkway from the street or sidewalk that leads to front porches with shed-style roofs. Older houses, pre-1854 on Sloan Street, have a setback of approximately 30-45 feet. The Georgian cottages on Sloan and pre-1854 houses on the side streets are set more closely to the roads.

While most of the houses are residential, there are businesses such as law and counseling offices in the community. Factory Hill is a quiet, mostly-residential community within easy walking distance of the Town Square and downtown Roswell.

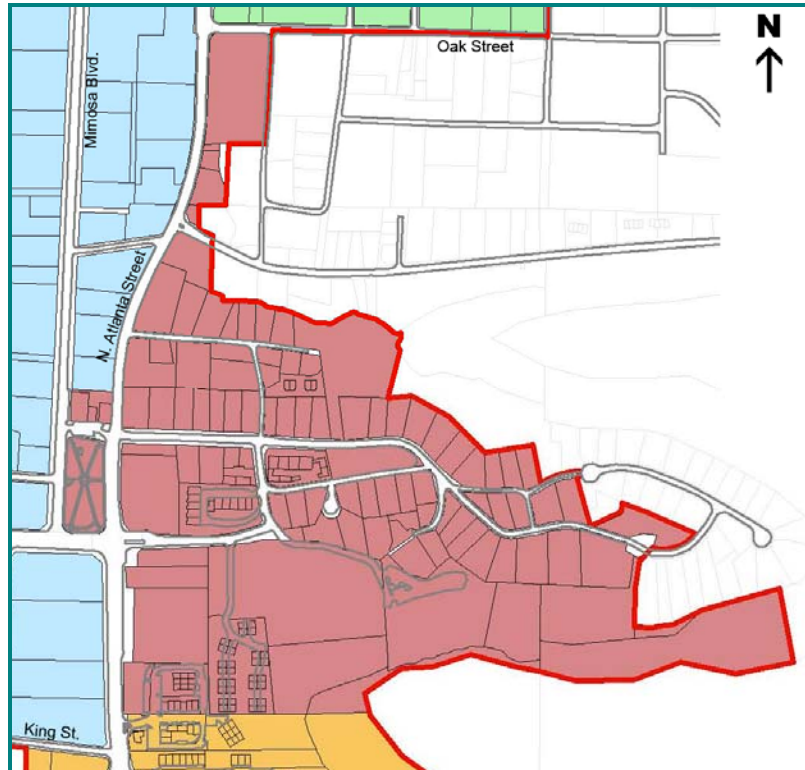


*Factory Hill.*

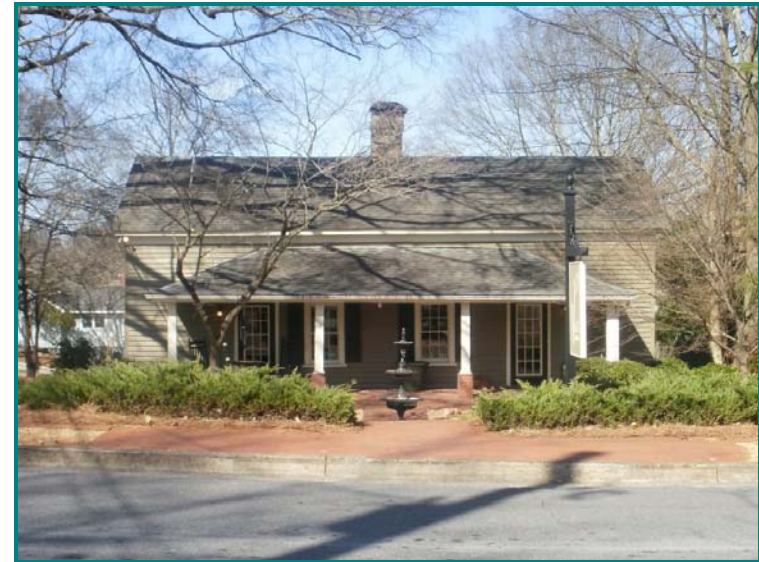


*Georgian cottage in the Mill Village.*

## Mill Village and Town Square



The Mill Village and Town Square area is indicated by pink on this map.



*Saddlebag houses are common in the Mill Village*



## South Atlanta Street

The South Atlanta Street corridor connects the Roswell Town Square and the Chattahoochee River. Driving northward from the Chattahoochee, the forest canopy surrounding the thoroughfare breaks open unexpectedly at the top of the hill to expose a commercial center. Although this area has mature oaks surrounding its residential-style properties, the tree canopy is suddenly sparse and uneven.

South Atlanta Street is a congested three-lane road undergoing great change. Lining the road are several historic cottages, remnants of an earlier residential era in the history of Roswell. These historic properties were built mostly in the latter half of the 19<sup>th</sup> century and early 20<sup>th</sup> century. Today, almost all have become businesses.

Tucked around the cottages are differing styles of stores and restaurants in small shopping malls. To the west are new residential developments, mostly single-family homes. Historic properties on this side of South Atlanta have large setbacks, with oaks filling out the skyline.

Historic cottages on the east side are set closely to the road. New construction on the east side is largely condominiums of at least 3 stories overlooking Big Creek, built to replicate the skyline of mills and cotton warehouses of the 19<sup>th</sup> century.

There are several remarkable historic houses on South Atlanta. Allenbrook, glimpsed through the trees of the National Park Service's Chattahoochee Nature Preserve, is a brick plantation plain house built during the 1850s. Just north of Allenbrook, 275 South Atlanta is a saddlebag-type house. There is a Craftsman bungalow and the city's only representation of a sand hill cottage. There is also a Georgian cottage, several American Small houses from the 1930s, and a few gabled-ell cottages.



*Small cottages along South Atlanta Street.*

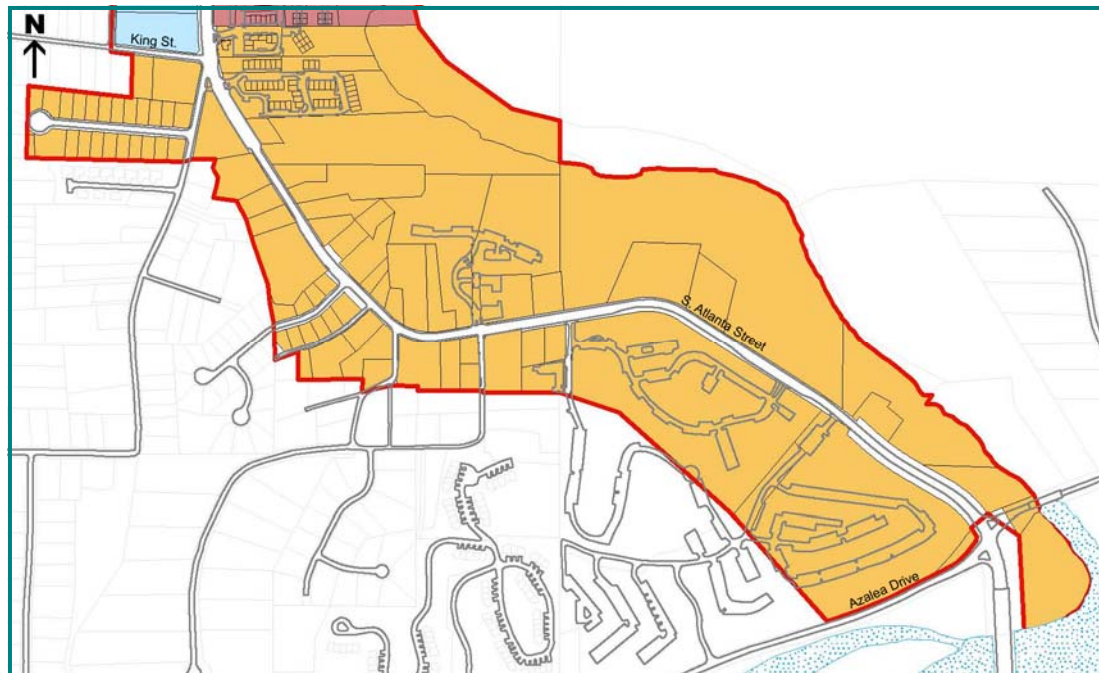


*South Atlanta Street is a popular location for newer developments like this one.*

## South Atlanta Street

One gabled-ell cottage of note is 479 South Atlanta Street. The front entrance (an addition) was designed by Neel Reid, a well-known Atlanta architect who lived in Roswell around 1910.

South Atlanta Street is an area of growth and change. It is anchored by its history, beginning with the Allenbrook House. Its lineage of 19<sup>th</sup> and 20<sup>th</sup> century houses and commercial buildings represent all stages of Roswell's history. It is becoming evident, though, that as South Atlanta Street changes and experiences growth, historic downtown Roswell's main thoroughfare will become a modern community of new development with historic roots.



The South Atlanta Street area is indicated by orange on this map.



*Entrance of 479 South Atlanta Street, designed by Neel Reid.*



*South Atlanta Street, as seen looking south from Barrington Hall, is the southern gateway to Roswell's Historic District.*



Architectural styles and types define the overall character of Roswell's historic district. Architectural styles are generally based on the exterior elements of buildings, such as ornamentation, but may also include the massing and scale of the structure. Architectural types are the overall form of a structure and are generally defined by a building's height and floor plan. Generally, a building has an architectural style as well as a type and these two elements form the basis of each structure. There are several different styles and types in Roswell's historic district, many of which are described in this section.



*650 Mimosa Street is an example of the Queen Anne style of architecture.*

## Greek Revival

**1840s to 1860s**

The Greek Revival style is a sentimental imitation of the romanticism of Classic Greece. In Roswell, the Greek Revival style was preferred by the founders and used almost exclusively on the large houses built prior to 1860. Vernacular interpretations of Greek Revival are also common, where the main attributes of the style are simplified, as with columns that may be squared instead of rounded.

### Characteristics

- Large and heavy proportions, as shown through the use of columns, pilasters and wide entablatures encircling the perimeter of the building
- A symmetrical front façade with an elaborate central entrance that includes a transom, pilasters, and sidelights
- Porticos with triangular pediments.
- Low-pitched, hipped roof with a gabled front supported by massive columns and a full-width front porch



*Bulloch Hall is an excellent example of Greek Revival Style architecture.*

## Queen Anne

### 1880s to 1910s

The Queen Anne style was developed in England and became immensely popular in Georgia until about 1910. The American versions were adapted into wood frame houses and were used throughout Georgia during this time period.

### Characteristics

- Wood structure with wood shingled, stucco, or wooden clapboard upper floors
- Asymmetrical with towers, dormer windows, stained glass windows, bay windows, or turrets
- Steeply pitched and hipped roof with both front and side-facing gables, often decorated with sawn ornamentation or spindle work and covered in patterned shingles
- Often feature an asymmetrical wraparound porch supported by slender posts with sawn brackets and spindle work friezes
- Tall and elaborate chimneys that may include decorative brick patterns



*655 Mimosa Boulevard is an example of Queen Anne Style architecture.*



## Folk Victorian

**1870s to 1910s**

The Folk Victorian style was very popular in Georgia and borrowed stylistic elements from the Queen Anne and Italianate styles that were transferred to more traditional house forms. The Folk Victorian style is actually more about the decorative elements applied to a house than the architecture.

### Characteristics

- Basic house type with ornamentation added to its porches, gables, window, and door surrounds
- Jigsawn woodwork including brackets, spindlework, porch posts, and gingerbread ornamentation
- Elaborate ornamentation is sometimes referred to as Eastlake detailing



*This Folk Victorian example is located at 1085 Canton Street.*



## Colonial Revival

**1890s to 1940s**

The Colonial Revival stemmed from renewed interest in American colonial architecture based on the English model. Some houses were exact duplicates of Colonial structures while others simply had Colonial features added to buildings of other styles. In Georgia, it should be noted that Colonial Revival and Georgian Revival are one in the same.

### Characteristics

- Symmetrical with a central entryway
- Classical cornices and pediments supported by pilasters or columns
- Oversized detailing that may include decorative door crowns, Palladian windows, columned porticos, dormer windows, and doors with fanlights and transoms
- Hipped or gabled roof



*This is an example of a Colonial Revival Style house.*

## English Vernacular Revival

### 1920s to 1930s

English Vernacular Revival was drawn from domestic medieval English architecture that was simplified for use in the early and mid 20<sup>th</sup> century. In Georgia, this style is most often found in planned residential suburbs.

### Characteristics

- Steeply pitched gabled roof with dominant front-facing gables that sometimes feature decorative half-timbering
- Asymmetrical façade with rounded archways
- Masonry or masonry-veneered walls that may be stuccoed
- Large masonry chimneys with decorative details



*This is an example of the English Vernacular Revival Style.*

## Craftsman

### 1910s to 1930s

Craftsman was the most popular early 20<sup>th</sup> century style in Georgia and was influenced by the English Arts and Crafts movement as well as the wooden architecture of Japan. The emphasis was on materials and craftsmanship, as the name implies, and examples in Roswell are often found as the Bungalow house type.

### Characteristics

- Square or rectangular in nature with an asymmetrical facade
- Use of a variety of materials including clapboard shingles, brick or stone veneer
- Gabled or hipped roof with a low pitch and strong horizontal lines
- Wide, overhanging eaves and exposed rafters
- Large gables with decorative brackets or braces at the eaves that may be covered with half-timbering
- Porches held up by short columns set on heavy masonry piers



*This Craftsman Style bungalow is located on Taylor Street.*

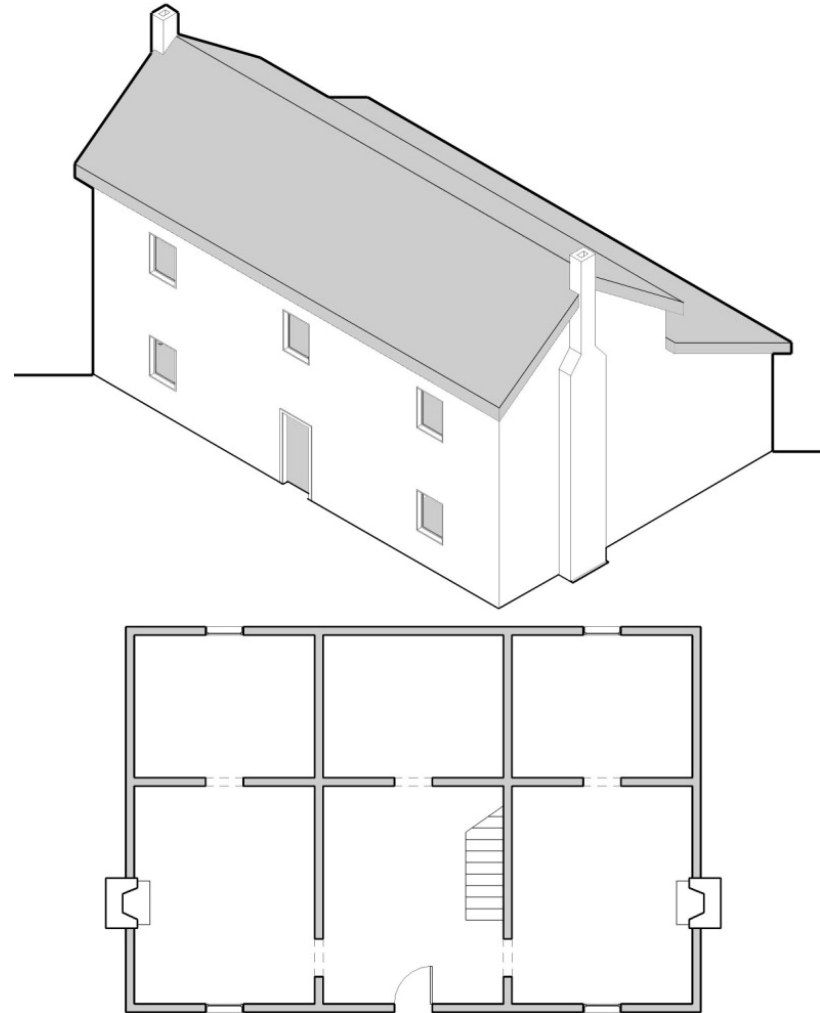
## Plantation Plain

### 1820s to 1850s

The Plantation Plain is one of the earliest house types in Georgia and most surviving examples were built in the Piedmont and Coastal Plain regions.

### Characteristics

- A two-story block at the front, with either a central hallway or hall-parlor plan
- A one-story range of rooms located at the rear consisting of two or more rooms
- Gabled roof on the two-story block with a shed roof on the rear one-story block
- Often occurs with a full width, one-story porch



*Illustration of exterior and floor plan of Plantation Plain type.*



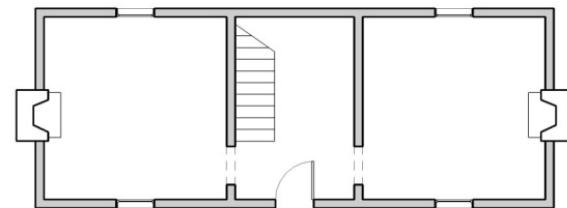
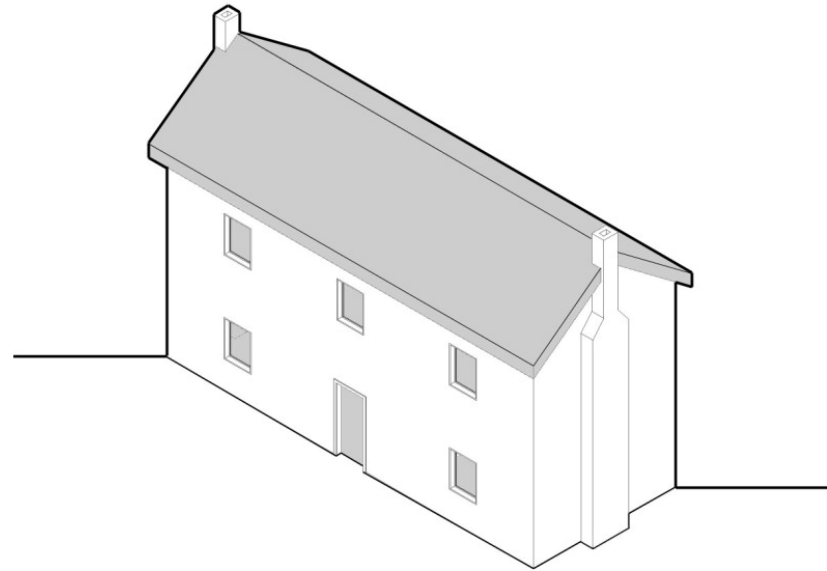
## I-House

**1840s to 1880s**

The I-House is less common in Georgia and mostly found in small towns in the Piedmont and Upper Coastal Plain regions of the state.

### Characteristics

- One room deep and at least two rooms wide
- Various floor plans corresponding to one story folk forms such as saddlebag or central hallway



*Illustration of exterior and floor plan of I-house type.*

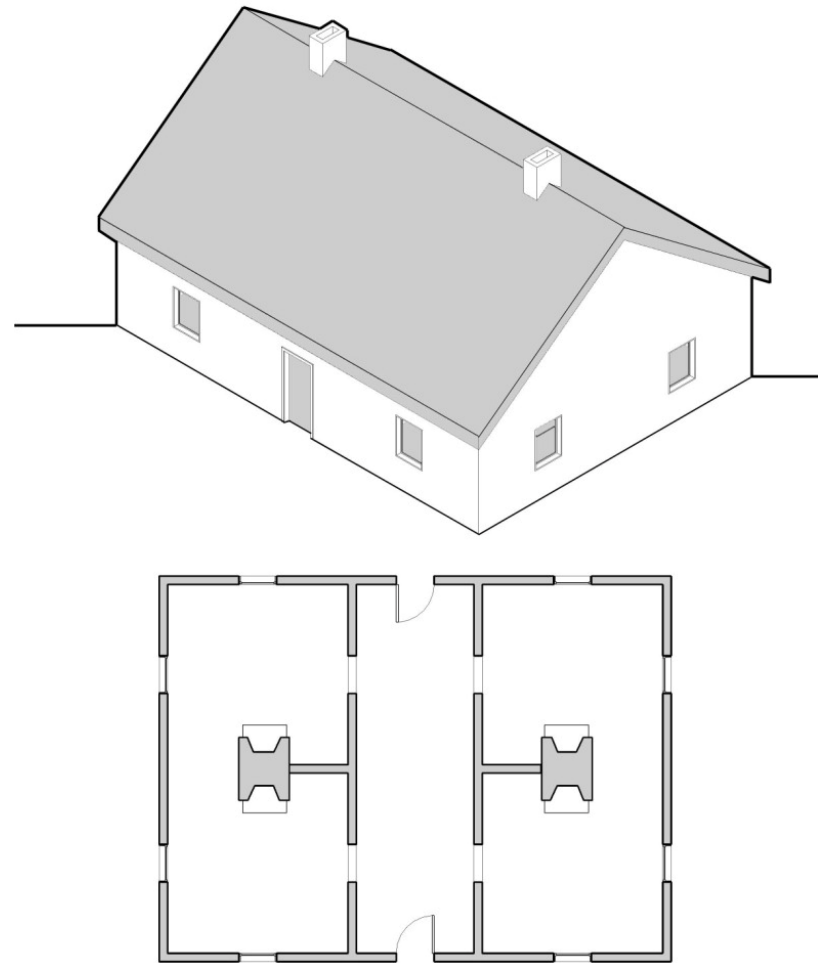
## Georgian Cottage

**All periods but primarily from 1850s to 1890s**

The Georgian Cottage is said to be the most popular and long-lived house type found in the state. This type is named for its floor plan that resembles 18<sup>th</sup> century Georgian architecture. A single story structure is called a Georgian cottage while a two story is called a Georgian house.

### Characteristics

- A central hallway with two rooms on either side
- Generally a square shape with a hipped or gabled roof
- Often two chimneys placed in the interior of the house between each pair of rooms or placed in the exterior walls



*Illustration of exterior and floor plan of Georgian Cottage type*

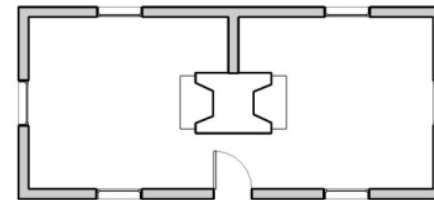
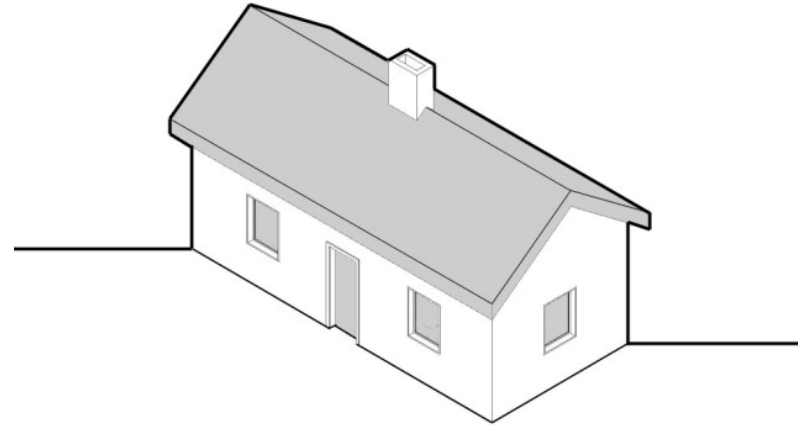
## Saddlebag

### 1890s to 1930s

The Saddlebag was a form of modest housing built in Georgia in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that derives its names from its central chimney design.

### Characteristics

- A central chimney flanked by two rooms
- Square and gabled roofs



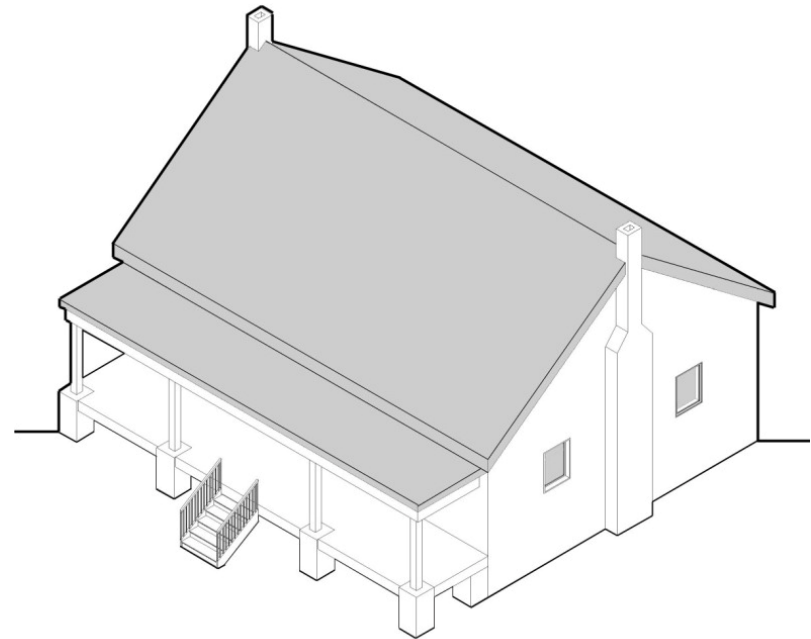
*Illustration of exterior and floor plan of Saddlebag type.*

## Sand Hills Cottage

The Sand Hills cottage is a regional architectural type that is often associated with the Augusta, Georgia area.

### Characteristics

- One-story on a raised basement
- Two rooms deep with a central or side hallway
- Gabled roof with chimneys on exterior walls
- Prominent staircase leading to a front entry with an optional front porch



*Illustration of exterior of Sand Hills Cottage type.*



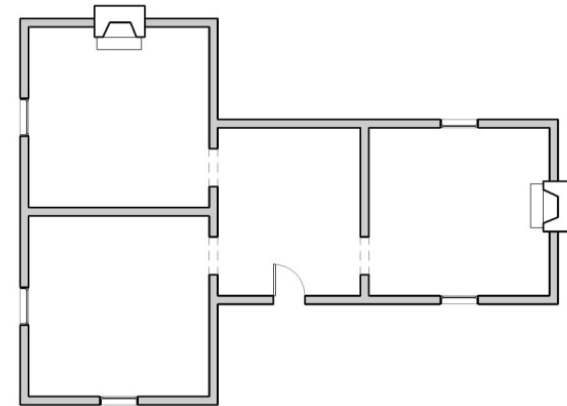
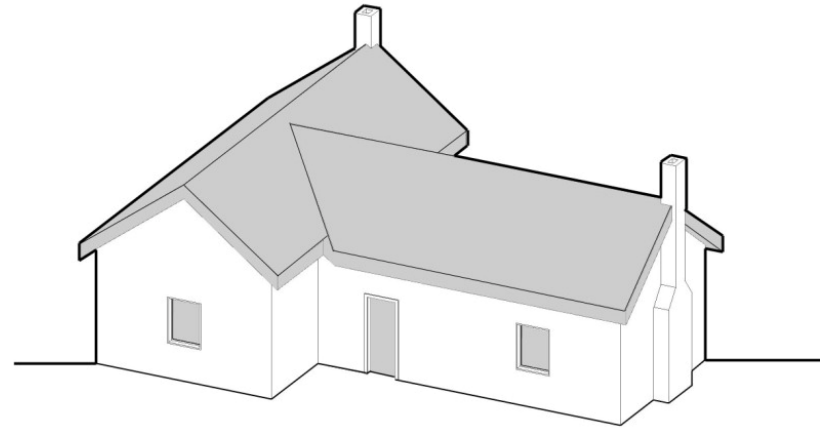
## Gabled Wing Cottage

**1870s to 1910s**

The Gabled Wing Cottage was popular in both modest and well-to-do neighborhoods in Georgia and is sometimes referred to as a gabled ell or gable-front-and-wing house type.

### Characteristics

- T- or L-shaped in form, usually with a gabled roof
- A gable-front at one end of a recessed wing that is parallel to the façade
- Front entryway located in the recessed wing that may lead into a hallway or directly into a room in the wing



*Illustration of exterior and floor plan of Gabled Wing Cottage type.*

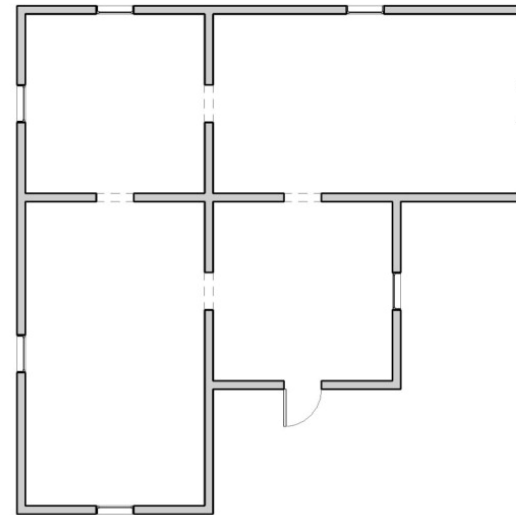
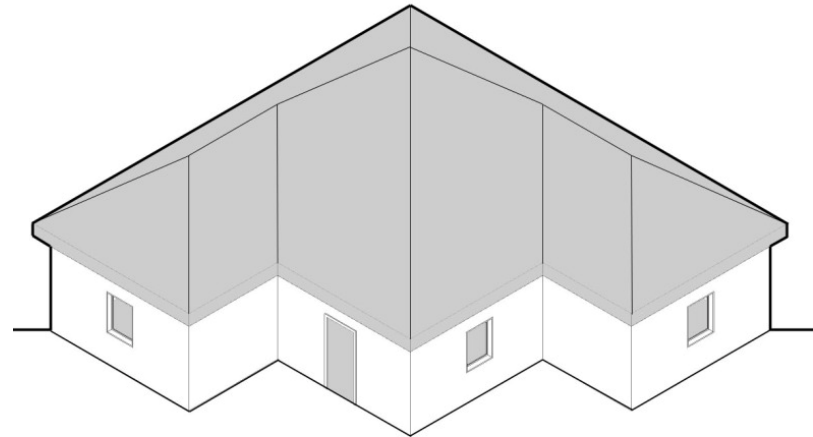
## Queen Anne Cottage

**1880s to 1890s**

The Queen Anne Cottage's name is derived from the Queen Anne Style, although it can be linked to other styles.

### Characteristics

- A square main mass with projecting gables on the front and side
- Asymmetrical with no central hallway
- Pyramidal or hipped roof with chimneys located in the interior

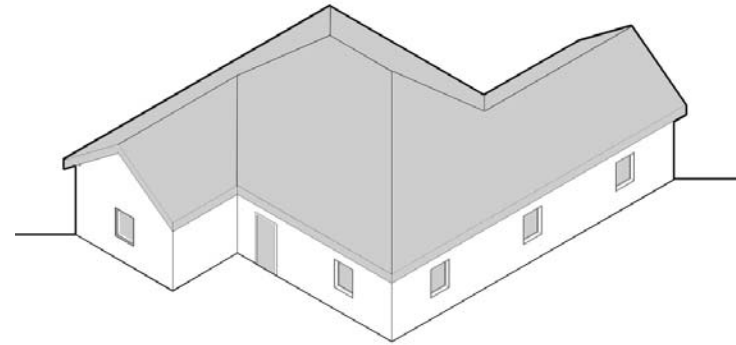


*Illustration of exterior and floor plan of Queen Anne Cottage type.*

## New South Cottage

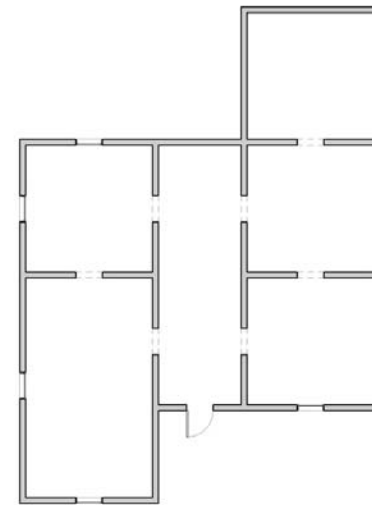
### 1890s to 1920s

The New South Cottage was named after the period of great economic growth and regional confidence in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It was very popular for middle and upper-middle income families in Georgia and was most popular in the Piedmont and Upper Coastal Plain, as well as in large cities and towns.



### Characteristics

- A central square with a hipped roof and gabled projections
- A central hallway flanked by pairs of rooms, one or both of which might project forward
- A pair of gables may appear on the façade, either over projecting rooms or flush with the wall of the main mass, adding symmetry



*Illustration of exterior and floor plan of New South Cottage type.*

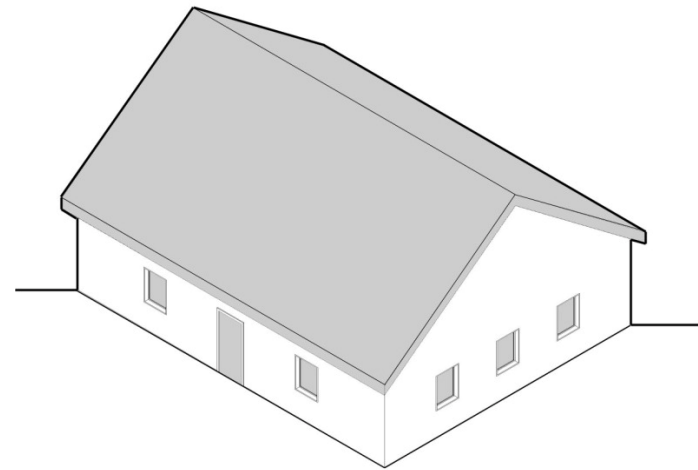
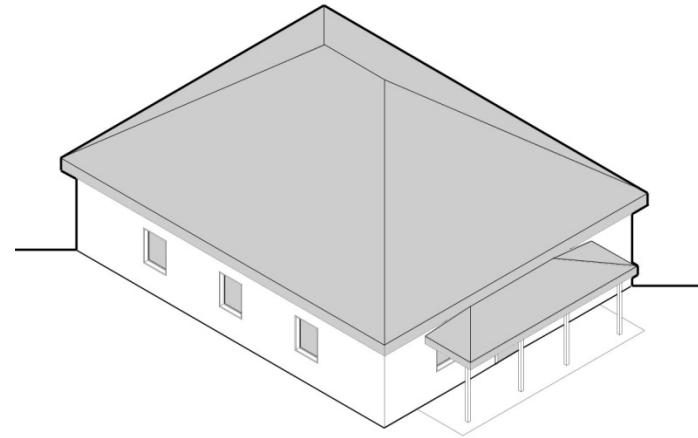
## Bungalow

### 1900s to 1930s

The Bungalow house type was popular in both rural and urban areas of Georgia, and can feature several different roof forms, though the front and side-gabled roofs are the most prevalent.

### Characteristics

- Long and low rectangular forms with irregular floor plans
- Low-pitched roofs with wide overhangs
- Integral porches



*Illustration of exterior variations of Bungalow type.*



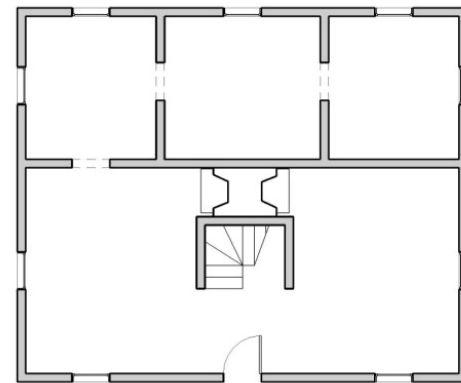
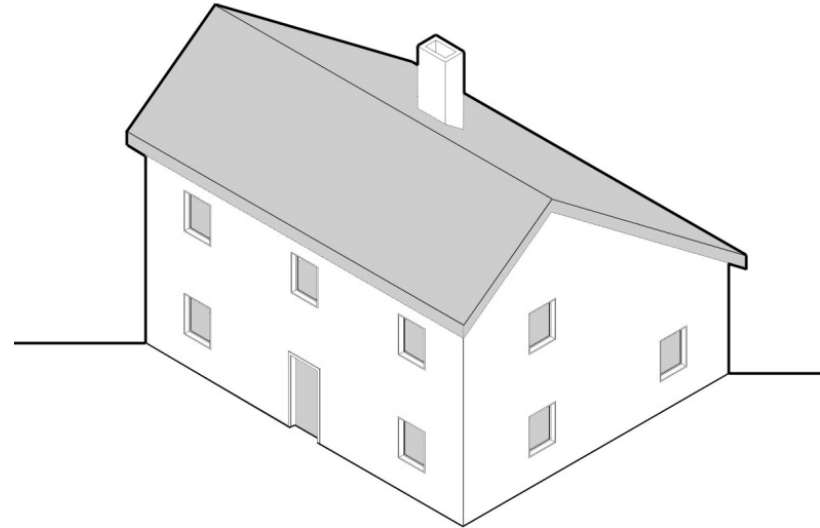
## Saltbox

### 1920s to 1940s

The Saltbox type is an import from New England that is most often associated with mill villages in Georgia.

### Characteristics

- A rectangular block that is two rooms wide and deep
- One-and-a-half stories in the front and one story in the rear
- Gabled roof has a short slope in the rear that gives it the appearance of a saltbox



*Illustration of exterior and floor plan of Saltbox type.*

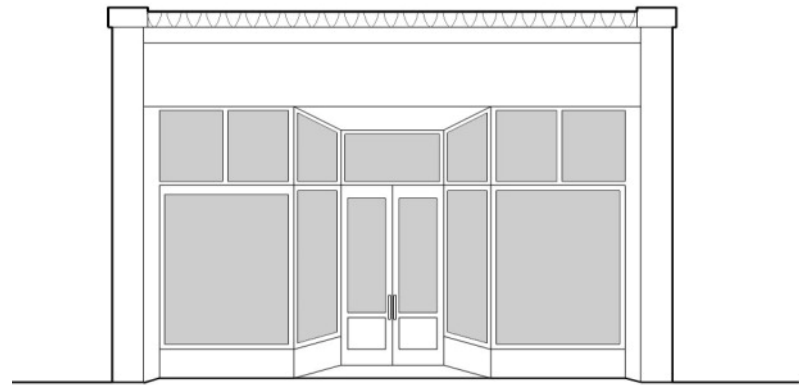
## Single and Multiple Commercial

### 1880s to 1950s

The Single Commercial type was built either freestanding or alongside other commercial structures in both rural and urban settings. This type can also be built with identical neighboring structures, a trend that was popularized in the 1910s and is called Multiple Commercial.

### Characteristics

- Flat or sloping roofs
- Usually a three-bay façade with a central or side entryway
- One-story



*Illustration of exterior of Single Commercial type.*

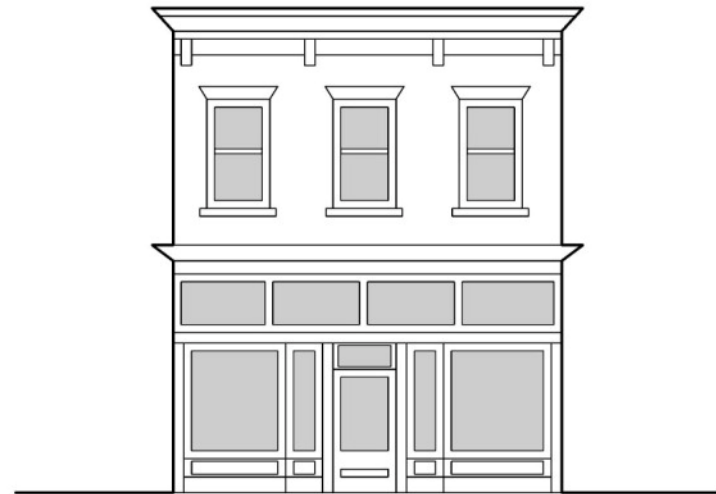
## Multi-Story Commercial

**1880s to 1930s**

Multi-story Commercial is the most common commercial type found in Georgia and was built alongside Single and Multiple Commercial types.

### Characteristics

- Horizontally separated spaces that were often designated for different uses
- Multi-story



*Illustration of exterior of Multi-Story Commercial type.*

Houses can easily be adapted to support new uses and modern lifestyles. Their lifetimes can be extended with thoughtful repairs and rehabilitations. Many historically residential structures have successfully been adapted to commercial or businesses uses without jeopardizing their essential character. With care, the deterioration of important historic features can be averted. As a result, the historic character of the neighborhood is maintained and can continue to contribute to the attractiveness of the historic district. Each character area or neighborhood possesses unique characteristics, but the same preservation philosophy can be applied to all character areas in general. Where necessary, special considerations related to individual character areas have been noted.



*The Old Bricks has been successfully preserved. Historic photo courtesy of the Roswell Historical Society.*



## Foundations

The appearance of historic foundations should be preserved and maintained. Foundations are an integral part of identifying the style and period of the home and add a unique detail. Brick and stone piers are common foundation materials throughout the historic district.

### Tips

- Repairs should be done with similar materials. The brick piers should not be covered or obscured.
- The void created by piers underneath the house was historically left open or filled with a simple covering. If the space between the piers is to be filled, new material should be recessed four to six inches to create a shadow reveal.
- The fill should match the masonry of the existing piers in mortar, color, shape, brick size and pattern or can be concrete masonry unit (CMU) with a darker stucco covering.
- Infill using uncoated concrete block is inappropriate.
- Where inappropriate infill has occurred, it should be covered with stucco and painted a dark color to mitigate the negative impact.
- When repairing the foundation, new materials should match the historic materials and use appropriate mortar and joint profile. For brick foundations, care must be taken when replacing historic mortar with modern mortar so as not to damage the historic brick.
- A foundation must maintain its historic elevation as it relates to the street. The raising of building levels is not appropriate. Foundations must be within 10% of the average foundation height of adjacent structures.



*This foundation uses similar brick infill recessed between the historic piers.*

### ~Tips for Maintenance~

- Check for adequate drainage.
- Ventilate crawl spaces to prevent moisture buildup.
- Do not apply waterproof coatings to brick and other masonry as they may discolor the surfaces.

## Porches

Porches are an extension of the house and provide additional living space. Historically, they were popular leisure areas during the hot summer months and often include character elements that help define the style and era of the house.

### Tips

- Porches should be maintained and repaired with appropriate materials that maintain the historic character of the house. Historic porches and architectural elements such as railings, brackets and columns should not be removed.
- If rehabilitation of historic porches becomes necessary, replace only what is damaged. Efforts should be taken to preserve viable materials and reuse them in the repaired porch and porch details.
- Enclosure of porches is strongly discouraged and will be reviewed on a case by case basis. If enclosure is permitted, the enclosure materials should be clear, transparent and recessed to allow the visual historic integrity to remain intact.
- Foundations of porches are addressed by the same Tips as the main structure.
- Decorative elements and trim that are not reflective of the house style or period should not be added unless they were documented historic treatments.



Mill Village - Porches are usually simple with a shed roof and little architectural embellishment.



Mill Village and Mimosa Boulevard - Wrought iron is not an appropriate porch material for columns.

### ~Tips for Maintenance~

- Wood Porches should be painted regularly to protect them from weather damage and deterioration.
- Keep gutters free from debris to help prevent rain damage.
- Apply nosing across the ends of the porch decking on the exposed wood-grain ends to prevent water seepage and caulk to waterproof.
- Consider the porch ceiling a part of the historic character when repairing or replacing.
- Repair wood with hardeners (consolidates) and epoxy fillers to retain as much historic material as possible.



*An appropriate porch on Mimosa Boulevard*

## Doors, Storm Doors and Screen Doors

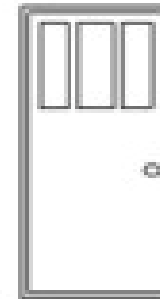
Doors are important character-defining features. They reflect the architectural style of a house as well as its historic context. The additions of modern doors to historic houses are easily identifiable and detract from the overall historic nature of the house.

### Tips

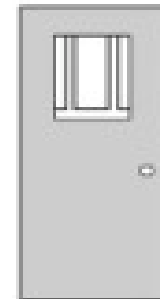
- Existing entrances and their surrounds, sidelights and transoms must be maintained and retained when possible.
- If replacement is necessary, the replacement door should match the historic door in size, shape, materials and panel pattern. Contemporary doors are inappropriate. Historic hardware should be preserved and reused if the door is replaced.
- The historic orientation of the entrance to the street should be maintained. The entrance should not be moved or relocated to the side of the house.
- Screen doors were an important aspect of climate control for the houses in the area. Existing examples should be maintained and preserved where possible. If screening material must be replaced, nylon is preferred over modern aluminum.
- The visual impact of new storm doors should be kept to a minimum. New storm doors should be plain and have a full view design as to not obscure the features of historic entrances. The new storm doors should be wood or aluminum and painted to match the entrance. The glass should be clear and not tinted. Security doors with intricate or extensive grillwork are not appropriate and should not be installed.

### ~Tips for Maintenance~

- Maintain a sound paint film on wood doors.
- Ensure that water cannot enter through doors.
- Install weather stripping to increase energy efficiency.



*Appropriate use of  
a storm door.*



*This storm door  
obscures the historic  
character.*

## Windows

Existing historic windows and details should be maintained and preserved as they help maintain the historic character of the house. The shape of the opening, the type of window, such as double-hung, and the number of lights are all historic features.

### Tips

- Historic windows should only be replaced when they cannot be rehabilitated. It is possible to replace only the sashes without replacing the surround. Replacement sash should be of the same material and lights as the historic window.
- When windows must be replaced, they should be of the same size, style, and material as the historic window. Do not attempt to replace with a smaller window and fill in around the opening.
- Windows should retain their historic frame, mullions, and muntins. Flat, fake muntin “snap-ins” on replacement windows are not appropriate. Windows with snap-in muntins over the panes will not be approved.
- Replacement panes should be clear and not tinted. The number of panes should be the same as the historic window.
- Though some houses contain elaborate windows such as stained glass or ornate styling, not all housing styles permit the same treatments. Decorative windows should only be added if there is evidence that the house had them historically.
- Security bars when present must be placed on the interior and should not obscure historic details.



*The light divisions on this window are unique to the house and add historic character.*

### ~Tips for Maintenance~

- In general, properly maintained historic wooden windows are more energy efficient than modern replacement windows.
- Conduct routine inspections.
- Maintain a sound paint film on wood and metal.
- Maintain proper glazing on windows.
- Ensure water does not enter around windows.
- Install weather stripping to increase energy efficiency.
- Storm windows add insulation while allowing historic windows to remain in place.

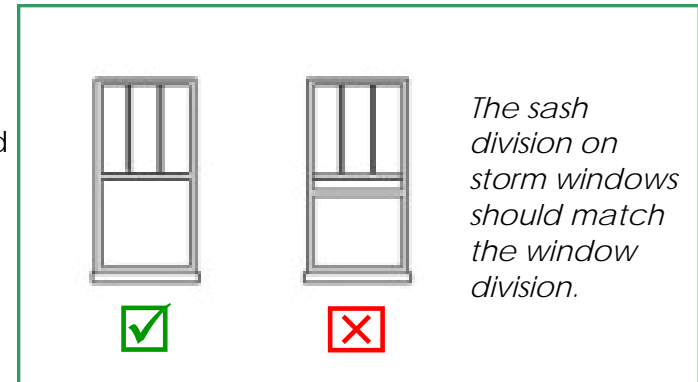


## Storm Windows

Historic window screens and storm windows should be preserved and maintained. The visual impact of new storm windows and security features on windows should be minimal.

### Tips

- Maintain existing traditional wooden window screens and storm windows.
- If storm windows are added, they should not obscure the elements of the original windows and should be painted to match the window trim.
- Sash divisions of storm windows should match the divisions in the windows.
- The glass should be clear and not tinted.



## Shutters

Shutters should be proportionate and fit window openings. Historic shutters should be maintained and preserved. Shutters should not be added to windows if they were not there historically. If shutters are replaced or added, they should appear to close and not be too large or small for the window opening. Replacement shutters should be of wood construction and appropriate design. Metal and vinyl shutters should not be applied.



*The shutters on these windows are appropriate in scale and materials.*

## Roof Materials and Pitch

A roof's shape and pitch are architecturally defining features and should not be altered when repairs are made.

### Tips

- Shape and pitch should not be altered when repairing historic roofs. Repairs should be made with in-kind materials.
- Dormers are used to add living space to attics and upper floors. They are not appropriate for all housing types and styles.
- When appropriate, the addition of front facing dormers may be considered on a case by case basis. When considered, they must match the style, type, scale, roof line and proportion of the house.
- Rear facing dormers are encouraged.
- Skylights should not be added to the front roof line. Rear and side skylights should be flush with the roof line and not visible from the public right-of-way.
- Additions to roofs such as vents and fans, solar panels, satellite dishes and communication equipment should be placed on portions of the roof not visible from the public right-of-way.
- Rooftop additions should not be visible from the public right-of-way and should not alter the historic character of the house. They should maintain the same pitch as the historic roof and be constructed of like materials.



Uptown-Canton Street and Mimosa Boulevard- Wooden shingles are inappropriate unless there is documentation of their historic use on the building.

### ~Tips for Maintenance~

- Consider the load-bearing capacity of the roof structure before replacing an old roof with a new, heavier material.
- Inspect the decking, battens, and rafters regularly.
- Use appropriate scaffolding for repairs. Do not stand on slate or tile roofs.
- Check local codes for the amount of asphalt layers allowed.
- Make sure that flashing is adequate.



*A cross-gabled roof is an architectural feature of this house.*

## Roof Materials and Pitch

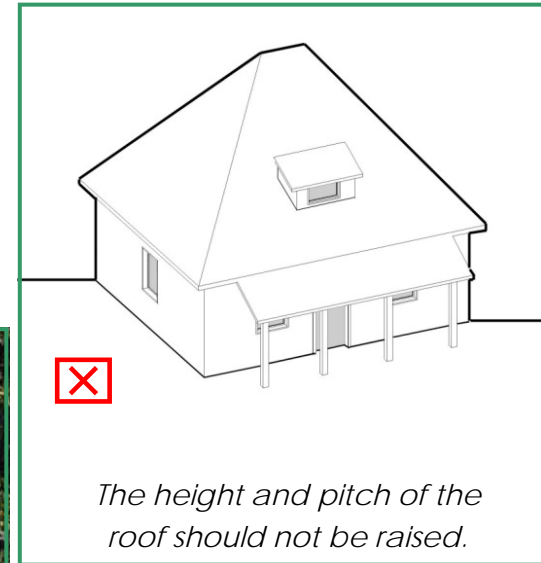
### Tips continued



Mill Village - Roofs are generally gabled, hipped or pyramidal. Hexagonal and contemporary asphalt shingles and seam metal roofs are common. Architectural shingles are encouraged.



*Dormers have been used in these houses without altering the pitch or design of the roof.*



*A standing seam metal roof gives this house in the Mill Village character.*

Roofing materials should be maintained or replaced with like materials having the same size, shape, texture, and color of the historic materials. When necessary replace materials in-kind that respect the historic nature, matching other historic examples in the district. When conducting repairs, retain and reuse undamaged historic material.

## Siding and Masonry

Historic siding must be maintained and preserved. It is highly visible and there are no appropriate alternatives. Many houses in the historic district are constructed of wood clapboard siding or masonry.

### Tips

- Replacement should be of in-kind materials and complement the historic elements in size, shape, grain and visual quality.
- The covering of historic siding or masonry with aluminum, vinyl, bricktex or asphalt shingles is not permitted.
- The use of composite materials such as cement board is not appropriate on historic structure but may be considered on non-historic or secondary structures.
- If large scale repair is necessary, salvageable historic materials should be reused and replacement materials should be in-kind.
- Replacement siding should not conceal decorative elements such as soffits and cornices.
- Unpainted masonry should not be painted.
- When repairing brick, similar color and strength materials should be used and the mortar and joint profile should be maintained.

### ~Tips for Maintenance~

- Consult a professional before removing paint or cleaning masonry with chemical agents other than low-pressure water.
- Cleaning with steam is not recommended for masonry.
- Match new mortar to old mortar when repointing to prevent damage to historic brick.
- Clean mortar and other masonry by hand with low-pressure water and a stiff brush.
- Remove mortar by hand with a chisel. Masonry saws and other mechanical removers can damage brick.
- Avoid painting unpainted brickwork because it can negatively impact the stability of the brick.
- Paint structures that are already painted for safety and efficiency instead of removing paint.
- Take precautions in removing paint when there is lead in older paints.
- Do not sandblast brick or other masonry materials. Sandblasting will cause irreparable damage.
- Do not apply waterproofing agents to bricks and other masonry. Waterproofing agents may cause discoloration.



## Chimneys

Chimneys should be maintained and preserved. They are important aspects of the character of the house and are often highly visible.

### Tips

- Chimneys are an important architectural feature of a house and should be maintained even if they no longer serve their historic function. Periodic repointing of brick in similar color, strength and joint profile and cleaning is essential to maintain structural integrity.
- When repairing chimneys, materials used should match the color and strength of the historic materials. Careful attention should be given to the type of mortar used for repair as modern mortar can damage older bricks.
- Chimneys should not be moved, removed, obscured or clad in non-historic materials.



*Brick chimneys are prevalent in Roswell.*

## Architectural Detail

Historic architectural details should be maintained and preserved.

- Ornamentation and detail provide clues to a building's place in history and should be maintained. If they must be replaced, like materials, craftsmanship and design should be used.
- Architectural details should not be obscured by additions to the building. Much of Roswell's architecture is characterized by its simple, folk style of detail as opposed to ornate architectural detail.



*Architectural details from top to bottom include a finial, wood shingles and cornice.*

## Fire Escapes

In compliance with fire codes, fire escapes or additional exits should be located to the rear of the building or on view-obstructed sides of the building. Stairs required by fire codes should be of materials and design compatible to the building. These stairs should not be located on the front facade.

## ADA Access

Houses converted into businesses or offices may provide for access for persons with disabilities while preserving the historic design and details of the structure.

The Americans with Disabilities Act (ADA) requires that all businesses provide access for the disabled. The right balance should be obtained in order to fulfill the requirements of the Act and maintain the integrity of the building. There are several methods of providing access. For example, the approach to the entrances, ramps, and lifts might be mitigated by constructing them of materials similar to the building's materials. Alternatively, materials such as metal that have a low visibility profile can minimize the visual impact.

Locating parking and the customer entrance at the rear would make ramps, lifts, or regrading acceptable. However, for some houses the front approach would be appropriate especially for those whose entrance is only one or two steps above present grade.



*There are many options for adding ADA access to historic buildings in Roswell.*



## Compatibility Tips

Roswell's continued success as a historic district depends on the protection of its historic properties. Compatible new construction can contribute to the character of the historic district but must not create a false sense of history. New construction should fit within its own time period and reflect recent construction technology and philosophy without detracting from the neighborhood character.

Compatibility is an important concept for additions to existing structures and new construction projects in Roswell's Historic District.

The application of this concept will ensure construction is sensitive to the immediately adjacent built environment, or the block face. In general, compatibility applies to the design, proportion, scale, and massing of an addition or new structure. Consistencies between building heights, widths, setbacks, roof pitches and architectural detailing will maintain the character of a historic streetscape. Compatibility will ensure that Roswell maintains its unique historic character and remain an attractive place to live and conduct business.



## Setback

- Setback refers to the distance a building is situated in relation to the street.
- The setback of new building construction should match that of the surrounding houses.
- New additions should not be located forward of the main original façade of the building.



Setbacks in the Mill Village and on South Atlanta Street are at a moderate distance allowing for a small front yard.



Setbacks along Canton Street vary with size of the lot. Similar properties should be used to determine the appropriate setback.



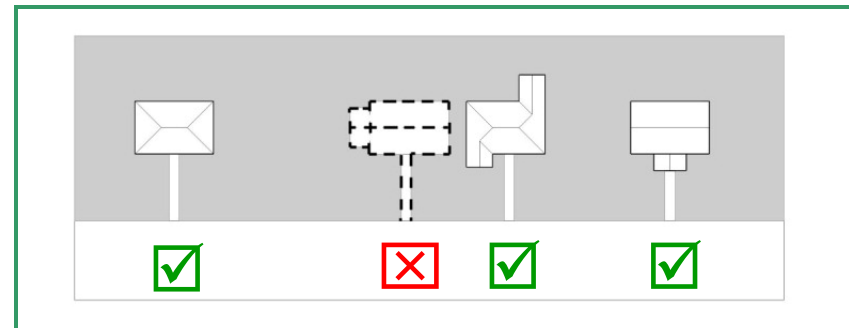
Setbacks in the Mimosa character area should use similar properties to determine the appropriate setback.



*The setback along this street is uniform.*

## Spacing

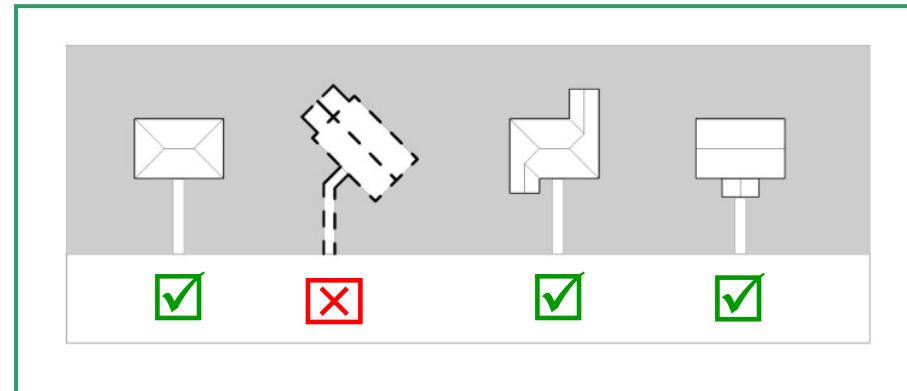
- The pattern of space between houses should not be altered by new construction.
- Additions to existing buildings should not greatly reduce existing space between the original structure and those adjacent.
- Additions should be constructed behind the plane of the original façade to keep original spacing between buildings.





## Orientation

- Orientation refers to the placement of the front entrance in relation to the street.
- The building's main entrance should face the main road, not a secondary street or the side of the house.
- New construction should follow the traditional pattern of building orientation.



## Height & Width

- New houses should conform to existing lot coverage.
- The height and width of a building should be compatible with adjacent structures.
- Building foundations should be at least one foot above grade but not vary by more than 10% of the finish floor level.
- New construction should maintain traditional widths of buildings in the neighborhood.



*This house is too wide and too tall in relation to other houses on the street.*



Building heights in the Mill Village and on South Atlanta Street range from 1 to 2 stories.

# Residential Site and Setting

6-17

Site and Setting refers to the character defining elements that create unique neighborhoods and districts. This includes the physical arrangement of individual properties as well as their relationship to public spaces and neighboring properties. When planning new development and rehabilitation projects in Roswell's Historic District, the owner must balance their needs with existing features on the property that give it its historic value.

Site characteristics apply to a particular property. These include the structures and buildings, paths and drives, landscaping, walls and fences. The spatial relationships between these features are the result of individual preference and a reflection of how that has changed over time.

Setting refers to the relationship of individual sites to public spaces and adjacent properties. These are the big-picture elements that create cohesive districts and attractive neighborhoods. Streetscapes provide the most obvious characteristic that tie a group of properties together.

The City of Roswell's Historic District encompasses a large area which has been divided into five unique character areas: Uptown-Canton Street, Uptown-Alpharetta Street, Mimosa Boulevard, the Mill Village and Town Square, and South Atlanta Street. Management of certain features will be appropriate to all areas. However, other elements should be treated differently between character areas and will be presented individually in the sections that follow.

The following Tips for Site and Setting provide important considerations for the preservation of character defining features in Roswell's Historic District. These Tips should be utilized when undertaking rehabilitation, new addition or new construction projects. These Tips are intended to promote a high quality appearance that will enhance and be compatible with the character of Roswell's Historic District.



*The site and setting varies in different character areas of Roswell's Historic District.*

## Landscape

Landscaping is an important unifying component in the historic district. Landscape development should reflect the North Georgia Woodland character of Roswell. Development should respect the interrelationships of surrounding woodland vegetation, the topography of the site, and the placement of historic structures.

It is important to incorporate an appropriate landscape design sensitive to both the style of the house and surrounding properties. Where more intimate garden design is proposed, it is to be simple and appropriate to the historic district and the period of the historic structure. Appropriate landscaping will enhance the overall character of the property and district. The HPC reviews all landscape plans and site development drawings.



*Herb garden at Barrington Hall*

## Tips

- Landscape development should maintain existing plants and site conditions and should strive to complement or, where verifiable by historic documentation, recreate historic plantings.
- Landscape development must reflect the historic character of the site and be consistent with historic conditions.
- Landscaping should be secondary, and complementary, to the historic structure and not conceal or obscure the primary façade.
- Proposed plant materials should be compatible with native vegetation of the Southern Highlands Region.
- Improved or hybrid varieties of historic plants should be considered if they provide similar texture and habitats of historic varieties.
- Exotic, non-native, disease-prone, or inappropriate plant types should not be considered.
- Consultation with a Georgia State Registered Landscape Architect is encouraged.

*Please consult "Plants Popular in Georgia's Garden History" included in the Appendix for a suggested plant list.*



## Trees, Shrubs, Vines and Ground Covers

Historic vegetation and mature trees should be maintained as they provide shade for pedestrians and protection from erosion and sedimentation. Historic meadows, hedgerows, mature trees and other vegetation provide habitat for wildlife and reduce street noise and wind. Vegetation provides a link between the past and present and is an integral element of site development.

### Tips

- The historic forest character and vegetative patterns should be preserved.
- Mature trees must be maintained wherever possible.
- The planting of new trees to replace removed trees is required and should be appropriate and consistent with the proposed site's development.
- New construction projects must make provisions prior to construction to protect historic landscapes and mature trees on the site from damage by machinery, chemicals, and soil compaction. This includes consideration of subsurface root zones.

*Please consult "Plants Popular in Georgia's Garden History" included in Appendix for a suggested plant list.*



*Shade trees are an important characteristic of Roswell neighborhoods.*



## Retaining Walls

Historic retaining walls provide unique character to a property. Retaining walls were constructed, and continue to be, in an attempt to tame the rolling topography characteristic of the greater Chattahoochee River environment. Walls also serve to delineate property lines and paths for streets and drives. Traditional walls were of dry-laid construction incorporating locally available stone.

### Tips

- Historic stone retaining walls should be preserved and maintained.
- Construction of new retaining walls should follow historic precedent:
  - New retaining walls should appear to be of stacked stone.
  - New retaining walls should emphasize the horizontal orientation evident in historic wall construction in an effort to mimic stacked-stone walls.
  - The use of visible poured concrete, wood timbers, or cross ties is not appropriate.



*These walls appear to be stacked stone and have strong horizontal lines.*





## Walkway Configuration and Materials

Private walkways invite neighbors from the public street to private front doors. While driveway configurations have adapted to changes in transportation modes, the private walkway has always depended on pedestrians. Typically, private walkways provide the most direct route from the public right-of-way to the front door.

### Tips

- Walkways should maintain traditional alignments to the street and the house.
- Gravel, brick, cast or poured concrete and fieldstone are appropriate treatments for walkways.
- The use of asphalt for walkways is not appropriate.

---

## Street Curbing

Granite-block street curbing remains intact on many secondary streets throughout the historic district. This curbing technique is more informal, a remnant of more rural days, than poured concrete curbs common on busy roads. For this reason, granite-block curbing adds to Roswell's friendly neighborhood atmosphere. It should be preserved and maintained whenever possible.



In the Mill Village some streets have no curbing. If curbing is added to these streets, stone curbing should be used.



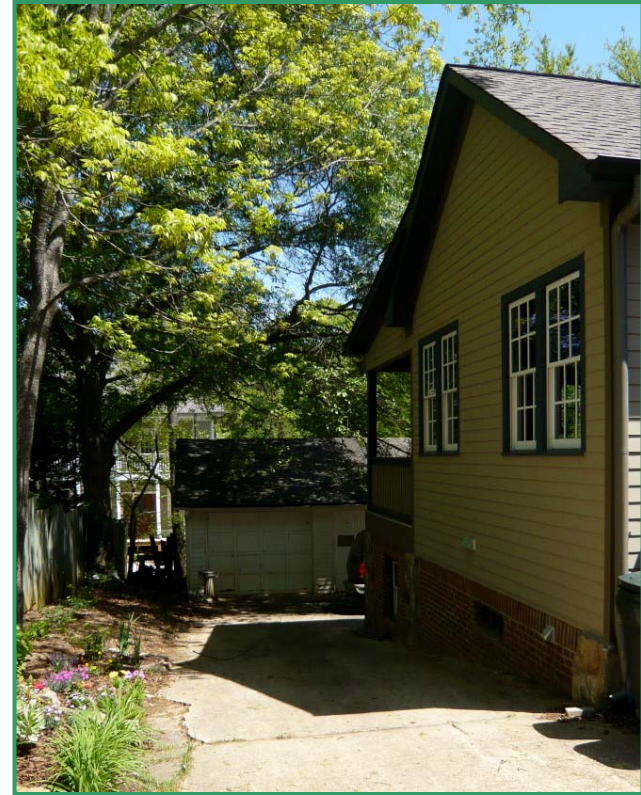
*Granite curbing in the Mill Village.*

## Garages and Outbuildings

Before 1920, an outbuilding constructed for the sole purpose of housing a private automobile was rare in Roswell. Houses constructed since the 1920s may have included plans for a detached garage on the property. Garages have become increasingly popular ever since.

The mass and scale of the detached garage correlated with the evolution of the private car. Beginning in the 1920s, the garage structure has grown in size to accommodate larger vehicles and multiple cars per household. In this context, a garage is a datable feature that often reflects the age of the associated house and should therefore be considered a historic structure.

Outbuildings that do not function as a garage are important reminders of Roswell's rural origins. Traditionally, outbuildings were associated with the variety of activities undertaken in rural homes. Historic outbuildings are contributing features of a historic property and should be preserved and maintained.

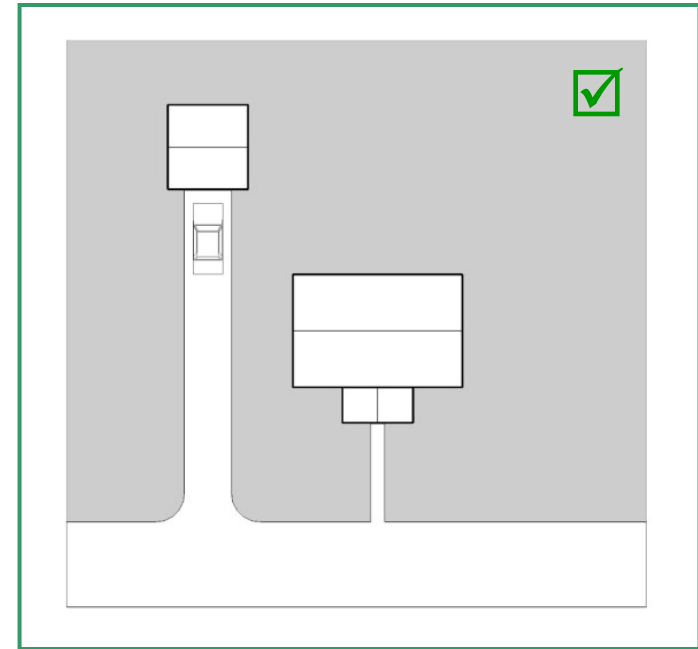


*All garages should be located at the rear of the lot.*

## Garages and Outbuildings

### Tips

- Garages should maintain their traditional setting and scale on the property. Garages are secondary structures and as such, new garages should be inconspicuous and placed at the rear of the lot.
- Existing arrangements of garages and outbuildings on the property should be preserved and maintained.
- Before construction of a new garage or outbuilding, refer to the New Construction Design Standards. Additions to and rehabilitation of existing garages and outbuildings are subject to the residential Standards for primary buildings. In general:
  - New garages and additions to existing garages should be constructed in a manner sensitive to the scale of the associated house.
  - New garages and additions to existing garages should be appropriate to the period of the house.
  - New garages should be detached from the house and located in the rear of the lot.
  - Garages should not be constructed at the front of lots or closer to the street than the principle structure.



*Garages and ancillary buildings should be located at the rear of the lot.*

## Parking

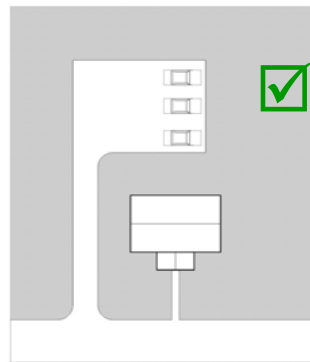
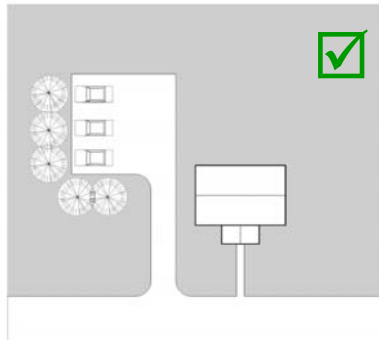
The demand for off-street parking is a growing concern for homeowners and business owners throughout the historic district. In an effort to maintain the historic character of houses and emphasize defining features, it is important that off-street parking be hidden from the public right-of-way.

### Tips

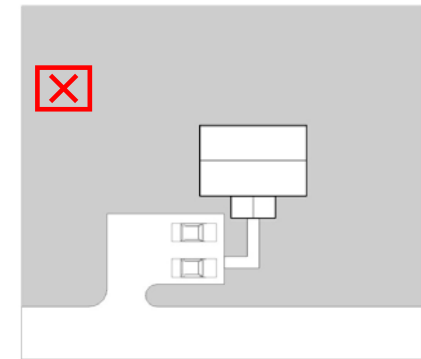
- Off-street parking should be located behind the building.
- If off-street parking demands cannot be accommodated in the area behind a house:
  - Parking should be located on the side and behind the setback of the house.
- Parking lots in the front yard are strongly discouraged.



*Parking is located at the rear of this lot.*



*Parking should be screened from view or located at the rear of the building.*



## Exterior Lighting

Exterior lighting can promote a safe environment in which to live, work, and play. Porch ceilings are traditional locations for light fixtures. It is important to consider the historic context of each property and refrain from creating misleading representations. In this context, fixtures mounted directly to the ceiling or recessed within the ceiling are appropriate. Contemporary light fixtures of simple design may be appropriate for wall-mounted lights adjacent to entrances.

### Tips

- Existing exterior light fixtures should be preserved and maintained.
- New lighting should be simple and inconspicuous.
- Ornate brass carriage lights, gas lights, and other designs of the 18<sup>th</sup> and early 19<sup>th</sup> centuries are not appropriate.
- When lighting walks or drives, small footlights are preferable to freestanding post mounted lights.
- Security lighting mounted at the eaves or roofline is acceptable on secondary and rear facades.



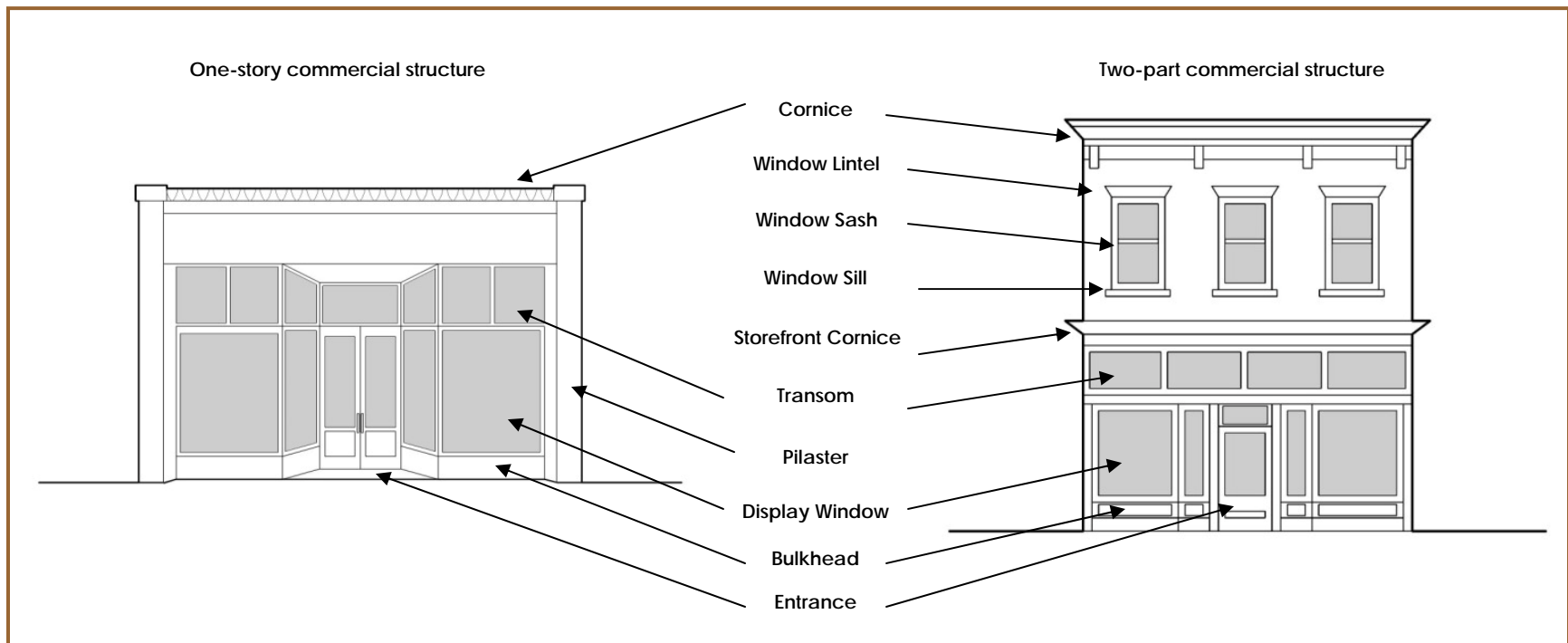
*Porch lighting should be inconspicuous.*



*Lights are inconspicuously mounted on the ceiling of this porch.*



Commercial buildings can be found in four distinct areas within The Roswell Historic District: The Town Square, Uptown-Canton Street, Uptown-Alpharetta Street and South Atlanta Street. The two most common types of buildings within these areas are one-story commercial and two-part commercial. The following sections describe the four commercial areas followed by Tips for rehabilitation of existing commercial buildings, new commercial construction and other considerations such as demolition, relocation and maintenance.



*Common features of historic commercial buildings*

## The Mill Village and Town Square



*The Roswell Company Store building and other commercial structures on the Town Square serve as reminders of the importance of commerce in Roswell's history.*

The Town Square was Roswell's first business district. The Roswell Company Store was the first company store building that served the early inhabitants of Roswell. The store shared the ornamental brickwork of the original mill and the "The Bricks," the first apartment style housing in Roswell for mill workers and their families. Most of the structures built in the Town Square have followed the example of the Roswell Company Store in that they are constructed of brick, one or two stories in height and having zero set-back. These buildings are historic reminders that the Town Square was the center of business and public life in the early days of Roswell.

The character defining elements of the commercial district around the Town Square include:

- Buildings may be subdivided into double or triple first floor work spaces within a single unified front facade.
- Entryways to buildings consisting of a single first floor workspace are centrally located with wood doors containing windows. Entryways into subdivided spaces are equally spaced single doors, or narrow double doors with the type of door used corresponding to the others in the same façade.
- Ornamental brickwork consisting of dentils, columns, and diamond pattern.



*Ornamental brickwork and cornice detail are a character defining feature in the Mill Village.*

### The Mill Village and Town Square continued

- Large plate glass display windows to both sides of the entryway and glass transom above entryway door. Two story structures have a row of 3 equally spaced double hung 6x6 windows set in the second story.
- Ornamental entry surrounds.
- Cornices of either brick or metal top the facades.
- Canvas awnings run the full front of the façade, projecting almost fully over the sidewalk.
- Most buildings are constructed of brick with wood and brick detailing.
- Flat roofs hidden by parapets are most common. Slightly pitched roofs also used.



*Flat roofs and canvas awnings are a character defining feature of the Mill Village area.*

## Uptown - Canton Street

The Uptown - Canton Street commercial area is considered the Heart of Roswell and contains many one and two-part historic commercial buildings. This area was historically a retail district for the farmers and landowners of the Roswell area as opposed to the mill workers who used the Town Square for their retail needs. Canton Street maintains its historical charm and is still a major commercial hub of Roswell, containing a mix of retail shops, businesses and restaurants.



*The Uptown Canton Street area hosts a variety of commercial buildings from Roswell's history.*



*There are no spaces between buildings in the Uptown - Canton Street area.*

- Orientation is universal with all storefronts facing the street with zero set-back.
- Storefronts use oversized display windows and often have transom windows above. Most entrance doors are located in the center of the storefront. Off-center doors are sometimes used if the storefront is narrow.
- Storefronts are often framed in wood and painted in neutral colors with minimal ornamentation.
- Most upper facades are either exposed or painted brick and lack heavy ornamentation.



## Uptown - Canton Street continued

- Upper façade windows are common with some having individual window awnings.
- Green, red or black fabric awnings are common. More permanent wood awnings are also common with extra support beams being on the sidewalk. Some buildings do not have any type of awning. Newer glass and steel awnings with no added supports have also been used.
- Most buildings are constructed of brick and exposed brick is very common. Some brick facades are painted. Wood siding is used but is not common.
- Flat roofs are the most common although one historic building does have a gabled roof.
- Brick or metal cornices are common but very simple.



*Flat roofs, large display windows, and minimal orientation are all character defining features of the Uptown Canton Street area.*



*There is no setback in the Uptown - Canton Street area so buildings are directly adjacent to the sidewalks.*



## Uptown - Alpharetta Street

Uptown - Alpharetta Street is the area on either side of Alpharetta Street between Hill Street in the south and Woodstock Street in the north. Within this area, there have been many intrusions and the residential structures that were prominent in the area in the 1930s and 1940s have either been destroyed or are being utilized as commercial facilities. The most apparent existing structures in the area are the commercial buildings and parking lots that are located on the east side of Alpharetta Street and date as far back at the mid 1960s.



*The Masonic Hall located in the Uptown - Alpharetta Street area.*

A fire station, a Masonic Hall that was originally a church, a modern constructed city hall and administrative buildings, and a library are all within the Alpharetta Street area. Except for the Masonic Hall, each of these structures is of more recent construction; however, these uses illustrate that the area is a community hub and important in the life of the citizens of Roswell.

Existing setbacks in the Alpharetta Street area are larger than most other instances within the historic district, most likely as a result of its later development during the automobile age. The structures are low, mostly one story high and have wide facades. The buildings are spaced to allow for automobile parking between the road and the building.



*Setbacks include large space for parking in the Uptown - Alpharetta Street area.*

There are multiple curb cuts along the street to allow access opportunities.

Additionally, the Alpharetta Street corridor contains multiple intrusive properties, with little to no historic qualities. These buildings typify the advancement of the automobile in our society and require expansive parking in the front of commercial structures. New development on properties along Alpharetta Street should follow New Construction Tips for Large Scale Mixed-Use found later in this document.

## South Atlanta Street

Historic South Atlanta Street runs from Azalea Street in the south to Marietta Highway in the north. A large elevation increase is apparent entering Roswell from the south with large trees and wooded areas dominating the southern part of South Atlanta Street. Automobile traffic is very prominent as this is a main entryway into the City of Roswell from points south and from the highway.

Little remains of the historic buildings along South Atlanta Street. The surrounding infill has negatively affected their historic character. Most infill has been small shopping centers and strip malls with smaller single retail stores or restaurants intermixed. Most of the infill buildings are made of brick and are one to two stories in height. Wood and wood siding are also used but far less common. Large setbacks are evident as the majority of the parking is in front of the stores.



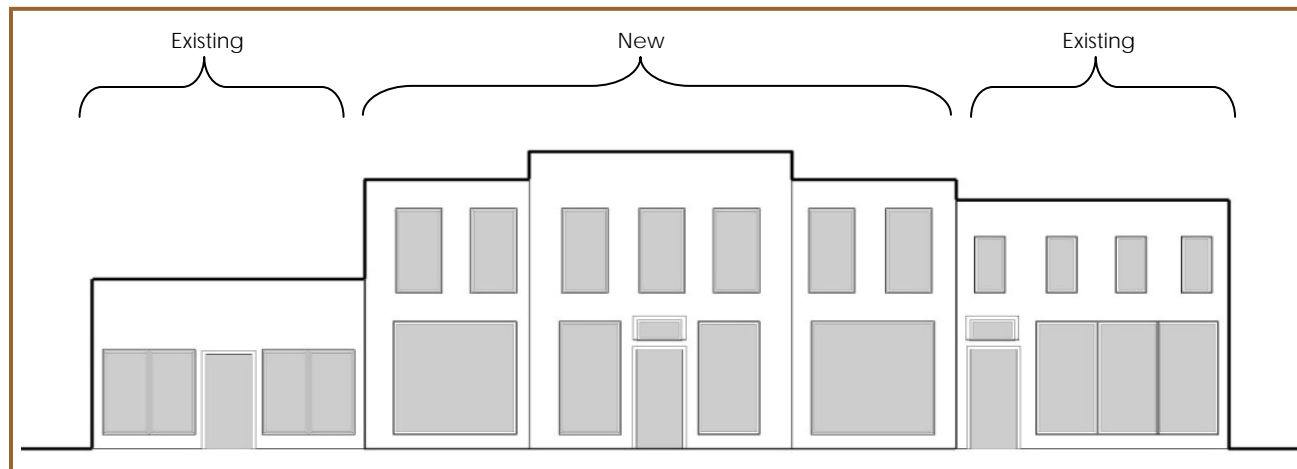
*Commercial buildings in the South Atlanta Street area consist of shopping centers and strip malls.*

## New Commercial Construction in Historic Area

Architectural patterns are created along streets by the repetition of similarly sized building setbacks and building elements. New construction should complement the surrounding area and property. When considering new construction, always take time to evaluate the contributing historic structures in place already and attempt to design structures that will compliment the historic characteristics of the area and not detract from them. New building design and material should be compatible with what is in place already and be historically appropriate. New construction should reference and not conflict with the predominant site organization/site layout and architectural elements of existing historic structures.

### Mass and Scale

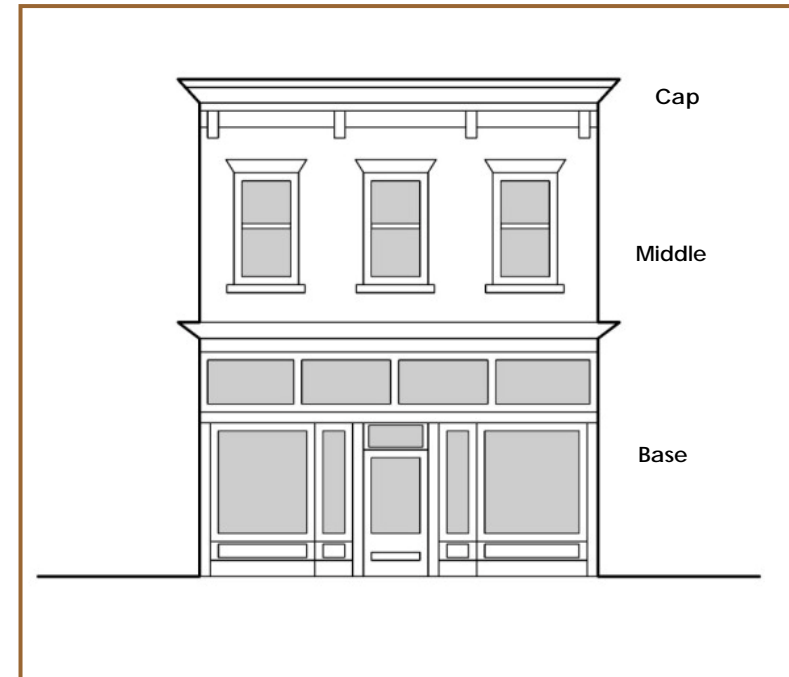
Mass refers to the overall size of a building with regards to height, width and depth. Scale refers to the relation of mass compared to other objects. The most important comparisons of scale are the relationships of new construction to existing historic buildings and the relationship of the scale of new additions to the historic buildings that are being added onto.



*By segmenting the façade, larger new buildings can be made to fit the context of existing buildings.*

## Mass and Scale Tips continued

- Traditional spacing patterns created by the repetition of uniform buildings widths along the streets must be maintained. If new building width will be greater than existing widths then the façade should be broken into different bays in order to keep the rhythm of existing facades. Furthermore, changes in façade materials, window design, façade height, or decorative details are examples of techniques that could also be considered.
- New commercial building exterior elevations should include a base, middle and cap. Traditionally buildings were composed of these basic elements. Use of this traditional idea will help reinforce the visual continuity of the area.



*This building represents an appropriate new commercial structure with a base, a middle, and a cap.*

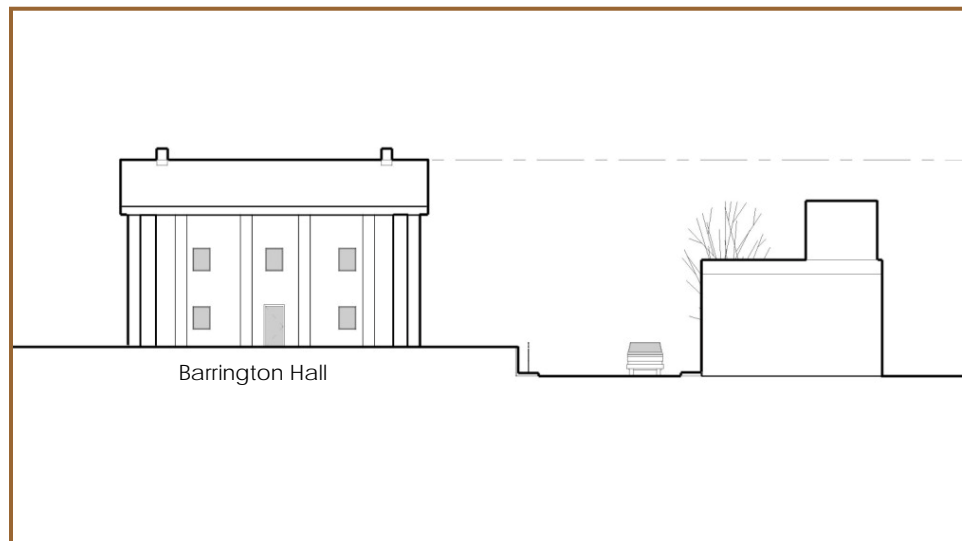
## Mass and Scale Tips continued



Mill Village and South Atlanta Street - No new commercial building should be taller than the ridge height or the apex of Barrington Hall.



Mill Village- In most cases, façade width should not be greater than 50 feet with a clear expression of a standard module. A standard module could be an architectural proportioning device, such as used in the design of the Greek and Roman orders. Traditionally these orders employed an accepted standard of measurement, so that the several parts of the building's design (such as the columns, fascia, and entablature of the building) might be arranged in a ratio of the sum related to the parts.



*No new construction building in the Mill Village area should be taller than Barrington Hall.*



## Orientation, Setback and Spacing

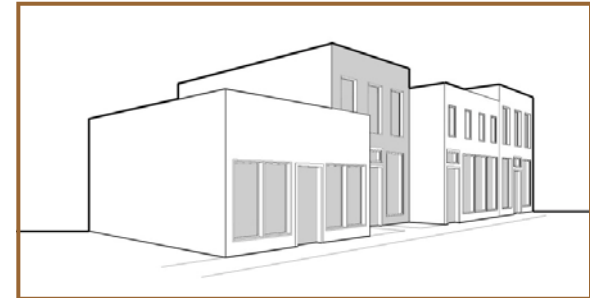
The orientation of a building refers to its directional placement in relation to the street. Setback refers to the distance between a building's façade and the sidewalk or street. Spacing refers to the distance between buildings. These characteristics are usually apparent in a historic area. The most common orientation of commercial structures in Roswell's historic district is street facing facades with zero setback, no space between façades and street or sidewalk and zero spacing between buildings.

### Tips

- Orientation, setback and spacing of new construction should be consistent with the dominant patterns of the area.
- Locating entire building fronts behind the established storefront line is inappropriate.



*Orient facades toward the street. Traditional patterns of orientation should be retained for new construction.*



*New buildings should retain the same setback of historic buildings and should not be recessed.*



*The pattern of spacing of new construction should follow the traditional pattern.*

## New Storefront Design

Storefronts are a dominating element of a building's façade and are uniform in design within each area. Take note of existing contributing historic storefronts and entrances when designing new construction as they often create certain patterns or rhythms, which add a great deal to the historic character of a commercial area. Shape, scale and design of new storefronts and entrances should always compliment existing historic storefronts and entrances.



*The design of the new storefront in the middle is compatible with the existing storefronts.*

## Tips

- Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a brick belt course is important in this relationship.
- Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians. A recessed dimension of four feet is typical.
- The rhythm or pattern of fenestration, that is door and window openings, should be consistent with historic structures of a similar type in the district.



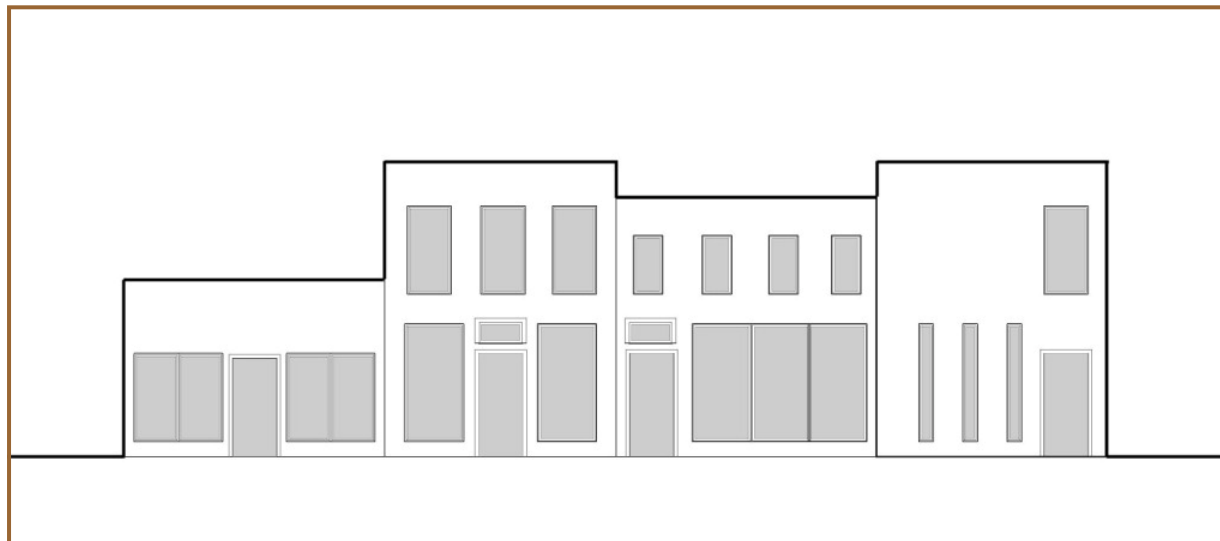
Mill Village - The street level of the historic commercial buildings is clearly distinguishable from the upper floors. First floors are predominately fixed plate glass with a single doorway or entry vestibule. Upper floors are reverse of that; they contain large areas of solid mass wall, with windows as punched openings. The windows are typically double hung, and the street level is generally taller than the upper floors. Store front areas are typically 12 feet tall and second floors are generally 10 to 12 feet.



Mill Village and Uptown - Canton Street - Maintain the traditional historic spacing pattern created by upper story windows.

## Façade and Window Details

Windows are a very important aspect to a building's overall character not only in design and material but also in placement and scale. Window design and fenestration patterns along the streetscape create a unifying effect. These features and similar patterns are some of the most important characteristics of the commercial character areas and should be respected when new construction projects are proposed in the historic area. New windows should be chosen with great care in order to maintain the overall historic character of a building and area.



*New construction that varies in appearance from existing upper façade or storefront arrangements detracts from the historic character of buildings.*

## Commercial Site and Setting

Site and Setting refers to the character defining elements that create unique neighborhoods and districts. This includes the physical arrangement of individual properties as well as their relationship to public spaces and neighboring properties. Site characteristics apply to a particular property. These include the structures and buildings, paths and drives, landscaping, walls and fences. Setting refers to the relationship of individual sites to public spaces and adjacent properties. These are the big-picture elements that create cohesive districts and attractive neighborhoods. Streetscapes provide the most obvious characteristic that tie a group of properties together.

The City of Roswell's Historic District encompasses a large area that has been divided into five unique character areas, four of which contain historic commercial buildings: the Uptown-Canton Street neighborhood, Uptown-Alpharetta Street neighborhood, Mill Village and Town Square area, and the South Atlanta Street neighborhood. Management of certain features will be appropriate to all areas. However, other elements should be treated differently between character areas and will be presented individually in the sections that follow.

The following Tips for Site and Setting provide important considerations for the preservation of character defining features as they pertain to historic commercial buildings in Roswell's Historic District. These Tips should be utilized when undertaking rehabilitation, new addition or new construction projects. These Tips are intended to promote an aesthetic that will enhance and be compatible with the overall character of Roswell's Historic District.



## Street/Site Furniture

Site furniture such as bike racks, trash cans, and light standards are features of contemporary life in all five historic areas of Roswell. Few of these types of fixtures existed historically in these areas, and it is important that the design of these items not compete with the historic character of the area.

### Tips

- Site furniture should be simple in character.
- Site furniture should avoid any highly ornate design that would misinterpret the history of the area.
- Benches, bike racks, trash receptacles, plantings, and sidewalk dining furniture are examples of site furnishings that may be considered for use.
- In public open spaces within a project, trash and recycling receptacles should be placed near seating areas and at points of entry.



*These examples of street furniture found throughout the district are simple in design and are compatible with the character areas.*



## Street Lights

Street lighting should fulfill a number of functional purposes such as accentuation of commercial signs and goods, providing a welcoming environment for customers and enhancing existing sidewalk lighting of the streetscape.

### Tips

- Lighting should not overwhelm adjacent storefront areas or shine into upper floor windows.
- Use white or soft white natural lighting only. Colored lighting is not allowed.
- Only use simple, contemporary fixtures for commercial lighting, Lamp styles of historical periods not compatible with the character of historic Roswell areas are not allowed.
- Typical specification as required by City of Roswell for light pole standards in the historic areas of Roswell is Windsor series by Main Street Lighting.
- See <http://www.mainstreetlighting.com/products/fiberglass.htm>



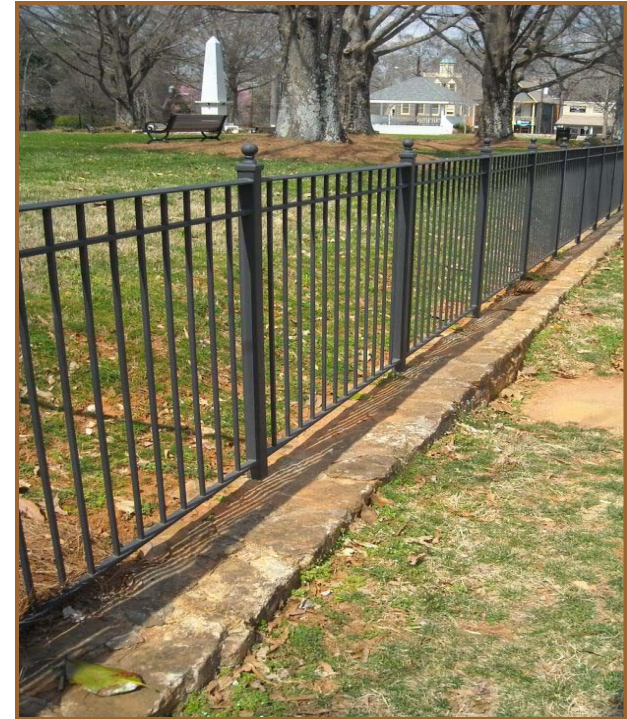
*The above pedestrian scale street light is an example of the city's required Windsor Series by Main Street Lighting.*

## Fences

Fences can define property lots, create private spaces, add security, or play a decorative role on a piece of property. Fences however are not a prevalent site feature for commercial projects in historic areas of Roswell. A very small number of commercial buildings have fencing. New fences should not impact front facades and sight lines.

### Tips

- Historic fencing, when used in front of contributing properties, consists of white wood pickets.
- Preserve and maintain existing historic fencing.
- Surfaces should remain painted to protect against the elements.
- If deterioration occurs, replace only the portions that are deterioration with like materials.



*This fence is an example of an appropriate new construction fence where materials occupy less than 50 percent of the visibility ratio.*

## Retaining Walls

Retaining walls are used in areas where the street grade is considerably lower than the grade of the commercial buildings lot. These retaining walls provide a decorative transition from the public right of way to the more private zones of the commercial buildings entrance or side yards.

Approximately 30 percent of commercial properties in the historic areas of Roswell have some form of retaining wall. These walls are typically composed of brick, rough granite stone, stacked horizontal stone, and concrete slab. These walls contribute to the history and character of Roswell's historic areas.

### Tips

- Pointing, height, and width should remain consistent with the historic appearance and form.
- If deterioration occurs, replace on the portions that are deterioration with like materials.
- The use of paint or stucco to cover a wall surface is not acceptable.
- The use of modular block including split face CMU (concrete masonry unit), modular CMU or other masonry unit construction is discouraged, and not appropriate to historic areas.
- The construction of new retaining walls should incorporate historic building materials as a veneer. Brick and rough granite stone, and stacked random stone are the most prevalent and acceptable methods for retaining wall construction in the Roswell Historic District.



*Examples of appropriate retaining walls for the historic district.*





## Accessibility (ADA) Requirements

Businesses and offices should provide access for people with disabilities while preserving the historic design and details of the structure.

The Americans with Disabilities Act (ADA) requires that all businesses provide access for people with disabilities. The fulfillment of this requirement must be balanced with the goal of preserving the historic integrity of the building. At the same time, aspects that are important to the historic character of the building should not be obscured or destroyed.

### Tips

- Ramps should be constructed of materials compatible with the materials of the historic building.
- Structures whose front entrance is only slightly raised' above sidewalk level may find adding sloped pavement and railings a viable option.
- Locating parking and a customer entrance at the rear of the building could make a rear access ramp acceptable.
- A low step could be replaced by a sloped pavement.
- Metal ramps are encouraged for minimal visual intrusion.



Ramp

*This is an example of an appropriate rear access ADA ramp constructed with metal bars to minimize visual impact.*



## Fire Escapes

Fire escapes or additional exits required by fire codes should be located either to the rear or on view-obstructed sides of the building.

### Tips

- New exits required by fire code should be placed either at the side or the rear of the building.
- Stairs required by fire code should be of materials, colors, and design compatible to the historic building. These stairs should not be located on the front façade.



*An example of a fire escape in the Uptown Canton area  
appropriately located at the rear of the building.*

### Maintenance of Existing Commercial Buildings

Proper maintenance of historic building is essential to preservation of those structures. Ordinary maintenance or repair of historic buildings should include the correction of deterioration or damage in a manner outlined in the Tips that does not impact the historic nature of the structure. Buildings of historic significance should not be allowed to deteriorate by the failure of providing proper maintenance. Ordinary maintenance will not be evaluated by the Commission.

Areas of a building that should be regularly inspected and maintained include:

- Foundations and chimneys
- Structure supports in the attic and basement
- Exterior surfaces and materials
- Weather protecting including weather stripping on windows and doors, downspouts and gutters and vents
- Stairways on entry or porches
- Porches

#### Tips

- When cleaning or repairing historic exterior materials, it is important to always use the gentlest methods and means possible.
- Preserve, maintain, and repair rather than replace historic building materials. Architectural features and details of a historic building should not be removed or altered.
- If replacement of historic materials is necessary, they should be replaced with like materials and design or with visually similar materials.
- Do not cover or obscure historic façade materials. If historic materials are presently covered, consider exposing them.

## Paint Colors and Design

The HPC does not regulate paint color; however, paint is often the most visible treatment on a historic building. The following Tips may help property owners select an appropriate color scheme.

### Tips

- Historic materials such as brick and stone that are unpainted should not be painted.
- Preserve and protect original exterior building surfaces and site features that were painted by maintaining a sound paint film.
- Color does not affect the actual form of a building; it can dramatically affect the perception of the building. A color scheme that reflects the historic style of the building is preferred.
- For a newer building in a historic district, a color scheme that complements the historic character of the district should be used.
- Exterior paint colors should be appropriate for the style of house. A Craftsman house will traditionally have different colors than a Greek Revival which will traditionally have different colors than a mill cottage. The existing homes in the neighborhood are an excellent resource for color inspiration.
- Consider using the original color scheme, which often can be discovered by carefully scraping back paint layers with a pen knife or hiring professional help.
- Avoid using too many colors. No more than three major colors should be used.
- The color of trim and decorative detailing on a building should contrast with the wall paint color. Light colored buildings should have darker trim, and dark colored buildings should have lighter trim. The detailing and the trim should not be painted the same color as the walls unless this was the original color scheme. The trim is also the best place to experiment with non-traditional colors.
- For color suggestions, consult historic paint color collections available at many paint or hardware stores.

## Archaeology

Archaeology is the study of human culture based on the material remains, or artifacts, it leaves behind.

For the same reasons Roswell King's mill prospered in the early and mid 1800s, native tribes would have found the natural advantages of the region inviting. The presence of the Cherokee Indian tribe at the southwest extent of the Appalachian Mountain range, from the Great Smokey Mountains to northern Georgia, was documented by Europeans as early as the mid 1700s. The Cherokee were described as a well-organized political group scattered among small settlements focused along rivers and streams.

Because of Roswell's advantageous location, the presence of archaeological remains is a very real possibility that should be assessed prior to ground-breaking development in Roswell's vicinity. There is potential to unearth prehistoric cultural remains as well as historic remains associated with Roswell's early history. With this in mind, Roswell included a predictive archaeology map as part of their 2010 Master Plan. The map identifies 54 known sites and has delineated areas of high and medium probability for future archaeological remains within the historic district.

Archaeological remains are a concern in any groundbreaking project. The existence of features on the surface is a good indicator of sub-surface remains. If no surface remnants are visible, please contact the Roswell Historic Preservation Office to determine potential remains. It is important that potential sub-surface cultural remains are left intact. Their disturbance and removal should be documented by professionals.

Human remains should not be disturbed. Consultation with the Roswell Community Development Department prior to ground-breaking activities will minimize the possibility of disturbing graves and burials during excavation. However, if a suspected unmarked grave is located, or if any human remains are uncovered during excavation for new projects, work must stop immediately and local law enforcement must be contacted. There are several cemeteries, many with historic graves, located in the historic district. Projects located near these cemeteries should proceed with caution and consult Roswell's Community Development Department to determine an appropriate plan of action.

## Materials Needed for HPC Application

The materials checklist below highlights some of the major elements of a complete application. All or only a few may apply to your project. Please contact Community Development Department to schedule an orientation meeting with the staff planner. The planner will determine which items are needed based on your scope of work.

### Major applications may include:

- ◆ Application Form, signed and notarized by the property owner
- ◆ Application Fee
- ◆ Orientation Meeting Form
- ◆ Survey plat of the property sealed by the surveyor
- ◆ Site analysis and topographical map
- ◆ Site Plan of the property (at appropriate engineering scale) showing:
  - Building footprints, parking, driveways, walls, fences, easements, walks, ramps, dumpster locations
  - Public features adjacent to the subject site – open spaces, parks bus stops, intersections, streets, sidewalks
  - Private features adjacent to the subject site – zoning of adjacent properties, historic or archaeological sites
- ◆ Development Statistics Summary Chart (can be included on Site Plan)  
Chart should include:
  - Total area of site (total acres or sq. feet = 100%)
  - Buildings (sq. feet and %)
  - Parking spaces (number and %)
  - Total impervious surface (sq. feet and %)
  - Landscaping (sq. feet and %)
  - Flood plain (sq. feet and %)
  - Undeveloped and/or open space (sq. feet and %)



## Major Applications continued

- ◆ Grading and Utility plan (at appropriate engineering scale) showing existing and proposed site contours, finished floor elevations, existing/proposed utilities, buffers, scenic views, and the 100 year flood plain
- ◆ Drainage plan (at appropriate engineering scale) including 100 year flood plain, natural drainage features, water features, underground or surface drainage improvements including retention/detention basins and drainage easements
- ◆ Traffic Impact Study
- ◆ Archaeological Report/Study
- ◆ Letter of Intent/Written Analysis of how project complies with Design Standards
- ◆ Elevation drawings including the front, rear and side of all buildings and accessory structures that are made a part of the application. Elevation drawings should clearly show in sufficiently detail the exterior appearance and architectural design of proposed change(s) to buildings or structures and new construction, as applicable
- ◆ Cross section drawing showing proposed building in relation to slope, for any part of a property with a slope of 10% or more
- ◆ Photographs including all four sides of the existing structure and surrounding properties
- ◆ Materials List
- ◆ Landscaping plan including required buffers and landscaping strips, and a tree and plant list with common and botanical names, size, type, root care, and quantity
- ◆ Tree plan with a tree survey, tree protection measures and replacement plan
- ◆ Provisions for outdoor lighting

## Minor Applications

Minor applications may be filed for the following types of changes and activities.

- Revisions of window or door placement.
- An increase or decrease in the number of parking spaces of ten (10) percent of major design plans originally approved by the HPC, provided that the parking lot alteration meets the requirements for parking lot landscaping specified in the Zoning Ordinance.
- Repair or reconstruction of existing retaining walls, decorative walls, and fences, when repaired or replaced with materials that are the same or substantially similar to those originally approved.
- Modifications to outdoor lighting fixtures involving the replacement of light fixtures.
- Repainting of an existing building.
- Adding compatible building area up to an additional ten (10) percent of major design plans originally approved by the HPC.
- Adding compatible landscaping up to an additional twenty-five (25) percent of major approved design plans originally approved by the HPC.
- The relocation of an access driveway or curb cut which does not affect or interfere with the approved placement of buildings or structures, per specifications required by the Roswell Department of Transportation. Documentation the such work is satisfactory to the Transportation Department must be provided.
- Other similar minor changes as determined by the Zoning Director with the consent of the Chair of the Historic Preservation Commission.

## Minor Applications

Materials needed for a minor application may include any items listed in the major checklist. The following lists are not exhaustive but describe materials typically required for common minor requests:

### New and Replacement Fences or Walls

- ◆ Application Form
- ◆ Photo of existing fence/wall location if for a fence replacement if a new fence
- ◆ Site plan or survey (to appropriate engineer scale) with location of the proposed fence/wall marked
- ◆ Description or specification sheet detailing new/replacement fence/wall height, design, material and color

### New and Replacement Windows or Doors

- ◆ Application Form
- ◆ Elevation (to appropriate architectural scale) showing new window or door placement if new
- ◆ Photo showing window or door to be replaced if replacement
- ◆ Photo of façade to be affected
- ◆ Material information for replacement window or door which includes dimensions and materials  
Manufactured spec sheet is encouraged

### Compatible Building Additions—up to 10%

- ◆ Application Form
- ◆ Photo of existing building
- ◆ Site plan or survey (to appropriate engineer scale) with existing and proposed work labeled
- ◆ Elevations (to appropriate architectural scale) of all facades
- ◆ Materials list

## Tax Incentives for the Rehabilitation of Commercial and Residential Properties

Property owners who adhere to the Secretary of Interior Standards may be eligible for economic incentives to support the rehabilitation of historic properties.

### State of Georgia Tax Incentives

Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property

([http://www.gashpo.org/Assets/Documents/State\\_tax\\_assessment\\_fs%20.pdf](http://www.gashpo.org/Assets/Documents/State_tax_assessment_fs%20.pdf))

This program offers owners of both income-producing and residential historic properties the benefit of applying for an eight year property tax assessment freeze.

Georgia State Income Tax Credit Program for Rehabilitated Historic Property

([http://gashpo.org/Assets/Documents/State\\_tax\\_credit\\_fs.pdf](http://gashpo.org/Assets/Documents/State_tax_credit_fs.pdf))

This program allows owners who complete a certified rehabilitation of a historic structure a state income tax credit equal to 25% of the qualified rehabilitation cos. The maximum allowable credit for residential properties is \$100,000, and \$300,000 for income-producing projects (as of 01/09).

### Federal Tax Incentives

Rehabilitation Investment Tax Credit Program (RITC)

The RITC allows owners of income-producing historic structures the opportunity to apply for a tax credit equal to 20% of the rehabilitation cost.

Charitable Contribution Deduction

A one-time charitable contribution deduction may be taken for the donation of a preservation easement to an organization qualified by IRS Code Section 170. Both residential and commercial properties are eligible for this deduction.

## Contact Information

City of Roswell  
38 Hill Street,  
Roswell, GA 30075  
770-641-3727

Roswell Historical Society  
Roswell Visitors Center  
617 Atlanta St. - Lower Level  
Roswell, GA 30075  
Ph: 770-992-1665  
[SocietyRHS@bellsouth.net](mailto:SocietyRHS@bellsouth.net)

City Arborist  
Ph: (770) 594-6293

Planning and Zoning  
38 Hill Street  
Suite G-30  
Roswell, GA 30075  
Ph: 770-641-3774  
Fx: 678-639-7504

Historic Preservation Division/DNR  
254 Washington Street, SW  
Ground Level  
Atlanta, GA 30334  
main telephone: 404-656-2840  
main fax: 404-657-1368

## Ordinances

Roswell has several ordinances in place to protect the integrity of its city. Ordinances on trees, fences, parking and large scale construction are all listed at the website below:

[http://library6.municode.com/default-test/home.htm?infobase=14632&doc\\_action=whatsnew](http://library6.municode.com/default-test/home.htm?infobase=14632&doc_action=whatsnew)



## Preservation Briefs

Preservation Briefs are tools which property owners and contractors can utilize to gain better understanding proper maintenance and repair when undergoing rehabilitation efforts. Below is a list of all 47 current preservation briefs, which can be found at this website:

<http://www.nps.gov/hps/tps/briefs/presbhom.htm>

### Preservation Brief Numbers and Titles

- |  |  |
|--|--|
| 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings   | 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)                                  |
| 02: Repointing Mortar Joints in Historic Masonry Buildings   | 13: The Repair and Thermal Upgrading of Historic Steel Windows   |
| 03: Conserving Energy in Historic Buildings  | 14: New Exterior Additions to Historic Buildings: Preservation Concerns  |
| 04: Roofing for Historic Buildings   | 15: Preservation of Historic Concrete  |
| 05: The Preservation of Historic Adobe Buildings   | 16: The Use of Substitute Materials on Historic Building Exteriors   |
| 06: Dangers of Abrasive Cleaning to Historic Buildings   | 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character |
| 07: The Preservation of Historic Glazed Architectural Terra-Cotta  | 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements                               |
| 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings | 19: The Repair and Replacement of Historic Wooden Shingle Roofs  |
| 09: The Repair of Historic Wooden Windows  | 20: The Preservation of Historic Barns   |
| 10: Exterior Paint Problems on Historic Woodwork   |  |
| 11: Rehabilitating Historic Storefronts  |  |

## Preservation Briefs continued

21: Repairing Historic Flat Plaster - Walls and Ceilings

22: The Preservation and Repair of Historic Stucco

23: Preserving Historic Ornamental Plaster

24: Heating, Ventilating, and Cooling Historic Buildings:  
Problems and Recommended Approaches

25: The Preservation of Historic Signs

26: The Preservation and Repair of Historic Log Buildings

27: The Maintenance and Repair of Architectural Cast Iron

28: Painting Historic Interiors

29: The Repair, Replacement, and Maintenance of Historic  
Slate Roofs

30: The Preservation and Repair of Historic Clay Tile Roofs

31: Mothballing Historic Buildings

32: Making Historic Properties Accessible

33: The Preservation and Repair of Historic Stained and  
Leaded Glass

34: Applied Decoration for Historic Interiors: Preserving  
Historic Composition Ornament

35: Understanding Old Buildings: The Process of Architectural  
Investigation

36: Protecting Cultural Landscapes: Planning, Treatment  
and Management of Historic Landscapes

37: Appropriate Methods of Reducing Lead-Paint Hazards in  
Historic Housing

38: Removing Graffiti from Historic Masonry

39: Holding the Line: Controlling Unwanted Moisture in  
Historic Buildings

40: Preserving Historic Ceramic Tile Floors

41: The Seismic Retrofit of Historic Buildings: Keeping  
Preservation in the Forefront

42: The Maintenance, Repair and Replacement of Historic  
Cast Stone

43: The Preparation and Use of Historic Structure Reports

44: The Use of Awnings on Historic Buildings: Repair,  
Replacement and New Design

45: Preserving Historic Wooden Porches

46: The Preservation and Reuse of Historic Gas Stations

47: Maintaining the Exterior of Small and Medium Size  
Historic Buildings

## Plant List

### Plants Popular in Georgia's Garden History

#### ***Taken from Georgia's Living Places: Historic Houses in their Landscaped Settings***

Styles in American garden history, unlike styles in architecture, did not change abruptly but generally blended one into another. Garden styles were slow to change and often continued for extended periods of time even when new styles came into vogue.

For general reference this excerpt of Georgia garden design has been divided into three broad periods—Antebellum, Victorian, and Early Twentieth Century. Information on representative plants associated with each of these periods has been provided.

#### **Antebellum Period (1820 to 1860)**

Antebellum gardens were generally formal in nature and consisted of geometric shapes and circles that reflected Italian and French designs rather than English Tudor traditions prevalent during the Colonial/Early American Period. Foundation plantings did not occur during the antebellum period, although one or two specimen shrubs might be planted close to the house for fragrance or flowers. Garden design in the South was influenced to some degree by the "natural style" of gardening that was in vogue in Europe. Naturalistic plantings of ornamental trees and flowering shrubs were sometimes used to enhance grounds and gardens. Grass was not a common feature in southern gardens until after 1825 when Bermuda grass was introduced by William H. Crawford. Even then grass was used only to a limited extent since it did not grow well in shade and required a considerable investment in time and money. Most Georgia gardens and grounds continued to be "swept" or clay yards.

## Plant List continued

### Representative Plants of the Antebellum Period

#### Trees

<u>Common Name</u>	<u>Botanical Name</u>
Chinese Elm	Ulmus parviflora
Crape Myrtle	Lagerstroemia indica
Ginkgo	Ginkgo biloba
Redbud	Cercis Canadensis
Red Maple	Acer rubum
Southern Magnolia	Magnolia grandiflora
Southern Sugar Maple	Acer barbatum
Sweet Gum	Liquidambar styraciflua
Water Oak	Quercus nigra
Willow Oak	Quercus phellos
Weeping Willow	Salix Babylon

#### Vines

<u>Common Name</u>	<u>Botanical Name</u>
Chinese Wisteria	Wisteria sinensis
Banks Rose	Rose banksiae
Smilax	Smilax lanceolata
Star Jasmine	Trachelospermum jasminoides
Virginia Creeper	Parthenocissus quinquefolia

#### Shrubs

<u>Common Name</u>	<u>Botanical Name</u>
Anise Tree	Illicium anisatum
Banana Shrub	Michelia figo
Camellia	Camellia japonica
Common Box	Buxus sempervirens
Cutleaf Lilac	Syringa lacinata
Gardenia	Gardenia jasminoides
Oak-leaved Hydrangea	Hydrangea quercifolia
Tea Olive	Osmanthus fragrans
Tea Plant	Camellia sinensis
Kerria	Kerria japonica

#### Flowers

<u>Common Name</u>	<u>Botanical Name</u>
Bearded Iris	Iris germanica
Daisy	Chrysanthemum leucanthemum
Evening Primrose	Oenothera brennis
Nasturtium	Tropaeolum majus
Pot Marigold	Calendula officinalis
Peony	Peony lactiflora
Stokes' Aster	Skokesa laevis
Sweet Violet	Viola odorata
Thrift	Phlox subulata
Verbena	Verbena Canadensis

## Plant List continued

### The Victorian Period (1860– 1900)

During the Victorian Period of garden design a greater emphasis was placed on horticulture than on design. Principles of design were sometimes ignored in pursuit of horticultural interest in exotic and unusual plants. This was a period when many new plants were introduced into this country as a result of explorations to China, Japan, Asia, and South America. Decorative grouping such as cannas, red salvia, ageratum, and coleus, were planted in arrangements generally referred to as “carpet bedding”. Specimen trees and shrubs were randomly planted throughout the lawn and in the surrounding landscape. Ornamental urns, fountains, and benches were also common features Victorian landscapes. The Victorian Period is often referred to as the “naturalistic” or “picturesque” approach to landscape design. With the arrival and use of the lawn mower in the late 1860s, along with the introduction of improved varieties of grass, lawns gained increased popularity in southern gardens during the Victorian period.

### Representative Plants of the Victorian Period

#### Trees

<u>Common Name</u>	<u>Botanical Name</u>
Smoke Tree	Cotinus americanus
Deodar Cedar	Cedrus deodara
Kinoki False Cypress	Chamaecypariss obtuse
Japanese Dogwood	Coruns kousa
Japanese Flowering Crabapple	Malus floribunda
Japanese Maple	Acer Palmatum
Japanese Zelkova	Zelkova serrata
Saucer Magnolia	Magnolia soulangeana
Purple Beech	Fagus sylvatica atropunicea
Weeping Beech	Fagus pendula

#### Shrubs

<u>Common Name</u>	<u>Botanical Name</u>
Fall Blooming Camellia	Camellia sasanqua
Forsythia	Forsythia suspense
Glossy Abelia	Abelia grandiflora
Hydrangea Grandiflora	Peegee hydranger
Japanese Acuba	Acuba japonica
Leatherleaf Mahonia	Mahonia beali
Thunberg Spirea	Spirea thunbergia
Thorny Eleagnus	Eleagnus pungens
Vanhoutte Spirea	Spirea vanhouttei
Winter Honeysuckle	Lonicera fragrantissima



## Plant List continued

### Representative Plants of the Victorian Period

#### Vines

<u>Common Name</u>	<u>Botanical Name</u>
Bigleaf Wintercreeper	Euonymus fortunei vegetus
Boston Ivy	Parhenocissus tricuspidata
Five Leaf Akebia	Akebia quinata
Jackman Clematis	Clematis jackmanii
Morning Glory	Impomoea purpurea
Sweet Autum Clematis	Clematis paniculata

#### Flowers

<u>Common Name</u>	<u>Botanical Name</u>
Canna	Canna hybrids
Coleus	Coleus hybrids
Dusty Miller	Centaurea gymnocarpa
Madagascar Periwinkle	Vinca rosea
Mexican Ageratum	Ageratum houstonianum
Pansy	Viloea tricola hortensis
Plantain Lily	Hosta species
Petunia	Petunia multiflora
Scarlet Sage	Salvia splendens
Small Flowered Zinna	Zinna elegans

### Early Twentieth Century (1900 – 1940)

Garden design during the early twentieth century was a period of eclecticism consisting of adoption of historical styles encompassing English Tudor, Italian and French Renaissance, and Colonial designs. Gardens often contained strong architectural elements including elaborate walls, steps, balustrades, fountains, water features and a variety of garden structures. This period of garden design is often referred to as the “Country Place Era” when great wealth and fortune give rise to a class of social elite.

Gardens and grounds of the average homeowner during the early twentieth century were generally characterized by a spatial arrangement consisting of a front and back yard. The front yard generally included an open lawn with trees, along with a variety of shrubs planted close to the house in what is generally referred to as a “foundation planting”. The back yard contained a border of trees and shrubs planted around a central lawn area, which was used for recreation and relaxation. Flowers were relegated to flower borders or included as an integral part of the total design. While a wide variety of new plants were added to twentieth century landscapes and gardens, many old favorites from previous periods were also used as well.

## Plant List continued

### Representative Plants of the Early Twentieth Century

#### Trees

<u>Common Name</u>	<u>Botanical Name</u>
Deodare Cedar	Cedrus deodara
Dogwood	Cornus florida
Hemlock	Tsuga Canadensis
Japanese Maple	Acer palmatum
Red Maple	Acer rubrum
Sargent Crabapple	Malus sargentii
Soutehrn Magnolia	Magnolia grandiflora
Tulip Tree	Liriodendron tulipifera

#### Vines

<u>Common Name</u>	<u>Botanical Name</u>
Autumn Flowering Clematis	Clematis paniculata
Boston Ivy	Parthenocissus tricuspidata
Chinese Wisteria	Wisteria sinensis
English Ivy	Hedera helix
Yellow Jasmine	Gelsemium sempervirens

#### Shrubs

<u>Common Name</u>	<u>Botanical Name</u>
Bridal Wreath	Spiraea pruniflora
Common Box	Buxus suffruticosa
Firethorn	Pyracantha coccinea
Japanese Holly	Ilex crenata
Mock Orange	Philadelphus coronarius
Slender Deutzia	Beutzia gracilis
Vanhoutte Spirea	Spiraea vanhouttei
Wax Leaf Ligustrum	Ligustrum japonica
Weigela	Weigela species
Winter Jasmine	Jasminum nudiflorum

#### Flowers

<u>Common Name</u>	<u>Botanical Name</u>
Balloon Flower	Platycodon grandiflorum
Chrysanthemum	Chrysanthemum hybrids
Dahlia	Dahlia hybrids
Hosta	Hosta plantaginea
Japanese Iris	Iris kaempferi
Peony	Paeonia species
Petunia	Petunia hybrida
Purple Cone Flower	Echinacea purpurea
Shasta Daisy	Chrysanthemum superbum
Sundrops	Oenothera fruticosa

## Glossary

**Architectural style** - The overall appearance of the architecture of a building or structure, including its construction, form and ornamentation; maybe a unique individual expression or part of a broad cultural pattern.

**Belt course (string course)** - A projecting, horizontal molding separating parts of a wall surface, especially in masonry construction.

**Clapboard** - One of a series of boards used for siding, roofing, or sometimes, flooring; most often has a tapered cross section.

**Column** - A slender vertical element that supports part of a building or structure.

**Concrete Masonry Unit (CMU)** - One of various cast concrete building blocks which can range in size from a brick to a concrete block measuring 8 x 12 x 16 inches; abbreviated CMU.

**Contributing resource** - A building, site, structure, or object adding to the historic significance of a property or district.

**Coping** - A water-resistant covering of the top of a wall; typically overhangs the sides of the wall to provide a drip for rain; also known as tabling.

**Cornice** - The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof or a wall, consisting of a soffit, fascia, and crown molding.

**Dentil** - In classical cornices and entablatures, one of a series of small, decorative blocks that alternate with a blank space; typically rectangular with moldings above and below.

**Dormer** - A structure projecting from a sloping roof, usually housing a vertical window, which is placed in a small gable, or containing a ventilation louver.

**Eave** - The projection of a roof beyond the wall below; most often used to refer to the edge or underside of a roof.

**EIFS** - Exterior Insulation and Finishing System (EIFS) is a type of building product that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system.

**Entablature** - In classical architecture, the entire band of horizontal elements above the column capitals; from bottom to top, the entablature is composed of the architrave, frieze, and cornice.

**Fanlight** - A semicircular window, usually over a door with radiating bars suggesting an open fan.

**Façade** - 1. Any of the exterior faces of a building. 2. The front wall of a building, or the wall in which the principal building entrance is located, especially when highly ornamented.

**Fascia** - A flat wide, horizontal band on a wall or surface, especially the bands of an architrave.

**Fenestration** - The design and placement of windows and other exterior openings in a building.

## Glossary

**Gable** - The entire triangular end of a wall, above the level of the eaves, the top of which conforms to the slope of the roof that abuts against it; sometimes stepped and sometimes curved in a scroll shape.

**Hipped roof** - The external angle at the junction of two sloping roofs or sides of a roof; the rafter at the angle where two sloping roofs or sides of a roof meet.

**In-kind** - to replace a feature of a building with a material similar in composition, size, shape, design and texture.

**Light** - An individual pane of glass within a sash, or the multiple pieces of glass of an art glass window.

**Massing** - The overall shape of a building, as differentiated from wall treatment and fenestration.

**Mortar** - The material used to fill the joints of masonry; plastic when first mixed; various mixtures are used, including adobe, brick dust mortar, cement mortar, clay-and-hair mortar, gauge mortar, hydraulic mortar, lime-sand mortar; the main function of the mortar is to evenly transfer the loads downward through the masonry units.

**Mortar joint** - A masonry joint between masonry units, such as brick or stone, filled with mortar to transfer the load, provide a bond between the units, and keep out the weather.

**Muntin** - The small molding or bar that separates the individual panes of a multi-paned window sash. Also known as a sash bar.

**Non-contributing** - A building, site, structure, or object that does not add to the historic significance of a property or district.

**Orientation** - The placement of a structure on a site with regards to local conditions of sunlight, wind, drainage, and an outlook to specific vistas.

**Parapet** - A low protective wall or railing along the edge of a raised platform, bridge, roof, balcony, and above cornices; may be straight, stepped, or curved.

**Pediment** - A low-pitched triangular gable above a façade, or a smaller version over porticos above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice; often decorated with sculpture.

**Pier** - A square of rectangular masonry or wood post projecting less than a story above the ground that carries the weight of a structure down to the foundation, especially when larger or squatter than a column; may be below a wood frame or part of a wall between a series of openings.

**Pilaster** - A partial pier or column, often with a base, shaft, and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

**Pitch** - The slope of a building element in relation to the horizontal, especially a roof.

**Pointing** - The process of placing mortar in a raked masonry joint after the units are laid; may be finished with a tooled joint or tuck pointing; sometimes used to mean repointing.

## Glossary

**Public right-of-way** - area of the structure that can be observed by a person on a public street.

**Scale** - The proportions of the elements of a building to one another and the whole, and sometimes to adjacent building; may be related to a module.

**Sidelight** - A framed area of fixed glass, set vertically on each side of a door, usually made up of a number of small panes.

**Soffit** - The flat underside of a roof eave or overhang.

**Style** - The overall appearance of the design of a building, structure, landscape, object, painting, or decorative design, including construction, form, space, scale, materials, and ornamentation; may be a unique individual expression or part of a broad cultural pattern.

**Transom** - A horizontal bar of wood or stone across a door or window; the crossbar separating a door from the fanlight above it; a window divided by a transom bar.

**Vernacular architecture** - Buildings that make use of common regional forms and materials at a particular place and time; usually modest and unpretentious, and often a mixture of traditional and modern styles, or a hybrid of several styles.



## Bibliography

Bucher, Ward. *Dictionary of Building Preservation*. New York: Preservation Press, John Wiley and Sons, Inc., 1996. Print.

"Bulloch Hall." *Bulloch Hall*. Friends of Bulloch, Inc., 27 Nov 2006. Web. 07 Mar 2010. <<http://www.bullochhall.org/>>.

Burden, Ernest. *Illustrated Dictionary of Architectural Preservation*. New York: McGraw-Hill, 2004. Print.

Cabbagetown, Atlanta, GA. Landmark District Design Guidelines. May 2005.

"Certified Local Government Program." *National Park Service*. National Park Service, 12 Mar 2010. Web. 02 Apr 2010. <<http://www.nps.gov/history/hps/clg/>>.

Chapman, Williams. *The Madison Historic Preservation Manual: A handbook for owners and residents*. Madison, Georgia: The City of Madison. (1990).

"CODE OF ORDINANCES City of ROSWELL, GEORGIA." *Municipal Code Corporation*. Municipal Code Corporation, 09 Mar 2009. Web. 07 Mar 2010. <[http://library6.municode.com/default-test/home.htm?infobase=14632&doc\\_action=whatsnew](http://library6.municode.com/default-test/home.htm?infobase=14632&doc_action=whatsnew)>.

"Georgia Living Places." *Georgia Historic Preservation Division*. Georgia Historic Preservation Division, Web. 15 April 2010. <<http://gashpo.org/content/search.asp>>.

"Historic Barrington Hall - Roswell, GA." *Historic Barrington Hall - Roswell, GA*. Barrington Hall, n.d. Web. 07 Mar 2010. <<http://www.barringtonhall-roswell.com/>>.

"Historical Narrative," Roswell, Georgia Comprehensive Plan, City of Roswell, November 7, 2005, <http://www.roswellgov.com/index.aspx?nid=169>.

Kocher, Ken. "Roswell Historic District Design Guidelines - Mill Village and South Atlanta Street." *City of Roswell, Georgia*. City of Roswell, Georgia, 01 Dec 1997. Web. 19 Apr 2010. <<http://www.roswellgov.com/DocumentView.aspx?DID=1117>>.

Lawson, Sherron D. "A Guide to the Historic Textile Mill Town of Roswell, Georgia," Roswell Historical Society, Inc., 1996.

Oswalt, Wendell H. *This Land Was Theirs: A Study of Native Americans*. 7<sup>th</sup> Ed. Boston: McGraw-Hill Mayfield, 2002.

"Welcome to the City of Roswell, Georgia." *City of Roswell, Georgia*. City of Roswell, Georgia, Apr 2010. Web. 07 Mar 2010. <<http://www.roswellgov.com/>>.

"The 2008 Roswell Annual Report." *City of Roswell, GA*. City of Roswell, GA, 2008. Web. 07 Mar 2010. <<http://www.roswellgov-videos.com/2008AnnualReport/2008AnnualReport.swf>>.