May 12, 2014

Unified Development Code
Design Guidelines

ROSWELL
GEORGIA
SINCE 1854

Acknowledgments

Roswell City Council

Jere Wood, Mayor
Nancy Diamond
Rich Dippolito
Kent Igleheart
Jerry Orlans
Betty Price
Becky Wynn

www.roswellgov.com

Roswell Design Review Board

Tom Flowers, Chair
Roberto Paredes, Vice Chair
Eric Clementi
Monica Hagewood
Laura Hamling
Marcus Mello

Roswell Historic Preservation Commission

Tony Landers, Chair
Judy Meer, Vice Chair
Richard Hallberg
Bill Bruce
Alex Paulson
Mary Ann Pepper
Tom Lynch
Johanna Harned, Historical Society

City of Roswell Staff

Alice Wakefield, Community Development Director
Bradford D. Townsend, Planning & Zoning Director
Courtney Lankford, Planner II
Kevin Turner, Planner II

Winter & Company Team

Noré Winter
Abe Barge, AICP
Karen Huebner
Julie Husband
Betsy Shears
Chris Ball

www.winterandcompany.net

Design Guidelines Contents

APPENDIX A-1

Charts, Tables & Illustrations

Introduction

The City of Roswell celebrates its historic downtown and commitment to quality design. This document supports community objectives with guidelines for design review of new construction and redevelopment, as well as new construction and alteration of existing structures in the historic district.

The Roswell Design Review Board (DRB), Roswell Historic Preservation Commission (HPC) and City staff use the guidelines to ensure that new development and changes to existing properties are consistent with community objectives and protect Roswell's distinct character. Property owners, design professionals, contractors and the general public may also use the design guidelines to learn about community design principles, anticipate future development and plan projects.

PURPOSE

This document is provided to:

- **Assist in retaining the unique qualities that make Roswell special**. The design guidelines promote local design traditions and assist with protection of historic resources.
- **Implement City Plans & Policies.** See "Policy and Regulatory Foundation" on page 2 for more information.
- **Assist with implementation and interpretation of the Unified Development Code.** The guidelines help explain design standards within the City's zoning regulations and provide information to assist with interpretation.
- **Guide design review.** The guidelines outline the required design review process for applicants and serve as the basis for decisions by the DRB, HPC and City staff. See "Design Review & Historic Review Process" on page 8 for more information.

Policy and Regulatory Foundation

The design guidelines are intended to implement adopted City plans and policies and work within established regulations. Key policy and regulatory documents are summarized below.

Plans vs. Guidelines

Adopted plans and design guidelines both represent city policy, but differ in their intent and application.

***Plans** describe community vision and set policy for future development. They generally address the desired location and design of public improvements, such as new streets, transit services, parks, signs and public lighting. As described at right, Roswell has an adopted citywide comprehensive plan as well as plans for specific neighborhoods and corridors.*

***Design guidelines** pick up where plans leave off. They help implement plan policies by working with adopted zoning regulations to shape the general character of private development.*

The design review process considers both plans and design guidelines.

IMAGINE ROSWELL COMPREHENSIVE PLAN

The Imagine Roswell 2030 Comprehensive Plan establishes the citywide development framework for a 20-year planning horizon, to the year 2030. The design guidelines in this document help implement a number of actions suggested by the Comprehensive Plan, including:

- Promote a well-designed community
- Modernize zoning and design standards to clarify design intent and reduce subjectivity
- Develop Guidelines for the historic district
- Promote connectivity
- Utilize Low Impact Development strategies

OTHER ADOPTED PLANS

The design guidelines may also be used to implement the design objectives of plans such as the 2008 Town Square/Atlanta Street Corridor Study or future plans for specific corridors or areas throughout the city.

CODE OF ORDINANCES

The Roswell Code of Ordinances houses all ordinances adopted by the City Council, including those establishing the DRB and HPC. It also includes the building and technical codes that provide minimum construction, electrical, fire, maintenance and other standards to safeguard life, health, property and public welfare. All construction projects must meet these codes, although special exceptions may be available for historic properties as described in Chapter 11 of the International Building Code.

ZONING REGULATIONS

Roswell's Unified Development Code (UDC) provides base zoning regulations that apply to all properties throughout the city. Projects subject to design review with these guidelines must also meet zoning regulations. See "The Roswell Unified Development Code & The Design Guidelines" on page 3 for more information.

FORMER DESIGN GUIDELINES

The design guidelines in this document incorporate and supersede earlier design guidelines documents, including:

- Garrison Hill Design Guidelines
- Groveway Design Guidelines
- Parkway Village Design Guidelines
- Riverbanks Campus District Design Guidelines

Historic District Design Guidelines

- Mill Village and South Atlanta Street
- Mimosa Boulevard
- Uptown & Alpharetta Street

The Roswell Unified Development Code & The Design Guidelines

Roswell has adopted a Unified Development Code (UDC) to guide development throughout the city. The guidelines work with the UDC to help ensure that projects are consistent with community objectives and protect Roswell's distinct character. The UDC is organized around context-based zoning districts and related building types as described below.

Property owners are strongly encouraged to coordinate with City staff early in the design process to ensure that projects meet all UDC zoning standards prior to entering the design review process.

UDC Articles & Districts

The UDC groups zone districts into articles that recognize general contexts for development throughout the city (i.e., UDC Article 3 "Residential Districts.") The design guidelines provide citywide guidance, as well as more specific strategies for the general contexts recognized in the UDC (i.e., design guidelines Chapter 2 "Residential & Civic Districts.")

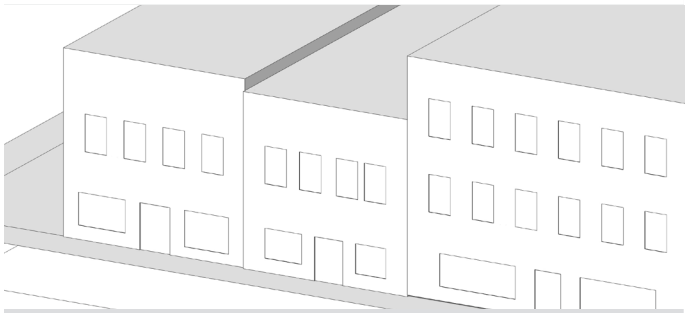
UDC Building Types

Within each zone district, the UDC organizes design standards according to the building types that are permitted in that district, such as "Townhouse" or "Mixed Use Building." Most design guidelines apply to any building type built in a particular location. However, in some cases, the guidelines also provide strategies that apply to specific building types.

UDC Zoning Standards vs. Design Guidelines

As illustrated below, the UDC and design guidelines work together to shape compatible development. The UDC addresses basic design considerations while the design guidelines provide greater detail to ensure design compatibility on a case-by-case basis.

Zoning Standards



Zoning standards in the Roswell Unified Development code address height, setbacks, transparency and other design elements. Because they are quantitative and do not require discretionary review, such standards provide a high level of predictability.

Design Guidelines

The design guidelines in this document build on the UDC standards to address more detailed design considerations such as building massing and compatibility with surrounding context. Because they are discretionary and require interpretation, guidelines are not as predictable as design standards, but offer greater flexibility.

The UDC & Historic Preservation

The UDC includes the basic provisions that direct historic preservation in Roswell, such as:

- *The definition of a Historic Overlay District, which is a special zoning category applied to the historic district (UDC Article 8)*
- *The process for review of projects in a Historic Overlay District (UDC Article 13)*

Figure 1: The Roswell Unified Development Code & The Design Guidelines

Application of the Guidelines

The design guidelines are applied to help promote desired community character and preserve historic resources. They apply to various types of projects inside and outside of the historic district, as described below.

The Roswell Design Review Board

The City of Roswell's Design Review Board (DRB) works to assure that development plans for projects that are not in the historic district comply with community design and development policies.

The DRB uses the citywide guidelines in Part A, as well as the guidelines in Part B to review projects outside of the historic district.

The Historic District & Historic Preservation Commission

19th and early 20th century residential and commercial buildings of the original mill town, and their location in relation to roads and the river, contribute to a consistent character that sets the historic district apart from the rest of Roswell.

The City of Roswell's Historic Preservation Commission (HPC) promotes preservation objectives and helps ensure compatible redevelopment in the historic district. The HPC uses the citywide guidelines in Part A, as well as the historic guidelines in Part C to review projects in the historic district.

GUIDELINES APPLICATION OUTSIDE OF HISTORIC DISTRICT

Outside of the historic district, the Zoning Director and Design Review Board (DRB) use the design guidelines to review new construction and redevelopment projects, with the exception of single-family homes and single-family subdivisions.

The Zoning Director uses the design guidelines to review:

- Projects that require submittal of a Minor Design Plan (smaller projects and improvements as defined in the UDC)

The DRB uses the design guidelines to review:

- Projects that require submittal of a Major Design Plan (larger projects and improvements, or smaller projects that have community-wide issues of interest, as defined in the UDC)
- Appeals to staff decisions related to projects requiring a Minor Design Plan

The design guidelines do not apply to the review of detached, fee simple and single-family residences. See "Design Review & Historic Review Process" on page 8 for a summary of the complete review process.

GUIDELINES APPLICATION IN THE HISTORIC DISTRICT

The Zoning Director, in consultation with the HPC Chair, uses the guidelines to review construction of new buildings and additions (including single-family residential construction), as well as parking lot expansions and changes to the exterior architectural appearance of existing buildings, including garages, sheds and other accessory structures.

The Zoning Director uses the design guidelines to review:

- Projects that require a Minor Certificate of Appropriateness (alterations to existing buildings as defined in the UDC)

The HPC uses the design guidelines to review:

- Projects that require submittal of a Major Certificate of Appropriateness (major alterations to existing buildings and new construction/additions as defined in the UDC)
- Appeals to staff decisions related to projects requiring a Minor Certificate of Appropriateness

Organization & Format

The design guidelines are organized and formatted to support consistent review of a variety of new construction and historic preservation projects.

DOCUMENT ORGANIZATION

The design guidelines are divided into three parts, depending on where they apply. To assist with document navigation, each part of the document begins with a color tab based on the Roswell city logo. The color is also used on headers and page numbers within each part of the document. The parts are:

- Part A. Citywide Guidelines **(green pages)**: General new construction guidelines for citywide use by the Roswell Design Review Board and Historic Preservation Commission. Part A includes one chapter. Note that other sections of the document that apply citywide, such as this introduction and the appendix, also use green headers and page numbers.
- Part B. Design Review Board Guidelines **(blue pages)**. New construction guidelines for use in areas outside of the Roswell Historic District by the Roswell Design Review Board (DRB). Part B is divided into two chapters that address residential/civic construction and commercial/mixed-use construction.
- Part C. Historic Preservation Commission Guidelines **(gold pages)**. New construction guidelines for use in the Roswell Historic District by the Roswell Historic Preservation Commission (HPC). Part C is divided into two chapters that address new construction in the historic district and the treatment of existing buildings in the historic district.

The guidelines in Part A apply to all new construction projects. The guidelines in Part B or C will also apply to a new construction project depending on whether it is inside or outside of the Roswell Historic District. For a project that involves only the treatment of existing buildings in the historic district, including additions, façade renovations and other exterior alterations, only the guidelines within Chapter 5 in Part C will apply.

A general summary of the contents of each part and chapter is provided in “Design Guidelines Parts & Chapters” on page 6.

GUIDELINES FORMAT

The individual guidelines follow a standard format that is intended to support consistent design review. See “Sample Guideline Format” on page 7 for more information.

STORMWATER MANAGEMENT GUIDELINES

This document includes guidelines for use by the City Staff to address on-site stormwater management strategies. The stormwater management guidelines illustrated with a droplet symbol are generally not applicable to the design review process conducted by the DRB and HPC, except as noted.

Most stormwater management guidelines are provided in Chapter 1. In some cases, context-specific stormwater guidelines are provided in other chapters.

PHOTOGRAPHS IN THIS DOCUMENT

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

Design Guidelines Parts & Chapters

The three parts of the design guidelines and the individual chapters within each part are briefly summarized below. Each part of the design guidelines uses a distinct color on headers and page numbers. The chart on the next page provides information on the chapters that will apply depending on the type of proposed project.

Introduction

This chapter defines the purpose and role of design guidelines, how they are used, their policy foundation and the design review process.

PART A. CITYWIDE GUIDELINES

1.0 New Construction in All Districts

This chapter provides design guidelines that apply to new construction projects throughout Roswell, including the historic district. It does not address projects that include only alteration and rehabilitation of historic buildings. The guidelines in this chapter are administered by both the DRB and HPC.

PART B. DESIGN REVIEW BOARD GUIDELINES

2.0 Guidelines for Residential & Civic Districts

This chapter provides design guidelines to shape redevelopment of areas designated as Residential or Civic and Open Space districts on Roswell's zoning map. Note that the guidelines do not apply to single-family residential projects or development in the historic district. The guidelines in this chapter are administered by the DRB.

3.0 Guidelines for Corridors, Nodes & Employment Districts

This chapter provides design guidelines to shape redevelopment of areas designated as Corridor, Node and Employment districts on Roswell's zoning map. It also includes guidelines for special contexts, such as Parkway Village. The guidelines in this chapter are administered by the DRB.

PART C. HISTORIC PRESERVATION COMMISSION GUIDELINES

4.0 New Construction in Downtown Historic Districts

This chapter provides design guidelines to shape redevelopment of areas designated as Historic Overlay District on Roswell's zoning map. The guidelines in this chapter are administered by the HPC.

5.0 Existing Buildings in Downtown Historic Districts

This chapter provides guidelines for the treatment of existing buildings in the historic district. The guidelines in this chapter are administered by the HPC.

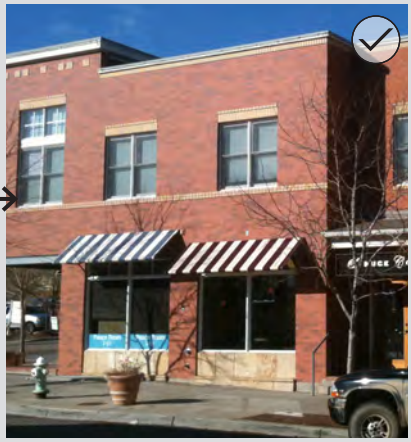
Figure 2: Design Guidelines Parts & Chapters

Sample Guideline Format

To facilitate ease-of-use, the individual design guidelines in this document use a standard format. The format includes topic headings, intent statements related to the topic, numbered design guidelines, additional information about appropriate strategies and illustrations or diagrams. The diagram below uses a sample design guideline from Chapter 1 to illustrate each key element.

A → **Building Guidelines for All Districts** | Building Mass & Scale

D →



Organize building articulation to reflect traditional building dimensions.

Use moldings, columns, a change in material, or offset in the wall plane to define vertical modules.

GUIDELINES FOR BUILDING MASS & SCALE IN ALL DISTRICTS

B → **1.31 Establish a sense of human scale in the design of a building.**

C →

a. Use materials that convey scale in their proportion, detail and form.

b. Define the ground floor with a canopy, fenestration, change in materials or building step back.

c. Step back a larger building mass from the street wall when possible to reduce looming effects.

Key to the Sample Design Guideline Above

A ***The Design Topic*** *is indicated with a heading at the top of each page. In some cases, a subtopic is included in black text at the right.*

B ***Design Guidelines*** *describe an intent or desired outcome. They are numbered by chapter for easy reference.*

C ***Additional Information*** *is provided as a lettered list beneath each guideline to describe specific approaches and strategies related to the guideline.*

D ***Illustrations(s)****, including photographs and diagrams, are provided to support the design guidelines.*

✓ ***A check mark*** *on an illustration indicates an approach that is generally appropriate.*

✗ ***An X mark*** *on an illustration indicates an approach that is generally inappropriate.*

A droplet *indicates guidance related to stormwater management. See the sidebar on Page 5 for more information.*

Figure 3: Sample Guideline Format

Design Review & Historic Review Process

The design review process using these guidelines is conducted by the Historic Preservation Commission (HPC) for projects in the historic district and the Roswell Design Review Board (DRB) for all other projects.

The chart below summarizes the process for commercial, townhome, and multifamily projects reviewed by the DRB. The chart on Page 9 summarizes the process for historic district projects reviewed by the HPC. See "Application of the Guidelines" on page 4 for more information on whether DRB or HPC review applies to your project.

The DRB is responsible for Initial Design Review and Final Design Review.

Application Forms

Application forms for projects subject to the design review process are available on Roswell's Planning & Zoning Web Page.

Design Review Board Approval Process Chart

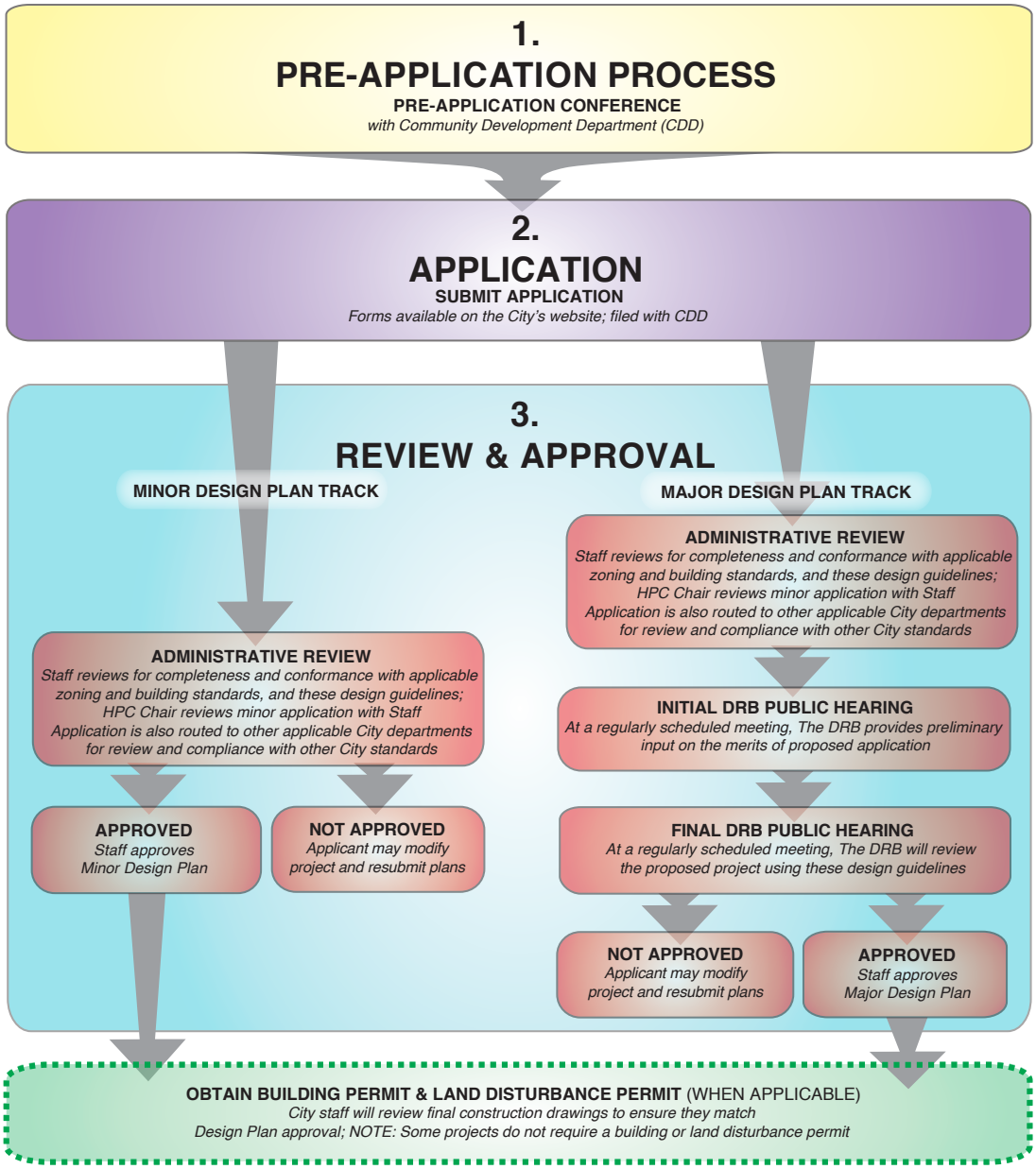


Figure 4: Design Review Board Approval Process Chart

Historic Preservation Commission Approval Process Chart

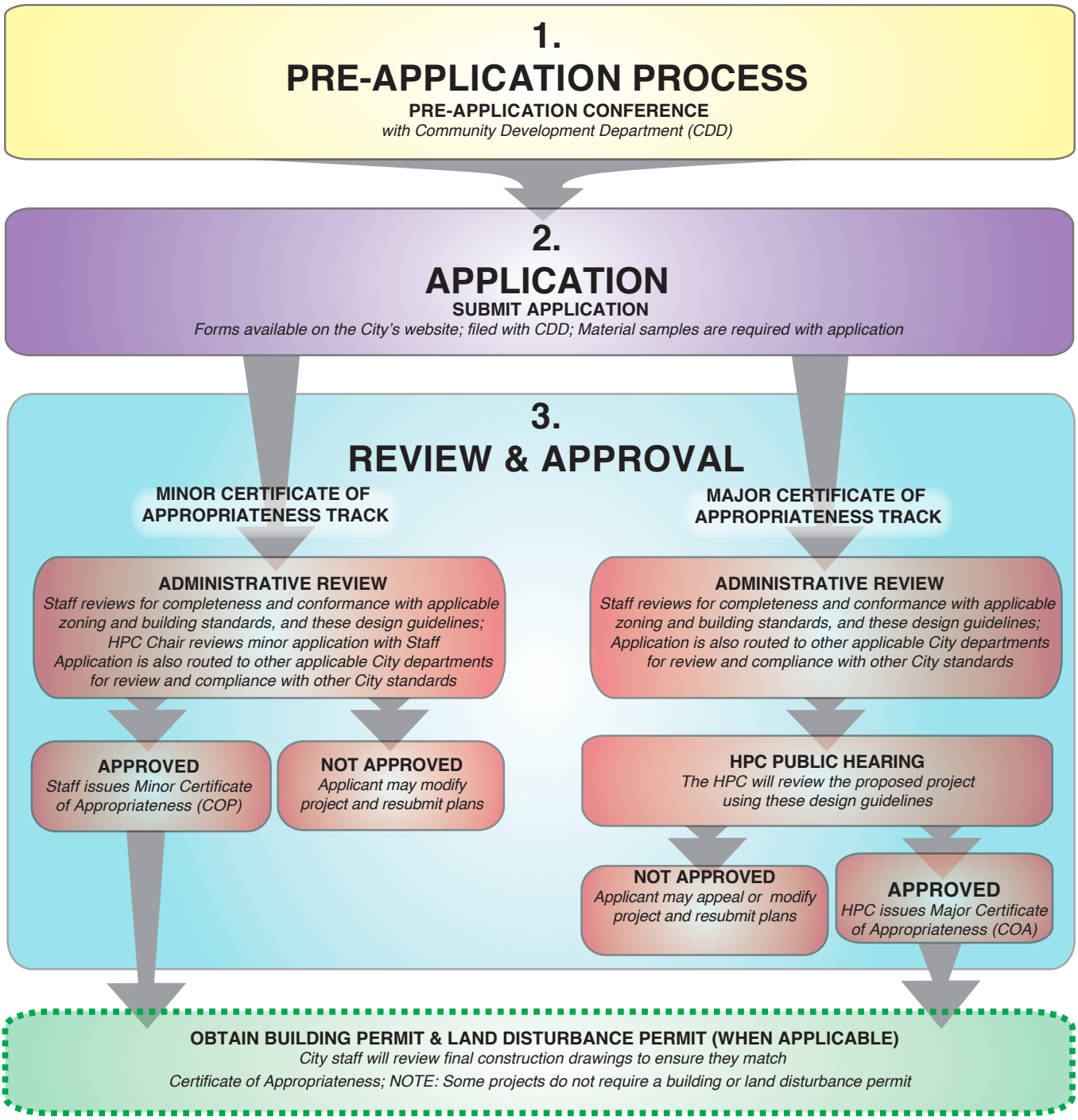


Figure 5: Historic Preservation Commission Approval Process Chart

Part A.
Citywide Guidelines

New construction guidelines for use citywide by the Roswell Design Review Board (DRB) & Historic Preservation Commission (HPC)

1.0 New Construction in All Districts

The Unified Development Code Design Guidelines promote site and building design strategies to shape high quality development and redevelopment in Roswell. This includes active, pedestrian-oriented streets, connections between properties, environmental sustainability and building character that supports Roswell's design traditions and future vision.

This chapter provides design guidelines that apply to new construction projects in all Unified Development Code (UDC) zoning districts throughout Roswell, including the historic district. The guidelines in this chapter do not address projects that include only alteration and rehabilitation of historic buildings without additions, new construction or site work. The guidelines in this chapter also do not apply to single-family residential projects. Note that additional district-specific guidelines for new construction outside of the historic district are provided in Part B and additional guidelines for the historic district are provided in Part C.

This chapter also defines general urban design principles and summarizes their relationship to the UDC and guidelines. The principles may also be applied in cases where there is no specific design guideline that addresses a unique situation.

CHAPTER CONTENTS

Photographs in this Document

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

Sustainable Design Principles

The site and building design guidelines in this chapter promote sustainable design principles to reduce the environmental impacts of new development and provide cost savings. Several specific sustainable design principles and elements are summarized below.

Pedestrian-oriented Design

Locating and designing new development to incorporate pedestrian connections and access to transit systems reduces vehicle miles and emissions.

Historic Preservation

Historic preservation supports walkable neighborhoods, preserves the energy embodied in existing buildings and reduces landfill impacts.

Low Impact Development

Sites that incorporate Low Impact Development principles to manage stormwater make more efficient use of land and may help increase water quality as described on page 17.

Low Water Plantings

Selection of site-appropriate, low water-use plants reduces operational costs and enhances drought resilience.

Reduced Heat Island Effect

Deciduous shade trees, vegetative ground-cover, and reduced paving helps minimize the urban heat island effect during the summer and allows solar gain during the winter.

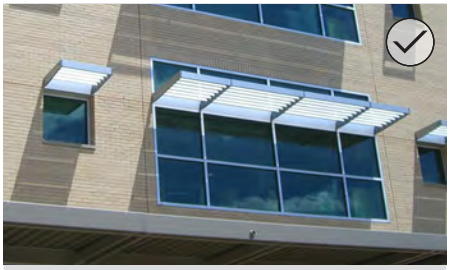
Building Design/Orientation

Orientating buildings to harvest winter sun and repel summer heat gain saves energy. Porches/ patios oriented to the southeast maintain access to winter sun and minimize summer heat.

Building Materials

Durable/recycled building materials reduce manufacturing and landfill impacts. Use of local materials may also reduce a building's overall carbon footprint.

Energy-Saving Features



Features include window elements such as solar screens, shades and light shelves to reduce solar gain and increase natural daylighting.

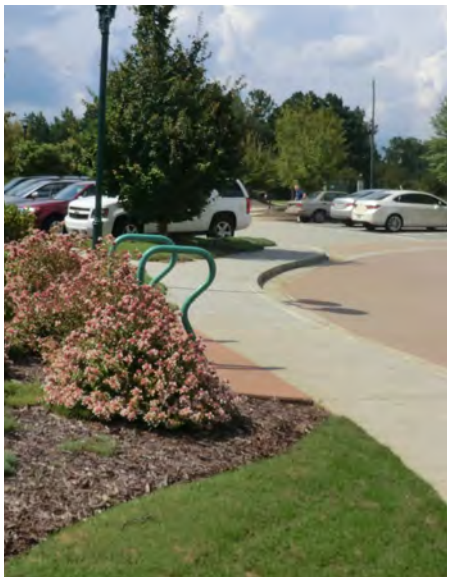
Additional Considerations

Additional considerations include:

- *Energy-generating systems*
- *Composting of organic waste*
- *Water-harvesting from buildings*

Figure 6: Sustainable Design Principles

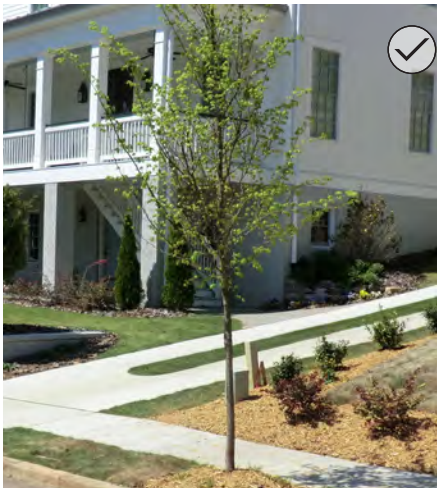
Site Design Guidelines for All Districts



Site planning addresses the arrangement of buildings and other features on a site, as well as how that site will relate to its neighbors. Key site design topics include:

- **Stormwater Management:** The use of Low Impact Development (LID) principles to address stormwater as close to the source as possible while integrating its management into the overall design of the site.
- **Connectivity:** The network of paths, streets and spaces that provide pedestrian and vehicle connections within and between properties and neighborhoods.
- **Building Placement & Setbacks:** The placement of buildings on individual properties and their relationship to the street.
- **Outdoor Public Space:** The location and design of plazas, courtyards, patios and other outdoor spaces that provide public amenities within a development.
- **Landscaping:** Use of plants and trees to enhance the character of sites and minimize visual impacts associated with parking and service areas.
- **Surface Parking:** The design of parking lots and their relationship to the street.
- **Utility & Service Areas:** The location, design and screening of utility and service areas.
- **Topography:** Utilizing advantages of hilly or sloped sites.
- **Phased Improvements:** Planning for future phases of development.

The following pages provide Guidelines for each of the site planning topics above. For many of the topics, additional district-specific design guidelines are provided in Part B (projects outside the historic district) and Part C (projects in the historic district).

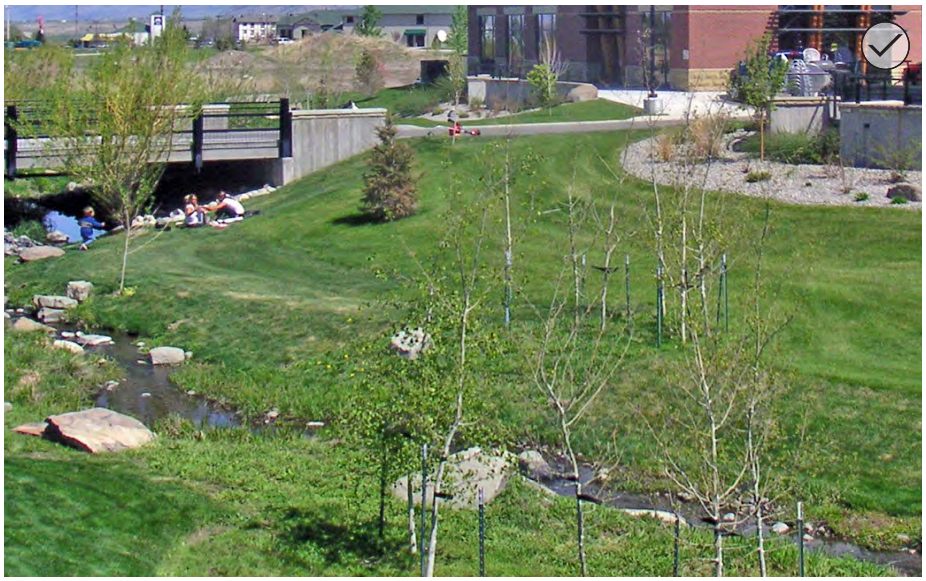


Reducing paved areas (top) and installing permeable paving systems, such as the pavers used in the parking lot at 11261 Alpharetta Highway (bottom), allow rain water to percolate into the ground underneath.

Administration of Stormwater Requirements & Guidelines

The City Staff will use the design guidelines on this page to review proposed on-site stormwater management plans.

In most cases, the design of stormwater management systems will be complete prior to the design review process. However, the DRB or HPC may review the aesthetics and design quality of stormwater management systems as well as their potential to serve as site amenities.



GUIDELINES FOR STORMWATER MANAGEMENT

1.1 Incorporate Low Impact Development (LID) principles to mitigate stormwater impacts and maximize developable site area.

a. Use LID management systems to address stormwater as close to the source as possible. See 18 for more information.

1.2 Maintain pre-development hydrologic features to minimize stormwater impacts.

a. Incorporate a natural drainage way as an amenity into the site plan.

b. Avoid altering or obscuring natural drainage ways.

1.3 Incorporate stormwater management systems to maximize water quality.

a. Consider management systems that:

- » Infiltrate stormwater into the ground to mimic the natural water cycle.
- » Remove pollutants from stormwater through uptake by plants and trees in rain gardens.
- » Provide flows through vegetative buffers to remove nutrients and pollutants.

1.4 Use stormwater management systems as site amenities.

a. Use rainwater as an amenity by directing stormwater to planted islands and other landscaping.

b. Include a detention area as part of the open space scheme for the site when feasible.

c. Incorporate plazas, courtyards and patios into and around stormwater management systems whenever feasible.

d. Minimize the use of rip rap and other devices that do not appear natural in character.

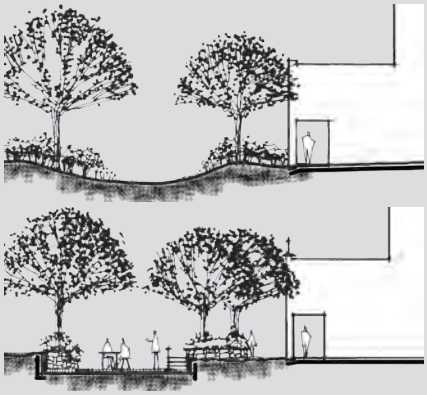
e. Ensure that stormwater management systems do not adversely affect the character of historic sites and landscapes.

Low Impact Development Principles & Resources

Low Impact Development (LID) is stormwater management approach to address rainfall in a way which more closely mimics the natural hydrologic system at the site prior to any development. Techniques include those which infiltrate, store, filter, evaporate and detain stormwater close to the location where the rain fell. LID principles encourage integrating stormwater management systems into landscapes and open space throughout a site. The UDC provides base stormwater management requirements for all properties in Roswell. The design guidelines promote the use of LID principles to meet UDC requirements with attractive and functional stormwater management systems.

Illustrations, resources and other information regarding LID principles and stormwater management systems are provided below and on the following pages.

Stormwater Retention Areas as Amenities



The design guidelines promote using LID principles to integrate stormwater management systems with public open space areas. The stormwater treatment areas illustrated above serve as a passive landscape amenity (top) and an outdoor seating area with a permeable surface (bottom).

LID & Stormwater Resources

Resources to assist with stormwater management strategies and LID principles include:

- *Georgia Stormwater Management Manual at http://atlantaregional.com/environment/georgia-stormwater-manual*
- *North Carolina State University Stormwater Publications at http://www.bae.ncsu.edu/stormwater/pubs.htm*
- *Non-profit LID Center at http://www.lowimpactdevelopment.org*

Coordinating Management Systems to Promote Low Impact Development

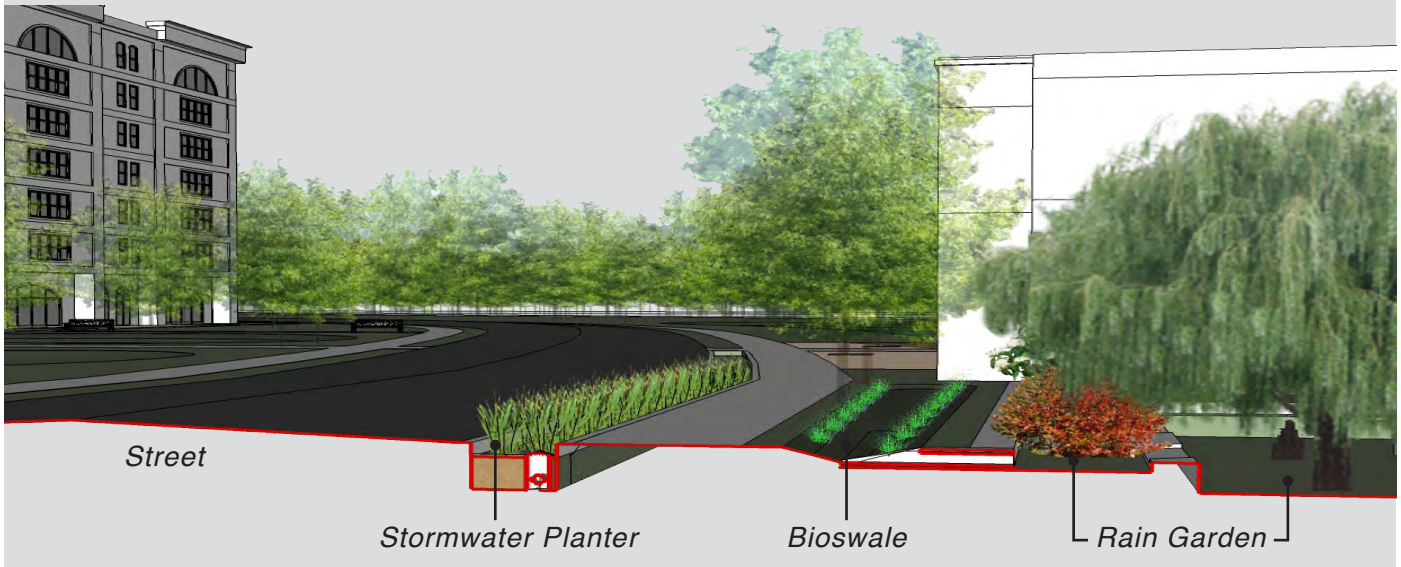


Figure 7: Low Impact Development Principles & Resources

Management Systems to Promote Low Impact Development

A range of stormwater management systems may be used to implement LID principles for site design. The most commonly-used systems are summarized below and on the next page.

Permeable Surfaces

Permeable surfaces include paving systems that allow rainwater to percolate into the ground underneath. Such systems can significantly reduce runoff generated by parking areas, drive aisles, pedestrian paths and plazas.

Bioretention

Bioretention systems manage and treat stormwater runoff in a shallow depression filled with a soil bed and planting materials to filter runoff. They help provide greater site utilization and attractive landscape areas while protecting water quality.

Bioswales & Vegetated Swales

Bioswales and vegetated swales are linear bioretention systems used to partially treat water while also conveying flows to larger bioretention or other stormwater management systems.

Stormwater Planters

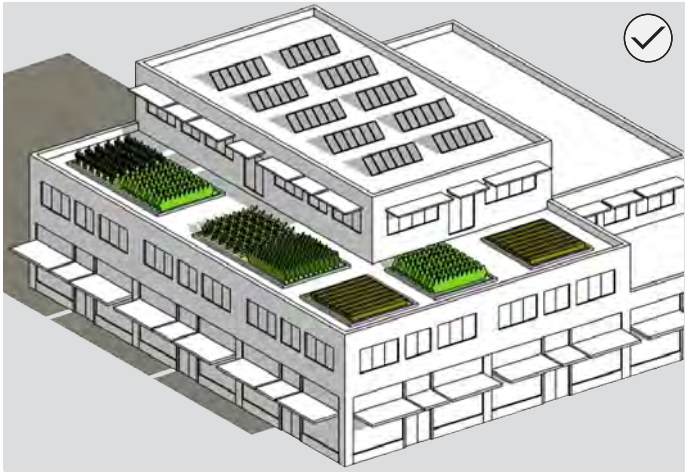
Stormwater planters are specialized planter systems installed adjacent to a sidewalk to manage street and sidewalk runoff. The planter is lined with a permeable fabric, filled with gravel or stone, and topped off with soil, plants, and sometimes trees.

Management Systems to Promote Low Impact Development (Continued)

Rain Barrels

Rain barrels are storage devices that collect rain water for reuse in lawn and garden watering or other uses. They are generally connected to roof gutter systems.

Green Roofs



Green roofs and roof gardens are vegetated roof systems that help detain, filter and absorb rainfall. They may also provide heating and cooling benefits for the building.

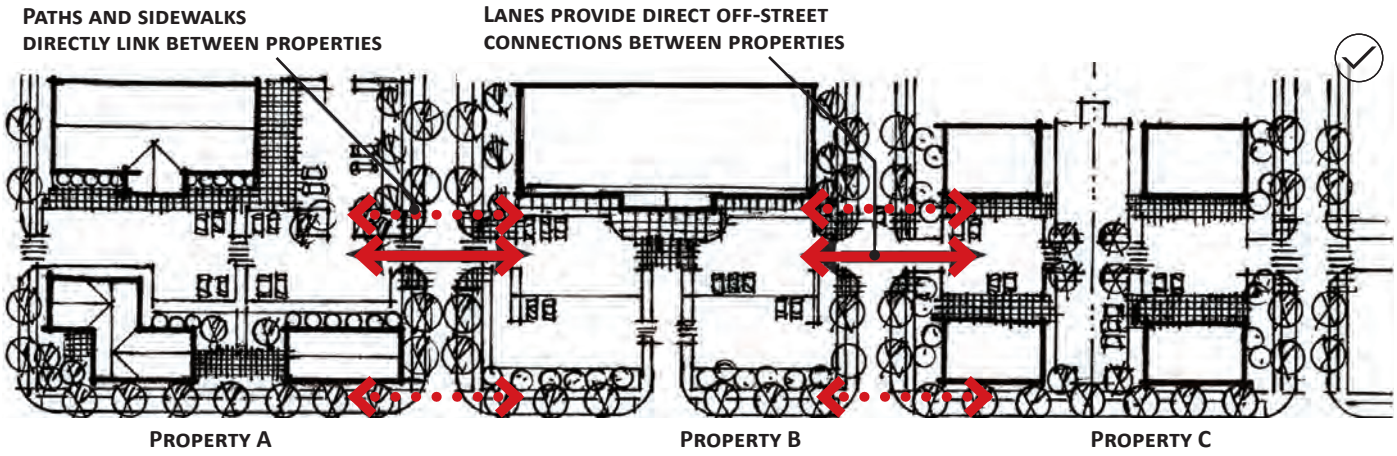
Tree Preservation

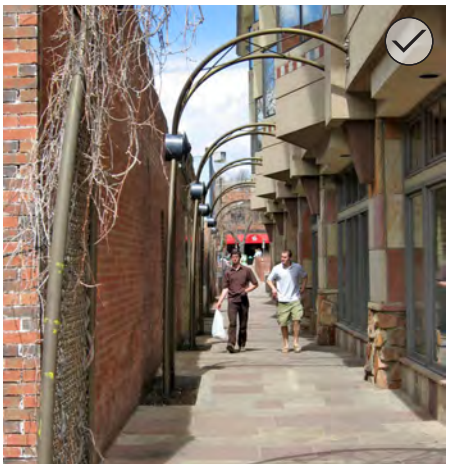
Preservation and replacement of mature trees helps manage the rate at which rainfall reaches the ground to provide benefits for stormwater management.

Clustering/Open Space Development

Clustering, open space, or conservation development is an overall site design strategy that concentrates development and impervious surfaces on a portion of the site to allow other areas to remain natural. This strategy can reduce stormwater pollution, construction costs and the need for regrading.

Figure 8: Management Systems to Promote Low Impact Development (Continued)





Provide mid-block connections for pedestrians, when possible.

Neighborhood vehicular connections *Pedestrian connections*

GUIDELINES FOR CONNECTIVITY IN ALL DISTRICTS

1.5 Provide pedestrian, bike and vehicular connections between adjoining properties.

a. Create an internal circulation system that will link those of adjacent properties, when feasible.

b. Provide a clearly defined, direct connection to adjoining public sidewalks.

c. Provide mid-block connections for pedestrians, when possible.

d. Provide direct vehicular connections to adjoining properties to reduce traffic and pedestrian impacts on adjoining streets.

1.6 Provide opportunities to create future connections.

a. Provide connections that can link to existing or planned systems.

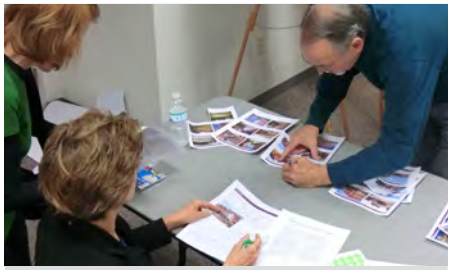
b. Align internal drive aisles, sidewalks and pedestrian paths to potential future connections on adjoining properties.

Design Principles for Connectivity

Connectivity is a key principle for site design in Roswell. It addresses the network of paths, streets and spaces that provide pedestrian and vehicle connections within and between properties and neighborhoods. A lack of connectivity, and a focus on site-by-site development, currently makes many parts of Roswell unfriendly to pedestrians. This is especially true for the city's commercial corridors, making it difficult to walk between shops, or to walk from residential neighborhoods to work, shop, dine or visit entertainment and recreation venues.

Design principles and public comments on connectivity are illustrated and summarized below. See "Neighborhood Compatibility" on page 41 for additional information regarding connections between new development and adjacent neighborhoods.

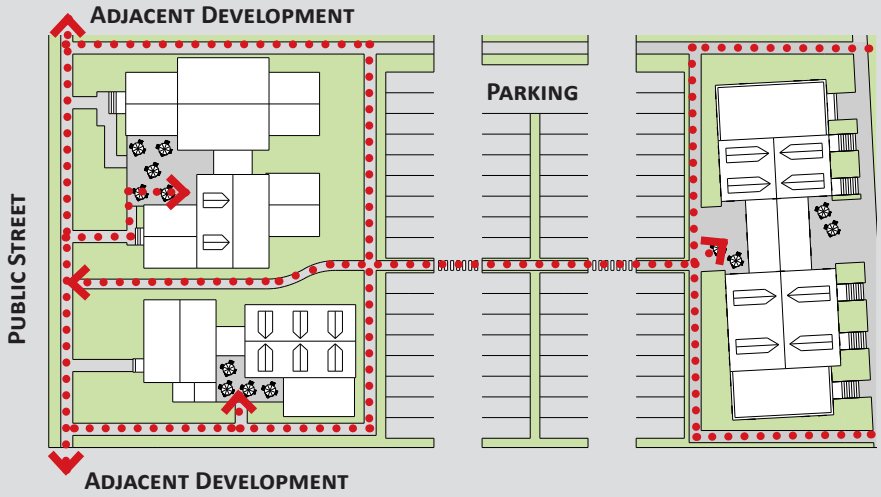
Public Comments on Connectivity



Participants in the public process for the UDC Design Guidelines identified connectivity as a key objective.

Comments related to connectivity included:

- *Provide transitions between development that encourage connectivity rather than separation.*
- *Provide good internal walkability within developments.*
- *Provide visual interest for pedestrians.*
- *Provide courtyards and benches along the way.*



As illustrated above, future development throughout Roswell should help create a more active, and inter-connected environment. Initially, individual sites will become more walkable, with better connections between buildings, sidewalks, parking areas and buildings. As additional sites redevelop, a network of connections between sites, and to adjacent neighborhoods, should emerge. Site designs should anticipate the connection opportunities that future development will create.

To increase connectivity, new development and redevelopment should:

- *Link open space areas, such as courtyards and plazas, to buildings, parking areas and open space on adjacent sites.*
- *Provide connections between primary and secondary building entries and parking areas/sidewalks.*
- *Allow for street or path connections to adjacent neighborhoods.*
- *Connect to existing or planned vehicular and pedestrian networks on adjacent sites.*

Figure 9: Design Principles for Connectivity

Locate buildings to create well-defined street frontages and promote active, pedestrian-oriented streets.

GUIDELINES FOR BUILDING PLACEMENT & SETBACKS IN ALL DISTRICTS

1.7 Locate buildings to create well-defined street frontages and minimize the visibility of parking areas.

a. Design a building so that most of the façade is located within the build-to zone established in the UDC to minimize the visual impacts of parking areas and promote active, pedestrian-oriented streets.

b. Consider alternatives to UDC build-to standards where site configuration, topography or existing development patterns reduce the feasibility of locating buildings at the sidewalk edge as illustrated in “Alternative Strategies To Promote an Active Frontage” on page 24.

Unified Development Code Frontage Standards

Building setbacks and build-to zone standards in Roswell's UDC address the placement of buildings in relation to surrounding streets and sidewalks. The design guidelines in this document build on these standards to address the visual and functional character of the street and sidewalk frontage.

UDC frontage standards and related design guidelines strategies are summarized below.

Building Setbacks

Building setbacks are defined by the distance of buildings from the street, side, or rear of the site and the resulting yard areas. The UDC provides minimum setback standards that vary by district and building type, as well as primary/ side street frontage as summarized at right. In some contexts, such as low-density residential districts, minimum setback standards promote significant yard areas. In other contexts, such as mixed-use districts, they allow buildings near the street to encourage a more active, pedestrian-oriented environment. The design guidelines provide additional detail on using setbacks to provide context-sensitive yard areas.

Build-to Zone

The build-to zone is an area near the street or sidewalk edge where buildings are encouraged to promote active, pedestrian-oriented frontages. For many districts and building types, the UDC specifies a minimum percentage of the primary or side street frontage that must be occupied by buildings. Required percentages are highest for mixed-use districts and larger building types. The design guidelines provide additional detail on using the build-to zone to promote active, pedestrian-oriented frontages. In special circumstances where it is not possible to meet specific build-to standards, alternatives that meet the intent of the UDC may be considered, as described on the next page.

Primary & Side Streets

UDC setback and build-to standards vary by "primary" and "side" street frontage. Where a site faces only one street, it will be considered as primary. Where a site faces more than one street, at least one frontage must be primary, while others may be considered as primary or side streets.

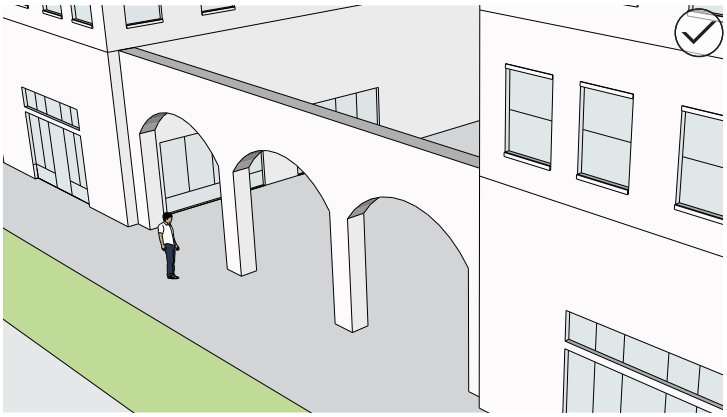
In most districts, setback and build-to standards for primary streets require buildings at or near the sidewalk edge to provide interest and access for pedestrians. Side streets offer more flexibility but still encourage building near the sidewalk edge, wrapping buildings around the corner and reducing the width of access lanes and parking entrances.

The design guidelines provide additional strategies to enhance the visual appeal and pedestrian-orientation of primary and side street frontages.

Figure 10: Unified Development Code Frontage Standards

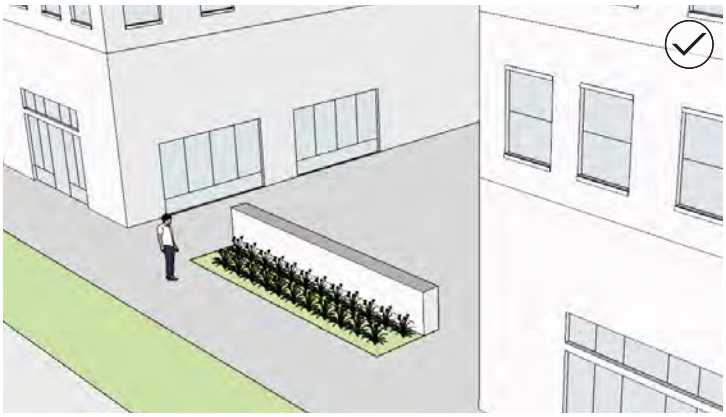
Alternative Strategies To Promote an Active Frontage

Alternatives to UDC build-to standards may sometimes be necessary for an addition to an existing building, new construction in a historic district with a pattern of front yard areas, or for other special circumstances. Three alternative strategies that promote an active street frontage are illustrated below.



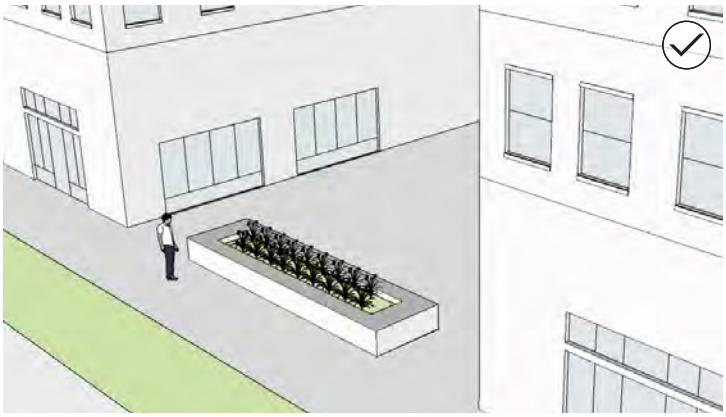
Arcade

Extending an arcade wall across a break in the building façade can help maintain an active, pedestrian-oriented street frontage.



Garden Wall

A low wall with plantings to the front or rear can help bridge a break in the building façade to maintain an active, pedestrian-oriented street frontage.

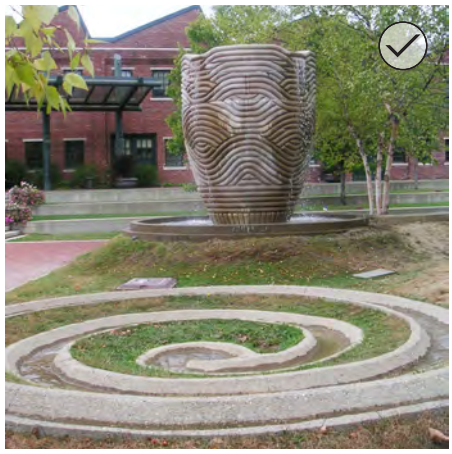


Planter

A low planter or series of planters can help bridge a break in the building façade to maintain an active, pedestrian-oriented street frontage.

Figure 11: Alternative Strategies To Promote an Active Frontage

Design outdoor public spaces to incorporate Low Impact Development (LID) principles for stormwater management such as permeable pavers.



Design and locate stormwater management systems to serve as usable open space or site amenities.

Create a sense of enclosure for an outdoor use area by positioning buildings to frame the space or define it with landscaping.

GUIDELINES FOR OUTDOOR PUBLIC SPACE IN ALL DISTRICTS

1.8 Locate public outdoor space to provide a focal point for a new development.

a. Locate public open space to highlight key building features.

b. Position outdoor public space to facilitate sharing between adjoining buildings, when possible.

c. Consider using public art to add interest to an outdoor public space. See "Voluntary Guidelines for Public Art in All Districts" on page 26 for more information.

1.9 Design outdoor public space to be actively used.

a. Orient outdoor public space to pedestrian activities, views, cultural resources and natural features.

b. Provide clear connections between outdoor public space areas, pedestrian circulation routes and building entrances.

c. Furnish outdoor public space with benches, tables, shelters and landscape features.

d. Orient outdoor public space to views of activities or architectural landmarks to provide visual interest.

e. Create a sense of enclosure for an outdoor public space area by positioning buildings to frame the space or define it with landscaping.

1.10 Design outdoor public space to incorporate Low Impact Development (LID) principles for stormwater management.

a. Design and locate stormwater management systems such as bioretention areas to serve as usable open space or site amenities. See "Stormwater Management" on page 16 for more information.

b. Use permeable surfaces and paving systems to assist with stormwater drainage.

Types of Outdoor Public Space

Outdoor public spaces may include:

» *Parks*

» *Plazas and courtyards*

» *Landscape features visible from the street*

Such spaces should be planned to enhance the pedestrian experience and provide places to gather, engage in activities and enjoy a sense of community.

Site Guidelines for All Districts

Consider original artworks that are integrated into the design of a building or relate to functional site features.

Consider original artwork that provides a focal point for a public space.

Required Meeting with the Roswell Arts Commission

The guidelines for public art on this page are voluntary. However, ***a meeting is required between a developer and designated members of the Roswell Arts Commission to discuss the potential for incorporating public art into a project.***

VOLUNTARY GUIDELINES FOR PUBLIC ART IN ALL DISTRICTS

1.11 Use public art to add interest to an outdoor public space.

Consider original artwork that:

a. Is durable and accessible to the public
b. Provides a focal point for a public space
c. Is stand-alone, or integrated into the design of a building
d. Relates to functional site features such as gates, entries, sitting areas and walkways
e. Reflects an awareness of the site and surrounding context, both existing and planned
f. Reflects the historic and cultural values of the community

1.12 When possible, reserve a percentage of a project's budget to fund design and installation of public art.

a. Consider devoting approximately one percent of total project cost to the design and installation of public art.

Public Art Considerations

Art that is accessible to the public enhances the visual quality of the built environment, promotes community identity and supports increased property values. Public art should be of exceptional quality and enduring value.

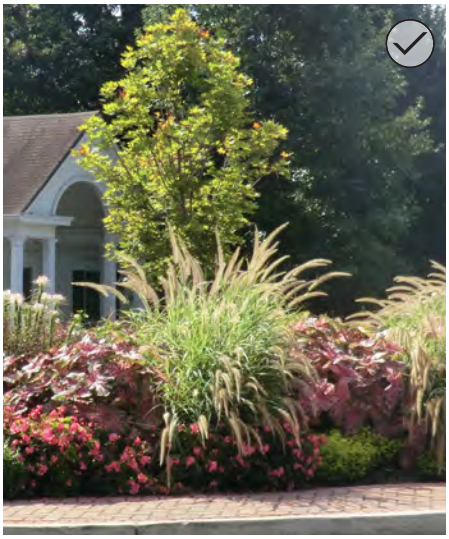
Types of Public Art

Public art includes both decorative and functional features that are accessible or visible to the public.

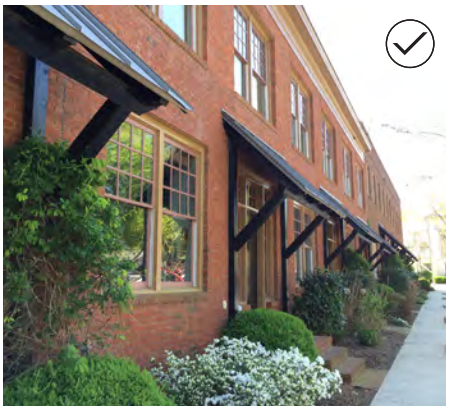
Such features may include:

- *Sculptures*
- *Murals*
- *Mosaics*
- *Paintings*
- *Bas reliefs*
- *Engravings*
- *Carvings*
- *Mobiles*
- *Street furniture, bike racks or other functional features with an original design*
- *Other features that add interest, communicate a message or generate dialog*

Figure 12: Public Art Considerations



Preserve and maintain mature trees and significant vegetation.



Use a consistent plant palette throughout the property.

Recommended Plant List

Whenever possible, landscape design should incorporate drought-tolerant tree and plant species that are native to North Georgia. In some cases, it may also incorporate non-native species that are hardy in local climate, and historically-appropriate. See "Recommended Trees & Plantings" on page A-29 of the Appendix for more information.

GUIDELINES FOR LANDSCAPING & STREETSCAPE IN ALL DISTRICTS

1.13 Preserve and maintain mature trees and significant vegetation.

a. Include existing vegetation as a part of a landscape design scheme where appropriate.

b. Identify healthy trees and vegetation clusters for preservation. Special consideration should be given to mature trees, 6" or greater in diameter, and to vegetation clusters with significant visual impact.

1.14 Use native tree and plant species in landscape design, whenever possible.

a. Use drought-tolerant species, native to the region and suitable to the Roswell climate.

b. Reserve the use of high-maintenance plants, if necessary, for small accent areas in the landscape.

c. See the recommended plant list in the appendix for more information.

1.15 Use a coordinated landscape palette to establish a sense of visual continuity in the design of a site (includes lighting structures, paving materials, plantings, public signs and street furniture).

a. Use a consistent plant palette throughout the property.

b. Consider how the design of streetscape furnishings can relate to those in the public way that abut the property.

c. Use plantings to highlight building entries.

1.16 Integrate landscaping and stormwater management systems.

a. See "Stormwater Management" on page 16 for more information.

A consistent streetscape supports a positive community image. See "Public & Private Spaces Along the Street Edge" on page 30 for more information.

GUIDELINES FOR LANDSCAPING & STREETSCAPE IN ALL DISTRICTS (Continued)

1.17 Use decorative streetlights and other street furnishings that help to establish a distinct identity for an area, whenever possible.

a. For areas outside of the historic district, contemporary designs that are distinguishably different from those in the historic district are recommended.

b. Within the historic district, the established palette of decorative brick sidewalk, acorn style streetlights and related furnishing should be continued.

1.18 Scale site lighting to its purpose.

a. Use small scale fixtures with down-lighting, or light bollards within landscaping to illuminate pedestrian walkways, whenever possible.

b. Use fixtures that provide even lighting for a plaza, courtyard or patio area.

c. Use modest lighting to illuminate building entrances and entries into parking areas.

d. Do not provide greater illumination in parking areas than at building entrances or for pedestrian walkways.

e. Design street lighting to minimize light spill onto adjacent properties and the sky.

1.19 Shield site lighting to minimize off-site glare.

a. Orient fixtures to provide down-lighting.

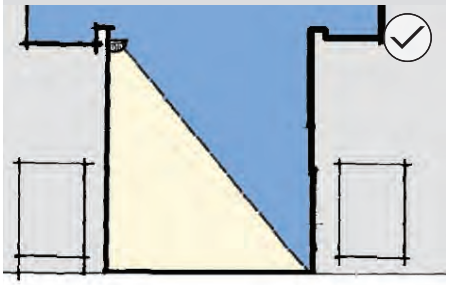
b. Incorporate cut-off shields into fixtures to direct light downward.

c. Avoid orienting fixtures to cast light upwards onto building façades and into the sky.

Scaling Site Lighting

Site lighting should be scaled to its purpose as illustrated below.

Use small scale fixtures to illuminate pedestrian walkways.



Use fixtures that provide even lighting for a plaza, courtyard or patio area.

Design street lighting to minimize light spill onto adjacent properties and the sky.

Public & Private Spaces Along the Street Edge

Although the design guidelines primarily address the character of development on privately-owned property, it is important to understand the typical progression of spaces between buildings and an adjacent public street. In many cases, a new development will not be responsible for improvements within the public area between the property and the street. However, new development should have a strong relationship to public areas, which may include incorporating amenities, paths or other features in a semi-public interface area. New development should also accommodate existing facilities or planned improvements in adjacent public areas.

The typical progression of public and private spaces along the street edge are illustrated below in a mixed-use development (top) and in a part of the historic district that includes single family-structures with front yard areas (middle and bottom).

A. Public Area

This area is within the public right-of-way. It most often includes the area between the street edge and the inside edge of the sidewalk. In most cases, the public area should include:

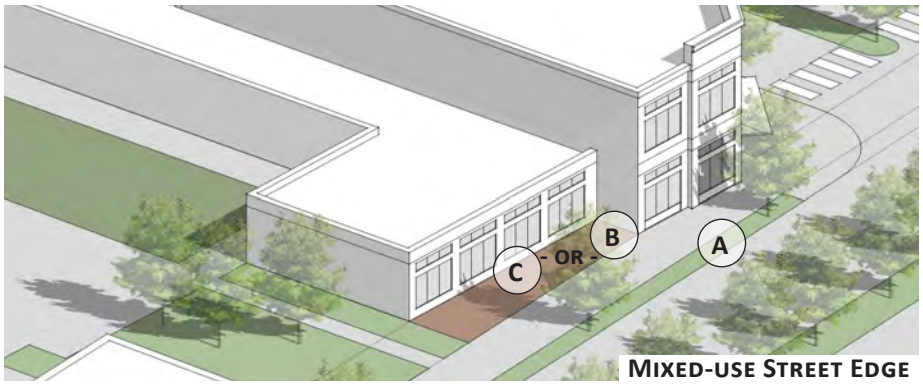
- *A beauty strip/tree lawn area for street trees and lights between the street and sidewalk*
- *A sidewalk that is sufficiently wide for pedestrians to pass*

B. Semi-Public Area

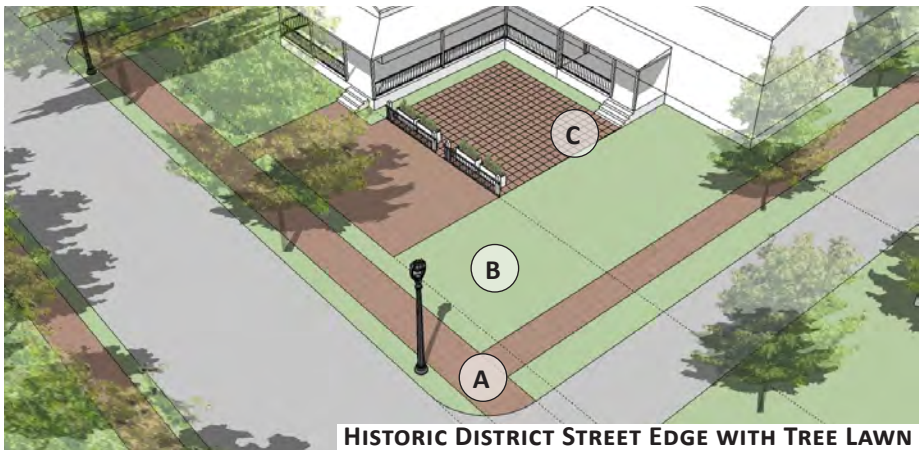
This area includes highly-visible or publicly-accessible site areas on private property adjacent to the public area. In the historic district, this is often a landscaped yard. In all areas, it may include outdoor public space. Compatibility with the public streetscape is preferred, in terms of paving, lighting, furnishings. Where the public area is constrained, as illustrated at lower right, street trees and lights may be located in the semi-public area.

C. Private Outdoor Area

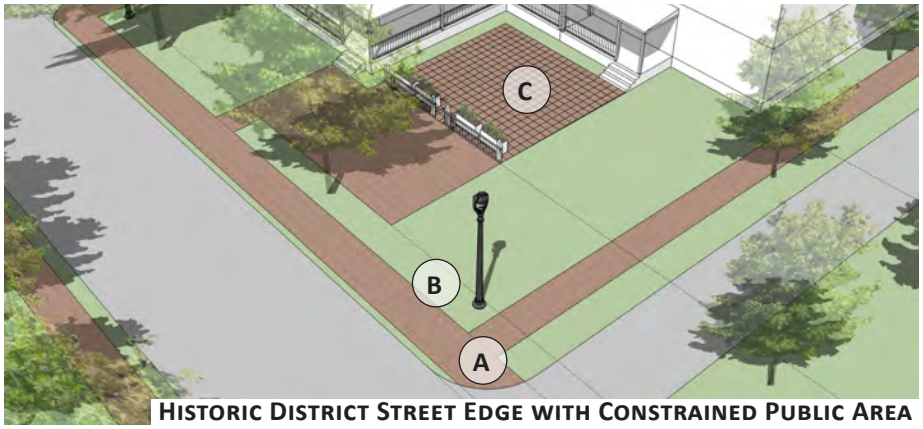
This area includes private outdoor spaces that are less visible or accessible from the street. More variety in design is appropriate.



Mixed-use Street Edge

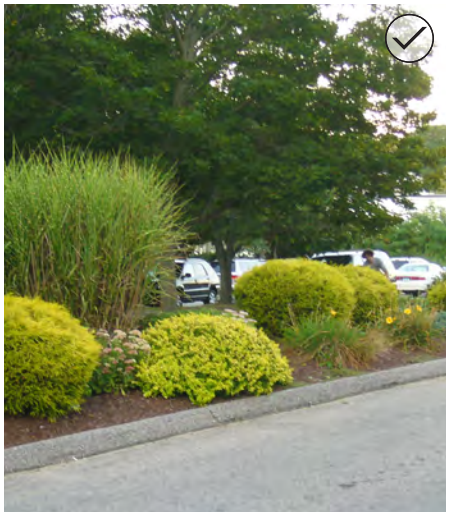


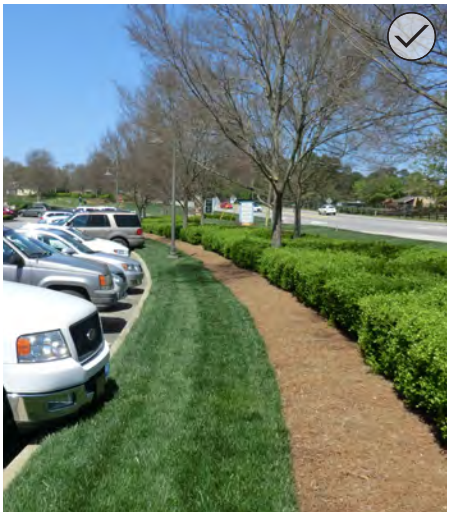
Historic District Street Edge with Tree Lawn



Historic District Street Edge with Constrained Public Area

Figure 13: Public & Private Spaces Along the Street Edge





Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover.

GUIDELINES FOR SURFACE PARKING IN ALL DISTRICTS

1.20 Minimize the visual impact of surface parking.

a. Locate a parking area to the interior of a site. This is especially important on a corner property where the street wall should have a sense of enclosure.

b. Divide a large parking area into small "pods" that maintain the traditional sense of smaller parking areas within a green landscape as required by the UDC.

c. Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the site.

d. Site a surface parking lot to be compatible with the surrounding context and street frontage.

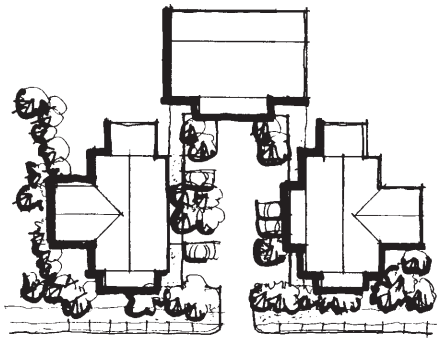
1.21 Use shared drives to access surface parking areas, whenever possible.

a. Minimize the number of curb cuts along a block.

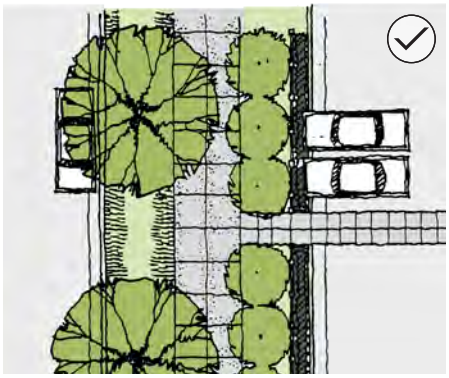
b. Provide cross-property easements to share driveways and reduce the need for additional curb-cuts, when feasible.

c. Avoid parallel road conditions, in which two abutting properties have separate driveways.

d. See "Connectivity" on page 20 for more information.



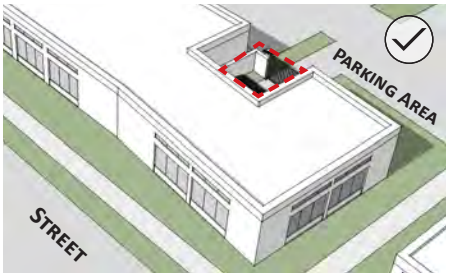
Use shared drives to access surface parking areas, whenever possible.



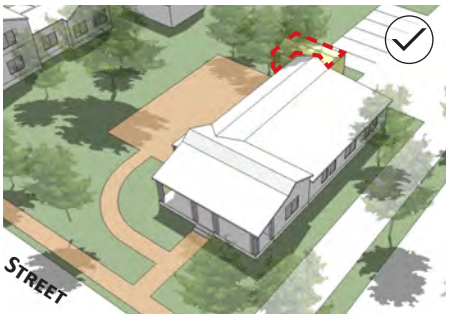
Soften the view of parked cars where surface parking abuts a public sidewalk with a planted buffer of trees, shrubs and ground cover.

UDC Surface Parking Standards

Zoning standards in the Unified Development Code (UDC) require landscaped perimeter screening, interior islands and median islands within a surface parking lot. The UDC also limits parking between buildings and the street in many zone districts. The design guidelines build on UDC standards to further address parking location and impacts.



Consider integrating a service or utility area into a gap in a side or rear building wall.



Locate and design a utility building or shed to minimize visual impacts from the street and sidewalk.

Enclose a free-standing utility or service area.

Utility & Service Areas

For the purpose of the design guidelines, utility and service areas include ground and wall-mounted utility equipment and air conditioning units, as well as trash, recycling collection and other similar service areas. The guidelines also address the location and general design of utility buildings or sheds.

UDC Screening Standards

Zoning standards in the Unified Development Code (UDC) require service area enclosures and screening of ground or wall-mounted mechanical equipment. The design guidelines build on UDC standards to address service area location and further address materials used for enclosures and other screening.

GUIDELINES FOR UTILITY & SERVICE AREAS IN ALL DISTRICTS

1.22 Locate a utility or service area to minimize visual impacts from the street and sidewalk.

a. Locate a utility or service area to the side or rear of a building.

b. Orient a service area toward a service lane or alley.

c. Integrate mechanical equipment into the design of a building.

d. Consider integrating a service or utility area into a gap in a side or rear building wall.

e. Locate a utility or service area away from residential areas or outdoor open space.

1.23 Enclose a free-standing utility or service area.

a. When not integrated into a building wall, enclose a utility or service area with an opaque wall of decorative blocks, brick, stone, cast-stone, split-faced block, stucco or other high-quality material with proven durability in the Roswell climate.

b. Screen the entrance to a utility or service area with a solid gate made from painted metal, wood or other high quality, non-reflective, materials that are detailed for visual interest.

c. Do not use chain link fencing in the design of a service area gate.

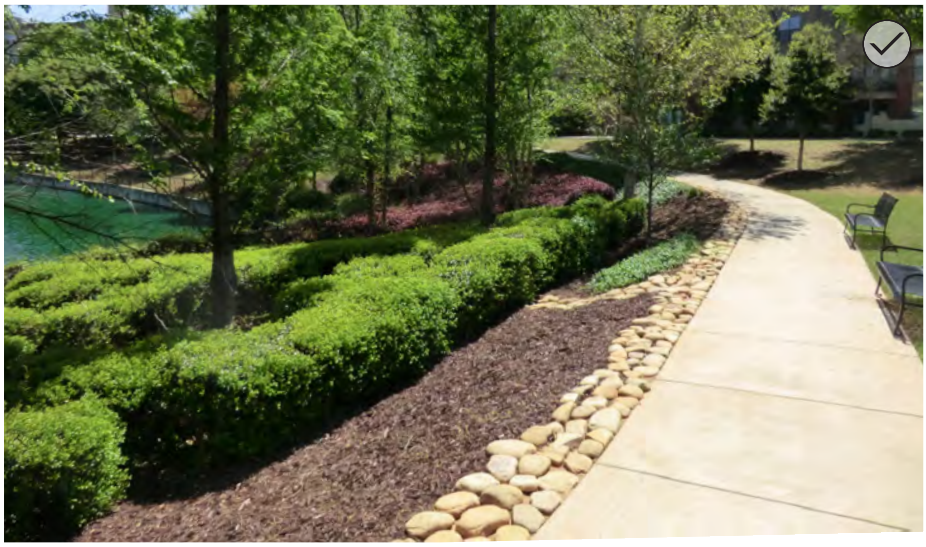
1.24 Locate and design a utility building or shed to minimize visual impacts from the street and sidewalk.

a. Locate a utility building or shed to the rear of a primary structure.

b. If a shed is unenclosed (per Guideline 1.23 above), use wood or other high quality materials with proven durability in the Roswell climate.

1.25 Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.

a. Install new utility service systems underground, and bury all existing above ground services when renovating.



Regrade the site as a stable, "natural" slope, when feasible.

GUIDELINES FOR WORKING WITH TOPOGRAPHY IN ALL DISTRICTS

1.26 Minimize the visual impacts of cut and fill on a site.

a. Divide large grade changes into a series of benches and terraces, where feasible.

b. Regrade the site as a stable, "natural" slope, when feasible.

c. Terrace parking lots on steep slopes, following site contours.

1.27 Design a retaining wall to minimize impacts on the natural character of the site.

a. Terrace retaining walls on steeper slopes to minimize the height of individual walls.

b. Use high quality materials such as brick and stone in the design of a retaining wall.

c. Integrate landscaping into the design of a retaining wall.

1.28 Design a building foundation to conform to the existing topography.

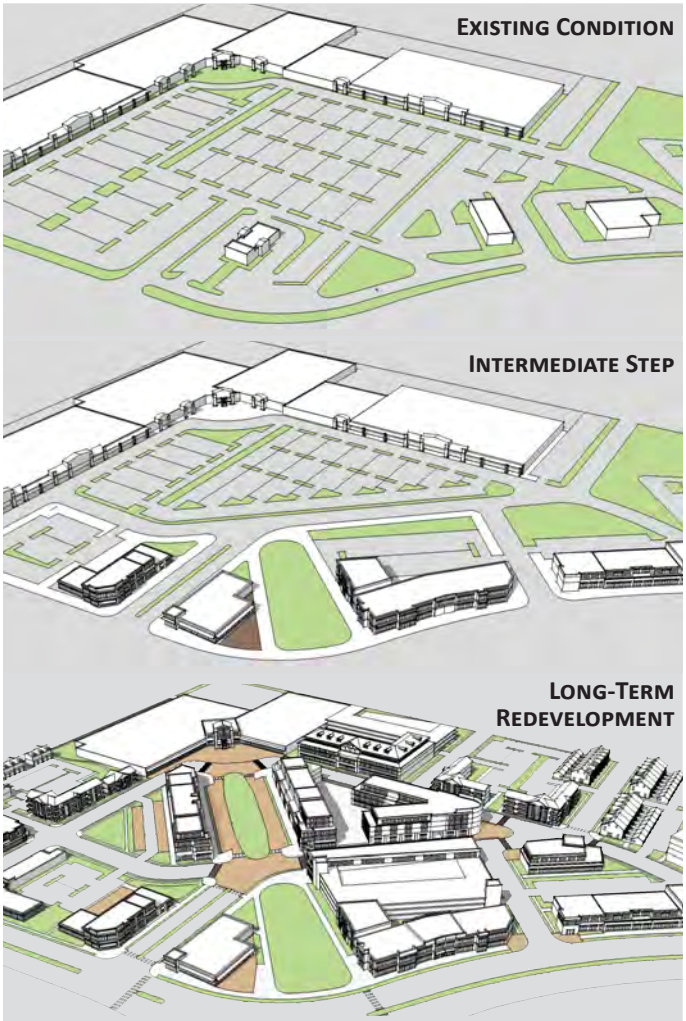
a. Step the foundation of a building to follow site contours, when feasible.

b. If stepping the foundation is not possible, disguise the cut with building placement and/or building walls, and provide a landscape buffer system at the top of cut.

Terrace retaining walls on steeper slopes to minimize the height of individual walls.

Integrate landscaping into the design of a retaining wall.

Development Phasing



Redevelopment of existing sites in Roswell may be incremental, with short-term improvements anticipating later phases of development.

In the example illustrated above, new "pad site" buildings (middle) improve the edges of an existing shopping center site (top) as an intermediate step towards long-term redevelopment into a mixed-use center that incorporates some existing buildings (bottom). See pages 58 and 64 for more information on the long-term redevelopment scenario illustrated above.

Where an incremental improvement is consistent with the intent of the UDC zoning standards and design guidelines, some flexibility in the application of standards and guidelines may be appropriate.

Place improvements to enhance the pedestrian environment. For example, new buildings and public open space areas may be located to create a pedestrian gateway into the site.

GUIDELINES FOR PHASED IMPROVEMENTS

1.29 Locate incremental improvements to anticipate future phases of development.

a. Locate small-scale improvements to increase compliance with UDC zoning standards and the intent of the design guidelines. For example, an addition to an existing building should be located to enhance the street frontage and increase compliance with the UDC "Build-to Zone" standards described on Page 23.

b. Locate small-scale improvements to accommodate future vehicular and pedestrian connections. For example, parking areas and drive aisles may be set up to accommodate future redevelopment as illustrated in the "Intermediate Step" at left.

1.30 Locate and design incremental improvements to enhance the pedestrian environment of an existing development.

a. Place improvements to enhance the pedestrian environment. For example, new buildings and public open space areas may be located to create a pedestrian gateway into the site.

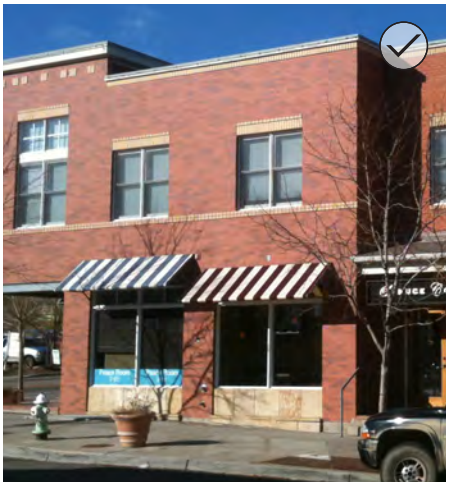
b. Plan for later pedestrian improvements, such as connections between the street and interior buildings, or to an adjacent neighborhood, when locating a new building or addition.

Building Design Guidelines for All Districts

Building design addresses the visual and functional character of new buildings, including their relationship to surrounding development. Key building design topics include:

- **Mass and Scale:** This addresses the basic characteristics of size, height and design that influence how a building is perceived from the street or sidewalk, and how the building relates to neighboring development.
- **Façade Character:** This pertains to the basic design character of visible building façades. Key considerations include the design of the ground floor, building entries, floor heights and façade elements such as windows.
- **Architectural Character:** This refers to specific architectural design characteristics that help a building fit into an established context. This document provides Guidelines for building character only within distinct contexts such as the Roswell Historic District and Parkway Village.

The following pages provide guidelines for each of the building design topics above, with the exception of building character, which is addressed in parts B and C for special contexts such as Parkway Village (Chapter 3) and the Roswell Historic District (Chapter 4 and 5). For many of the topics, additional district-specific design guidelines are provided in Part B (projects outside the historic district) and Part C (projects in the historic district).



Organize building articulation to reflect traditional building dimensions.

Use moldings, columns, a change in material, or offset in the wall plane to define vertical modules.

Set back a larger building mass from the street wall when possible to reduce looming effects.

Human Scale

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using building materials of a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

GUIDELINES FOR BUILDING MASS & SCALE IN ALL DISTRICTS

1.31 Establish a sense of human scale in the design of a building.

a. Use materials that convey scale in their proportion, detail and form. For example, materials applied in units, panels or modules help to convey a sense of scale.

b. Define the ground floor with a canopy, fenestration, change in materials or building step back.

c. Step back a larger building mass from the street wall when possible to reduce looming effects.

1.32 Use vertical articulation techniques to establish a sense of scale in the design of a larger building.

a. Use moldings, columns, a change in material or offset in the wall plane to break up long wall planes and define vertical building modules.

b. Vary the roof profile and step down some portions of the façade.

c. Use vertical articulation to express traditional façade widths where a new larger building is adjacent to existing smaller-scale buildings.

1.33 Use horizontal articulation techniques to establish a sense of scale in the design of a larger building.

a. Use moldings, belt courses, storefronts, parapets, a change in material or a wall offset to provide horizontal expression.

1.34 Create a sense of visual interest by using a variety of roof forms along the street.

a. Use a combination of gable, hip and flat roof forms to provide visual interest.

b. Vary the roof profile by stepping down some parts of the façade.

UDC & Design Guidelines Tools to Address Building Mass & Scale

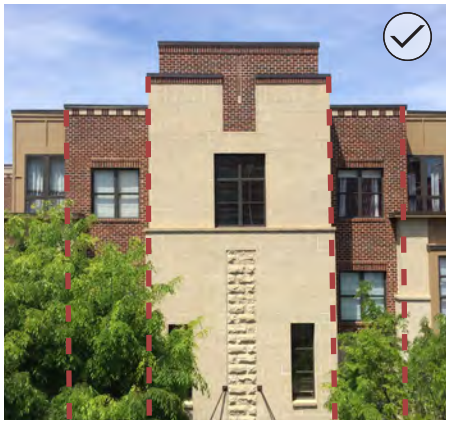
Building mass and scale includes the basic characteristics of building size, height and design that influence how it is perceived from the street or sidewalk, and how the building relates to neighboring development. Zoning standards in the Unified Development Code (UDC) limit the overall height of buildings. The design guidelines build on UDC height standards to address additional mass and scale considerations such as those illustrated below.

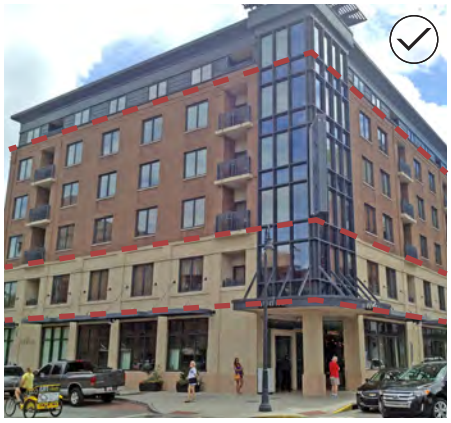
Variations in Height

Varied heights, including differences in roof form and parapet height, can help a building appear to be a combination of parts that better relate to the mass and scale of existing buildings.

Stepbacks

Stepping taller building heights away from lower-scaled neighbors and providing a front yard setback adjacent to smaller-scale buildings, encourages a comfortable pedestrian environment and helps new larger-scale buildings fit in. Note that the UDC sets lower building heights adjacent to residential zone districts to promote neighborhood compatibility.



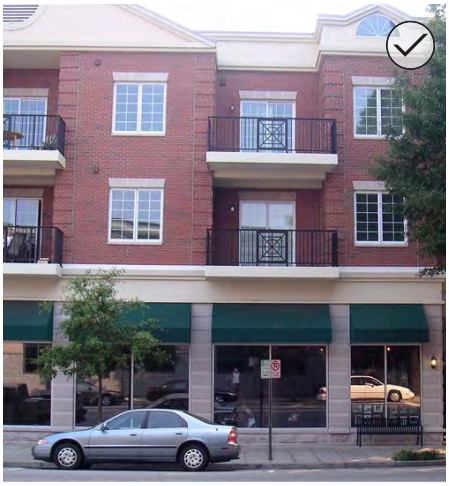


Building Articulation

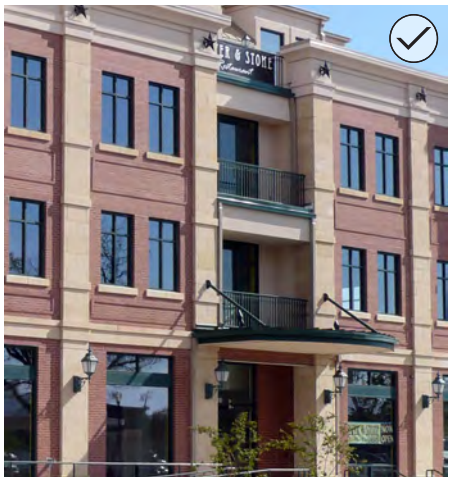
Vertical or horizontal changes in materials, texture or wall plane can divide the mass and scale of a building into smaller parts that relate to traditionally-scaled buildings, provide a sense of human scale and meet UDC maximum blank wall area standards.

Figure 14: UDC & Design Guidelines Tools to Address Building Mass & Scale

Building Guidelines for all Districts

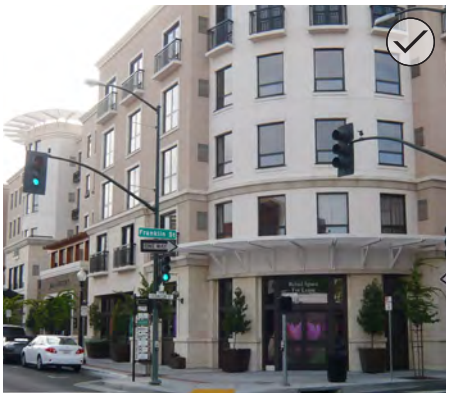


Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.



Use compatible, high-quality materials with proven durability in the Roswell climate.

Use changes in material to express human scale.



Clearly define a primary entry and orient it towards the street.

GUIDELINES FOR FAÇADE CHARACTER IN ALL DISTRICTS

1.35 Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.

a. Clearly define a primary entry and orient it towards the street.

b. Avoid long blank wall areas.

1.36 Use materials to convey a sense of human scale and visual interest to pedestrians.

a. Add visual interest through texture, finish and detailing.

b. Use changes in material to express human scale while assuring that the overall composition of the building design remains intact and does not appear overly busy.

c. Apply materials in units, panels or modules that help to convey a sense of scale, and provide a sense of texture through shadow lines and other attributes which provide visual interest.

d. Do not use large panelized products or other materials that produce extensive featureless surfaces.

UDC & Design Guidelines Tools to Address Façade Character

Transparency, blank wall, and story height standards in the Unified Development Code (UDC) address the character of building façades, with particular focus on the character of the ground floor. The design guidelines build on these standards to promote façade patterns that establish a sense of visual continuity among buildings. Ground floor façade design is a primary focus, especially adjacent to sidewalks, paths, courtyards and other pedestrian areas where human scale is important.

UDC façade character standards and related design guidelines strategies are described below.

Transparency

Transparency addresses the building façade area that is covered by windows and doors. The UDC sets minimum percentages for ground and upper story transparency, with higher transparency required for pedestrian-oriented building types such as a mixed-use building, as illustrated at right. The design guidelines provide additional strategies for using transparency to promote attractive façades and active ground floor frontages. When it is not possible to incorporate a high percentage of transparent glass at the ground floor, alternatives that meet the intent of the UDC standards may be considered, as described in "Alternatives to Ground Floor Transparency" on page 40.

Blank Wall Areas

This refers to portions of the building façade that are not covered with windows, doors or building articulation elements. The UDC sets maximum lengths for blank wall area. The design guidelines provide additional detail on minimizing blank wall areas to promote interesting façades. The "Alternatives to Ground Floor Transparency" on page 40 include options for addressing blank wall areas at the ground floor.

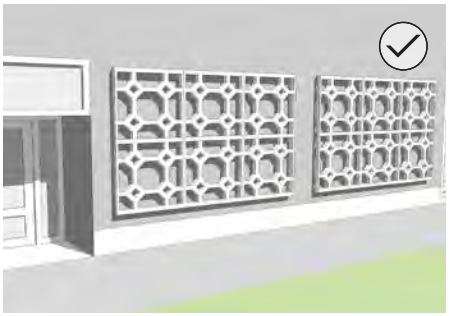
Story Height

This is the height of each story of a building from the floor to the ceiling. The UDC sets minimum story heights for most building types, with taller heights required for the ground floor of pedestrian-oriented building types such as a mixed-use building, as illustrated at right. The design guidelines provide additional strategies and examples of using appropriate story heights to promote building façades that relate to Roswell's traditional design character.

Figure 15: UDC & Design Guidelines Tools to Address Façade Character

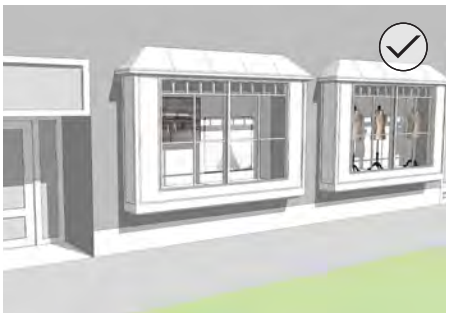
Alternatives to Ground Floor Transparency

Alternatives to incorporating a high level of transparent glass on the ground floor may sometimes be necessary for buildings that enclose large retail floor areas, are built on sloping sites, or face other special circumstances. Alternatives to promote a pedestrian-oriented ground floor are illustrated below.



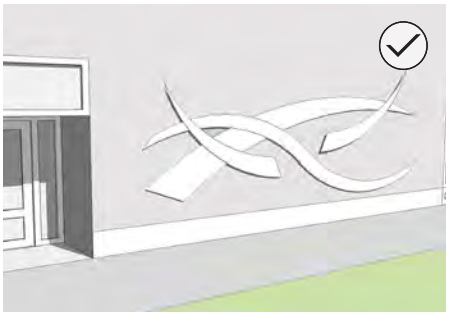
Architectural Details

Installing details such as architectural screens along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm. ***Please note: Architectural details cannot be the business name or logo, or an artistic interpretation of the name or logo, without being considered a sign and taking away from the business' sign allotment.***



Display Windows or Display Cases

Installing a case for displaying products and artwork, or for advertising local events along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm.



Wall Art

Locating wall art, mosaics, or murals along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm. ***Please note: If wall art is used as signage, it will take away from the business' sign allotment.***

Raised Planting Bed

Integrating permanent planters at least 3' in height to the ground floor of the building provides visual interest for pedestrians.

Vertical Trellis

A vertical trellis allows vines and plants to cover blank wall areas and provide visual interest for pedestrians. A vertical trellis may work in combination with a raised planting bed.

Figure 16: Alternatives to Ground Floor Transparency

Neighborhood Compatibility

Locate lower-scale residential building types to transition from commercial or mixed-use development to a single-family residential neighborhood.

GUIDELINES FOR NEIGHBORHOOD COMPATIBILITY

1.37 Locate lower-scale residential building types to provide a transition to an adjacent protected district. Lower-scale forms include:

a. Attached House
b. Carriage House
c. Townhouse
d. Walk-up flats
e. Cottage Court

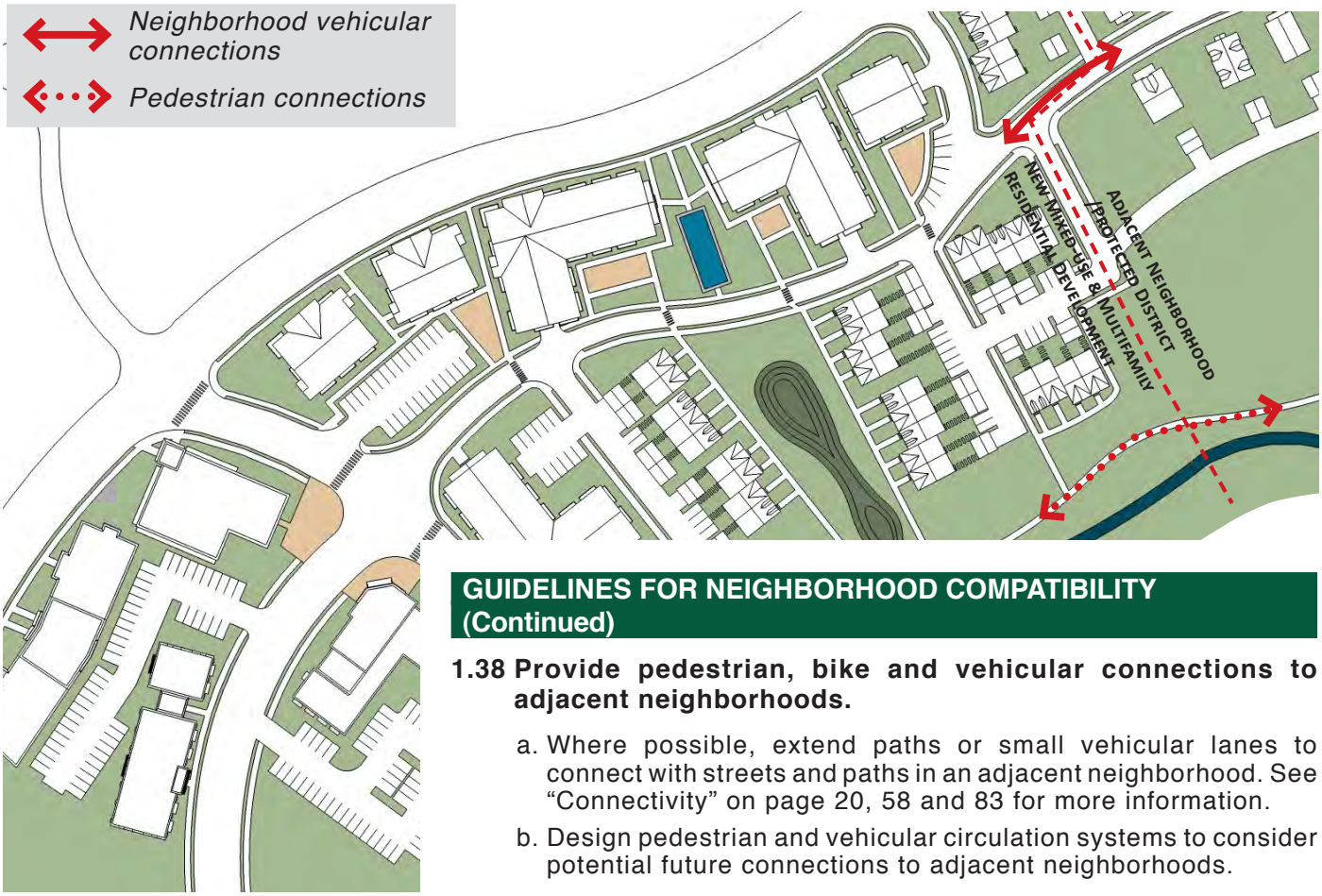
Note that the forms listed above must be positioned to meet UDC bulk plane requirements adjacent to a protected district. See "UDC Neighborhood Compatibility Standards" at right for more information.

UDC Neighborhood Compatibility Standards

Roswell's Unified Development Code (UDC) requires increased setbacks with landscape buffers, and uses bulk plane requirements to limit building height where new development in a Residential district, a Corridor and Node district, or a Downtown Historic zone district abuts a protected district (sensitive residential, civic and open space districts).

The design guidelines encourage lower-scale residential building types along the boundary of a protected district, and connections into adjacent neighborhoods, to promote a compatible transition that allows neighborhood residents to access services and employment opportunities in new developments.

Neighborhood Compatibility



GUIDELINES FOR NEIGHBORHOOD COMPATIBILITY (Continued)

1.38 Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.

a. Where possible, extend paths or small vehicular lanes to connect with streets and paths in an adjacent neighborhood. See “Connectivity” on page 20, 58 and 83 for more information.

b. Design pedestrian and vehicular circulation systems to consider potential future connections to adjacent neighborhoods.

Part B.
Design Review Board Guidelines

New construction guidelines for use in areas outside of the Roswell Historic District by the Roswell Design Review Board (DRB)

Design Review Board Approval Process Chart

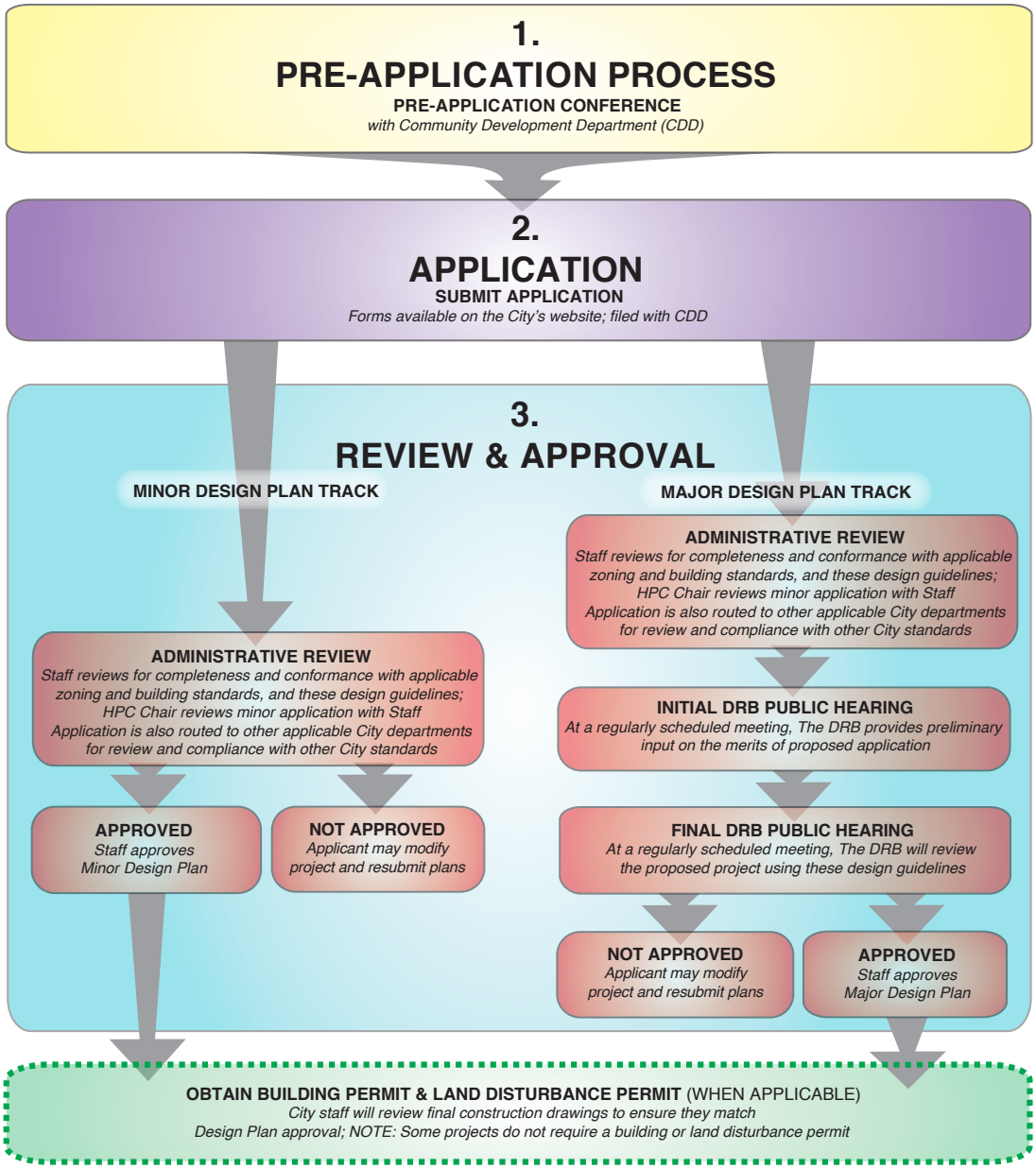


Figure 17: Design Review Board Approval Process Chart (reproduced from Introduction)

2.0 Guidelines for Residential & Civic Districts

The Roswell Unified Development Code identifies neighborhoods and multifamily developments throughout the city as Residential zoning districts and identifies areas with government, institutional, residential and religious facilities as Civic zoning districts. Many of these districts will remain stable with only incremental maintenance and improvement. However, some residential and civic districts may experience future redevelopment with higher-density multifamily residential projects and institutional uses.

This chapter provides design guidelines that build on the citywide guidelines in Part A to provide additional context-sensitive guidance for redevelopment of areas designated as Residential or Civic and Open Space districts on Roswell's zoning map. The guidelines begin with site design principles, followed by building design guidelines, including special considerations for specific building types in Residential and Civic and Open Space districts.

Note that the design guidelines in this chapter do not apply to projects within the Roswell Historic District, which are addressed Part C. The design guidelines also do not apply to single-family residential projects.

CHAPTER CONTENTS

Relationship to the Unified Development Code

The UDC Residential Townhouse District envisions a mix of low-scale single-family, two-family and townhouse buildings.

The UDC Residential Multifamily 2 District envisions a mix of moderately-scaled multifamily buildings.

The UDC Residential Multifamily 3 District envisions a mix of moderate and larger-scale multifamily buildings.

The UDC Civic District applies to areas with civic and institutional uses.

The Roswell Unified Development Code (UDC) sets forth the base zoning standards for all development in Residential and Civic/Open Space districts, including minimum open space, maximum height, setbacks and build-to zones, and required transparency. The guidelines in this chapter build on the standards to address the design quality of new development and redevelopment in Roswell's Residential and Civic/Open Space districts. Note that the design guidelines do not address development in single-family residential zone districts.

UDC zoning standards vary according to a range of Residential and Civic/Open Space districts, including:

- **Residential Townhouse.** This district applies to areas that will include a range of residential building types from single-family houses to townhouses.
- **Residential Multifamily 2.** This district applies to areas that include a range of residential building types from single-family houses to walk-up flats (small multifamily buildings).
- **Residential Multifamily 3.** This district applies to areas that include a range of residential building types from single-family houses to stacked flats (larger multifamily buildings).
- **Civic.** This district applies to areas that include civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

In some cases, the design guidelines in this chapter specifically reference one or more of the districts above to provide additional context-sensitive guidance.

Site Guidelines for Residential & Civic Districts

Site planning addresses the arrangement of buildings and other features on a site as well as how that site will relate to its neighbors. The design guidelines in this section focus on the location of key site elements and connections in Residential and Civic Districts. A case study is provided to illustrate how the site design guidelines combine to promote redevelopment that makes more efficient use of land, is connected to surrounding developments and neighborhoods, and offers a more pedestrian-oriented character.

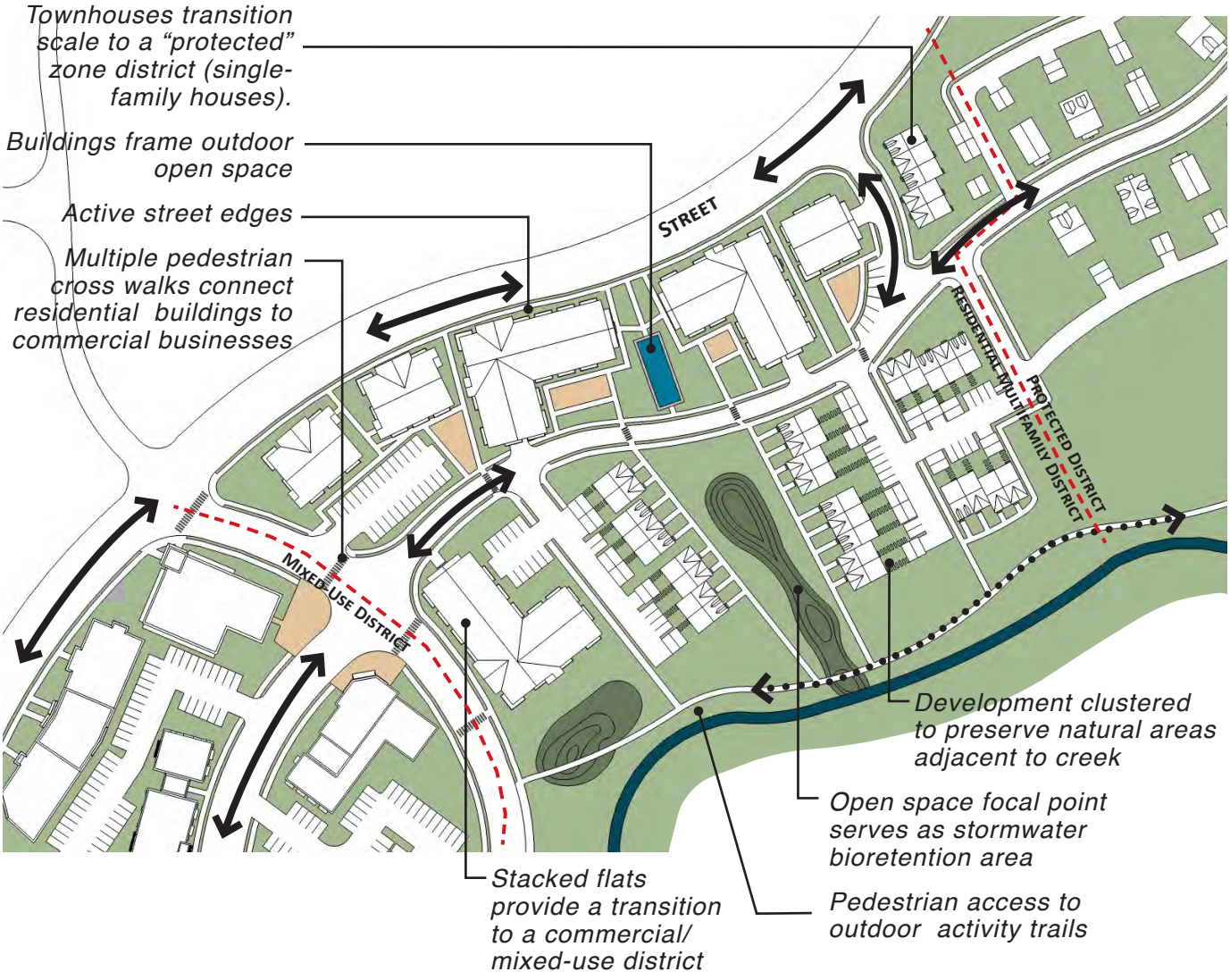
Note that Part A provides site design guidelines that apply to properties citywide. They include guidelines for surface parking lot design, landscaping and stormwater management.

Photographs in this Document

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

Site Design Case Study: Multifamily Residential

The case study on this page illustrates redevelopment of an existing residential site in Roswell into a new multifamily development that is adjacent to a commercial/mixed-use zone district to the south and a "protected" single-family residential zone district to the north (see "Neighborhood Compatibility" on page 42 for information on transitions to protected districts). The design illustrates the intent of the site design guidelines in this chapter as applied to a Residential (RM-3) zone district. Appropriate designs for other zone districts or contexts will vary. Note that the case study does not represent a specific development proposal.



Legend

- Neighborhood vehicular connections
- Neighborhood pedestrian/ bike connections
- Permeable paving
- Stormwater management/ bioretention area
- UDC zone district boundary

Figure 18: Site Design Case Study: Multifamily Residential

Provide a circulation system to promote pedestrian access across a site and connect with adjacent amenities.

GUIDELINES FOR CONNECTIVITY IN RESIDENTIAL & CIVIC DISTRICTS

2.1 Provide a circulation system to promote pedestrian access across a site and connect with adjacent amenities.

a. Design on-site pedestrian connections to provide recreational opportunities in Residential and Civic districts.

b. Direct a walkway through outdoor open spaces or natural areas where they adjoin a residential development.

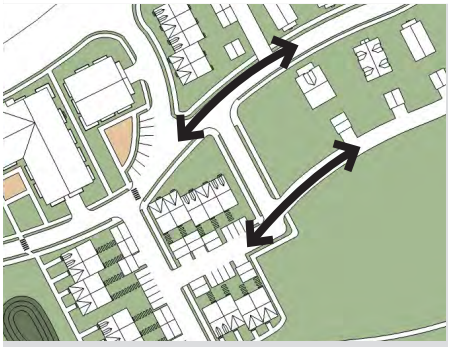
c. Provide path or sidewalk connections to adjacent commercial or mixed-use areas.

2.2 Provide automobile access to adjacent residential, commercial or mixed-use areas, when feasible.

a. Connect street and alley systems with adjoining systems, when possible.

b. Reserve the opportunity to provide future connections to adjacent undeveloped properties. A cross-property easement may be used to assure access.

Neighborhood Connections



New development and redevelopment should provide convenient vehicular, pedestrian and bicycle access among properties to help integrate sites and neighborhoods throughout Residential and Civic districts and reduce traffic on major thoroughfares.

See "Connectivity" on page 20 for guidelines that apply in all districts citywide.

Building Guidelines for Residential & Civic Districts

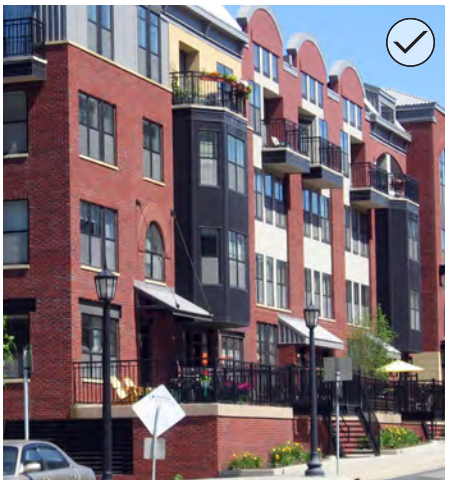
Building design addresses the visual and functional character of new buildings, including their relationship to surrounding development. The design guidelines in this section address key considerations for building design in Residential and Civic districts, including mass and scale, building elements, and special considerations for specific building types. A case study is provided to illustrate how the building design guidelines combine to promote high quality building design that enhances community character.

Note that Part A provides building design guidelines that apply to properties citywide.

Building Design Case Study: Multifamily Residential

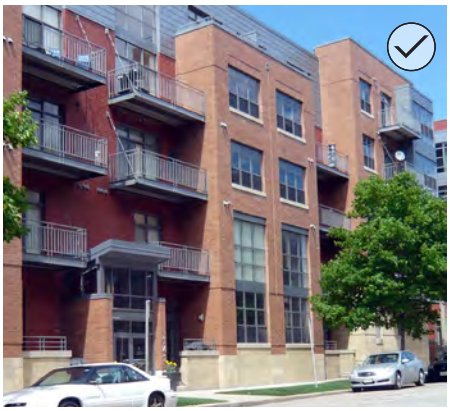
The case study on this page illustrates redevelopment of an existing residential site in Roswell into a new multifamily development that is adjacent to a commercial/mixed-use zoned district. The design illustrates the intent of the building design guidelines in this chapter as applied to a Residential (RM-3) zone district. Appropriate designs for other zone districts or contexts will vary. Note that the case study does not represent a specific development proposal.

Figure 19: Building Design Case Study: Multifamily Residential

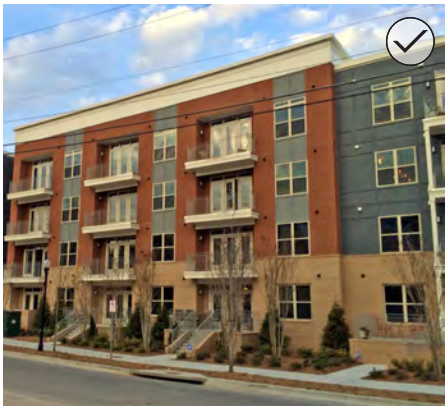


Design the ground floor of a residential building façade to engage the public realm.

Use durable materials, such as brick, where possible.



Express façade components in ways that will help to establish a human scale.



Floor-to-floor heights should appear similar to those of traditional residential buildings.

GUIDELINES FOR BUILDING MASS & SCALE IN RESIDENTIAL DISTRICTS

2.3 Express façade components in ways that will help to establish a human scale.

a. Include horizontal elements in the design of residential buildings. For example, use architectural features such as: porches, eaves, porticoes, galleries, trim features and groupings of windows.

b. Design porches, galleries, stoops etc., to be similar in height and depth to traditional features.

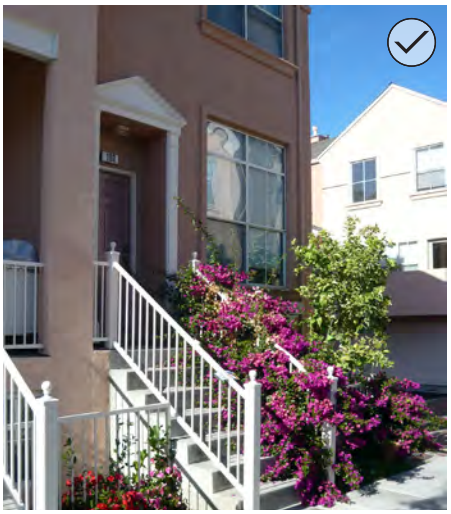
c. Scale a fore court to the size of the building.

2.4 Reflect dimensions similar to traditional residential buildings in the design of a new residential building.

a. Respect traditional height, width and articulation patterns in the façade design of a new residential building.

b. Ensure that floor-to-floor heights appear similar to those of traditional residential buildings.

Use compatible, high-quality materials with proven durability in the Roswell climate.



Clearly define a primary entry and orient it towards the street.

GUIDELINES FOR FAÇADE CHARACTER IN RESIDENTIAL DISTRICTS

2.5 Use compatible, high-quality materials with proven durability in the Roswell climate.

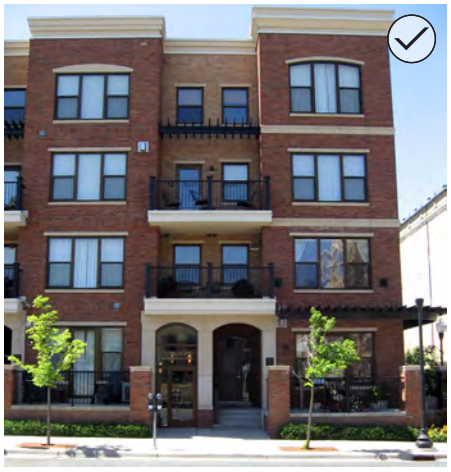
a. Use durable materials, such as brick, where possible.

b. Incorporate accent materials such as metal, stone and concrete.

c. Stucco may be considered for smaller residential buildings or as an accent on larger buildings.

d. Limit the use of imitation materials, such as synthetic lap siding, synthetic stucco (EIFS), panelized brick or stone veneer. Such materials may be appropriate as accents or on upper floor façades.

e. Do not use highly reflective materials.



2.6 Design the ground floor of a residential building façade to engage the public realm.

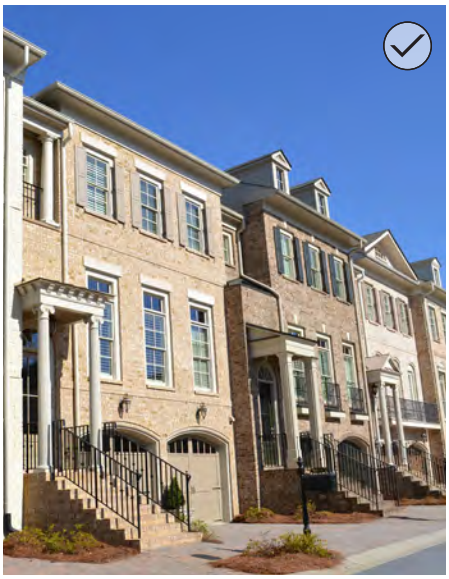
a. Clearly define a primary entry and orient it towards the street. Porches, stoops, galleries, fore courts etc., are appropriate.

b. Use architectural features such as porches, windows, bay windows, and balconies to enhance the façade.

c. Ensure that garage doors do not dominate the façade.

d. Do not use ganged garage doors.

Use architectural features such as porches, windows, bay windows, and balconies to enhance the façade.



Provide outdoor spaces for shared use.

Use a range of multifamily building types to add interest and relate to surrounding development.

GUIDELINES FOR SPECIFIC BUILDING TYPES

2.7 Use a range of multifamily building types to add interest and relate to surrounding development.

a. Incorporate a variety of multifamily building types, when feasible.

b. Provide outdoor spaces for shared use.

2.8 Design a civic building to serve as a community landmark.

a. Incorporate an iconic architectural feature into the design of a civic building.

b. Design a civic building to be viewed "in the round, with a pedestrian-friendly ground floor on all sides.

c. Provide outdoor spaces for public use.

3.0 Guidelines for Corridors, Nodes & Employment Districts

The Roswell Unified Development Code identifies major streets, intersections and other commercial areas throughout the city as Corridor and Node districts. It identifies areas with existing or future office and industrial uses as Employment districts. Most of Roswell's future growth will occur through redevelopment of existing properties in these districts. This will include new neighborhood centers, redevelopment of existing retail properties to incorporate new pedestrian-oriented buildings, and expansion of some automobile-oriented shopping centers.

This chapter provides design guidelines that build on the citywide guidelines in Part A to provide additional context-sensitive guidance for redevelopment of areas designated as Corridor, Node and Employment districts on Roswell's UDC Zoning Map. Most Corridor and Node districts are located along Holcomb Bridge Road and Alpharetta Highway, although some districts are located along other streets such as Mansell Road. Employment districts are located near the GA 400 and Holcomb Bridge Road interchange and adjacent to other major corridors.

The design guidelines in this chapter begin with site design principles, followed by building design guidelines, including special considerations for specific building types in Corridor, Node and Employment districts. Finally, the guidelines address special contexts, such as the Parkway Village area along Crossville and Woodstock Roads and design strategies for sensitive edges where Corridor, Node and Employment districts abut residential areas.

Note that the design guidelines in this chapter do not apply to projects within the Roswell Historic District, which are addressed Part C. The design guidelines also do not apply to single-family residential projects.

CHAPTER CONTENTS

Relationship to the Unified Development Code

The UDC Commercial Mixed-Use District envisions a mix of land uses at relatively high intensities.

The UDC Commercial Corridor District envisions development that is more automobile-oriented than the Commercial Mixed-Use District but that includes high-quality landscaping and pedestrian-friendly amenities.

The UDC Commercial Heavy District envisions maintenance of some of Roswell's existing auto-oriented heavy commercial uses.

The UDC Office Park District envisions higher-density employment uses for key areas such as the intersection of Georgia 400 and Holcomb Bridge Road.

The Roswell Unified Development Code (UDC) sets forth the base zoning standards for all development in Corridor, Node and Employment districts, including minimum open space, maximum height, setbacks and build-to zones, and required transparency. The guidelines in this chapter build on the UDC standards to address the design quality of new development and redevelopment in Roswell's Corridor, Node and Employment districts.

UDC zoning standards vary according to a range of Corridor, Node and Employment districts, including:

- **Residential Mixed-Use.** This district applies to areas that will include a mix of residential building types in close proximity to mixed-use, commercial, or downtown districts.
- **Neighborhood Mixed-Use.** This district applies to areas that will include neighborhood-serving retail and commercial uses and upper-story residential that is compatible with adjacent residential neighborhoods.
- **Commercial Mixed-Use.** This district applies to areas that will include a variety of residential, retail, service and commercial uses, along with employment and live-work opportunities.
- **Shopfront Mixed-Use.** This district applies to areas that will include highly-walkable mixed-use centers that will be community focal points.
- **Commercial Corridor.** This district applies to areas that will include lower intensity commercial, service, retail and multifamily development with some parking located between buildings and the street.
- **Parkway Village.** This district applies to the Parkway Village area along Crossville and Woodstock Roads. Note that the design guidelines in this chapter provide additional context-sensitive guidance for Parkway Village.
- **Commercial Heavy.** This district applies to areas that will continue to include intense auto-oriented and heavy commercial uses. In some cases, such areas will redevelop to include more pedestrian-oriented, or residential development.
- **Office Park.** This district applies to areas that will include exclusively office and other employment uses.

In some cases, the design guidelines in this chapter specifically reference one or more of the districts above to provide additional context-sensitive guidance.

Site Guidelines for Corridor, Node & Employment Districts

Site planning addresses the arrangement of buildings and other features on a site, as well as how that site will relate to its neighbors. The design guidelines in this section focus on the location of key site elements, and the organization of pedestrian connections and open spaces in Corridor, Node and Employment districts. A case study is provided to illustrate how the site design guidelines combine to promote redevelopment that makes more efficient use of land, is connected to surrounding developments and neighborhoods, and offers a more pedestrian-oriented character.

Note that Part A provides site design guidelines that apply to properties citywide. They include guidelines for surface parking lot design, landscaping and stormwater management.

Photographs in this Document

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

Site Design Case Study: Mixed-Use Redevelopment

The case study on this page illustrates redevelopment of an existing shopping center site in Roswell into a new mixed-use development. The design illustrates the intent of the site design guidelines in this chapter as applied to a Commercial Mixed-Use (CX) zone district along a major commercial corridor. Appropriate designs for other zoning districts or contexts will vary. Note that the case study does not represent a specific development proposal. See "Development Phasing" on page 34 for illustrations of phased development on this site.

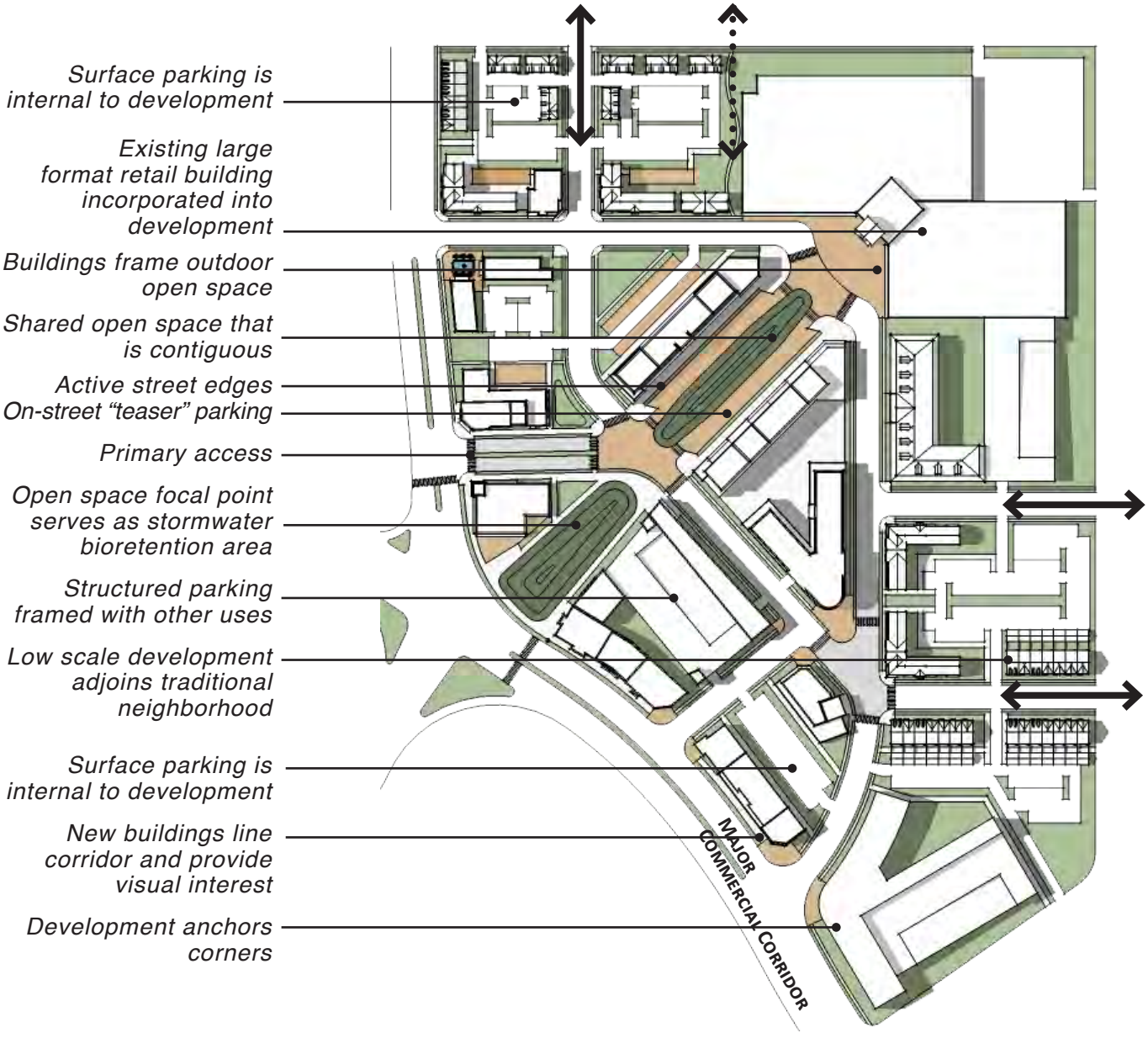
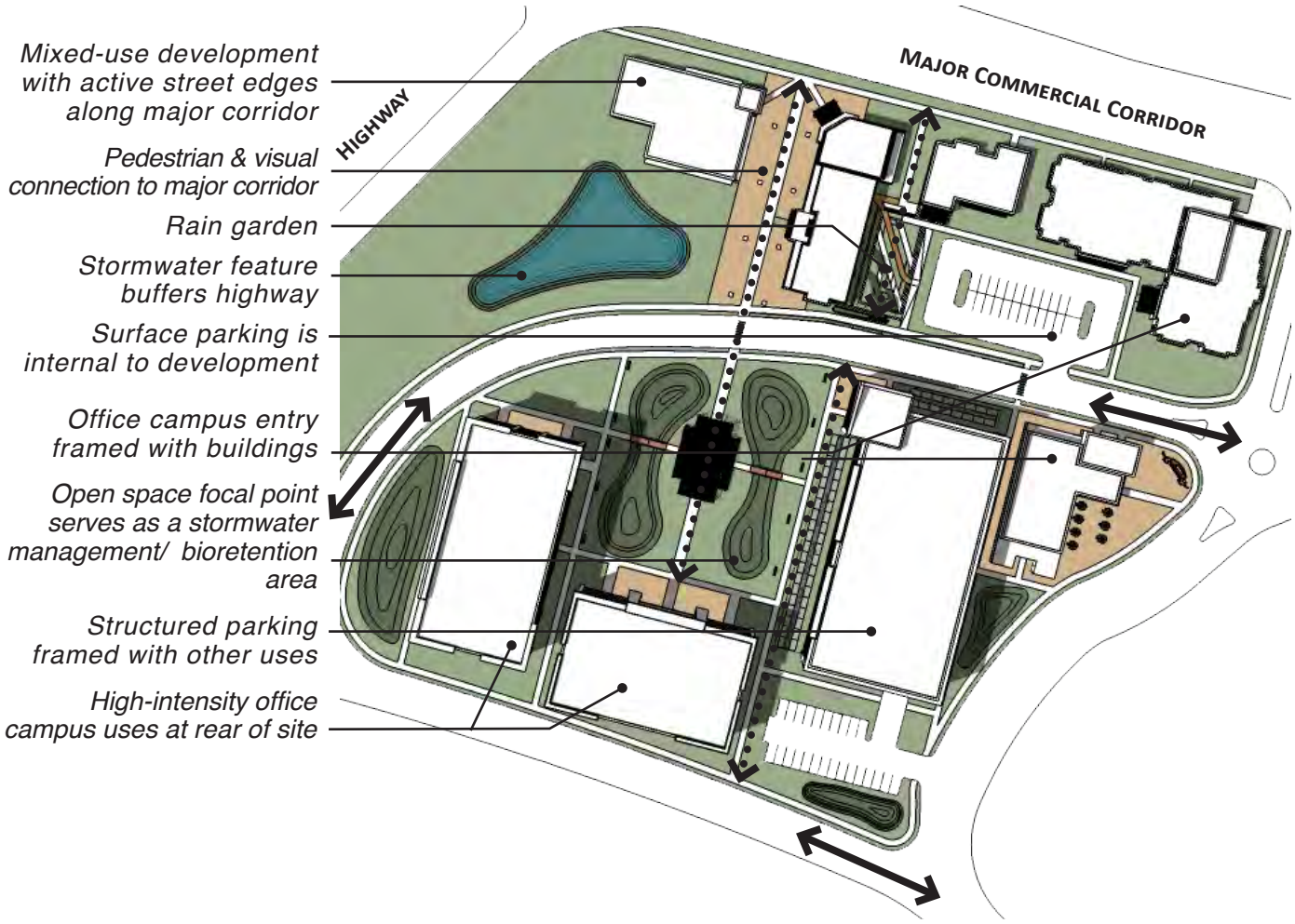


Figure 20: Site Design Case Study: Mixed-Use Redevelopment

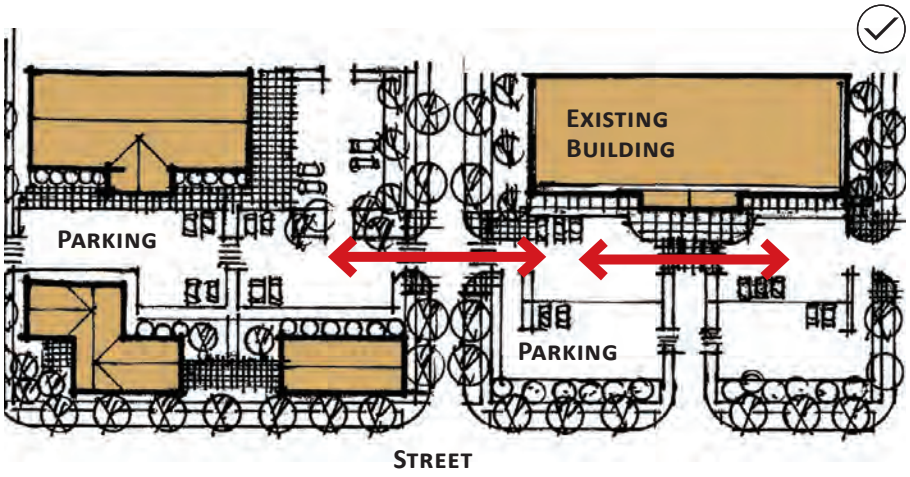
Site Design Case Study: Office Campus Redevelopment

The case study on this page illustrates redevelopment of a site adjoining the Georgia 400/Holcomb Bridge interchange into an office campus with an adjoining mixed-use development. The design illustrates the intent of the site design guidelines in this chapter as applied to an Office Park (OP) zone district in a high profile location (note that the mixed-use portion of the development is with a Commercial Corridor (CC) zone district). Appropriate designs for other zoning districts or contexts will vary. Note that the case study does not represent a specific development proposal.



Legend

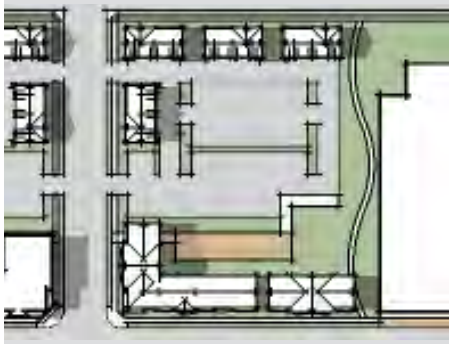
- Neighborhood vehicular connect ions
- Neighborhood pedestrian/bike connections
- Permeable paving
- Stormwater management/ bioretention area



Provide a continuous, safe and convenient automobile circulation system between adjacent properties. Connections should occur through parking areas.

Direct a walkway along active street frontages to help animate the space.

Neighborhood Connections



New development and redevelopment should provide convenient vehicular, pedestrian and bicycle access among properties to help integrate sites and neighborhoods throughout Corridor, Node and Employment districts and reduce traffic on major thoroughfares.

See "Connectivity" on page 20 for guidelines that apply in all districts citywide.

GUIDELINES FOR CONNECTIVITY IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.1 Design on-site pedestrian connections to enliven properties in Corridor, Node and Employment districts.

a. Direct a walkway through a plaza, courtyard, natural areas or other outdoor use area, and along active street frontages, entries, and storefronts to help animate the space.

3.2 Provide direct automobile access across adjoining properties, when feasible, to minimize curb cuts onto streets.

a. Create an internal circulation system that will link those of adjacent properties, when feasible.

b. Reserve the opportunity to provide future connections to adjacent undeveloped properties. A cross-property easement may be used to assure access.

c. Provide internal connections between parking areas on a large parcel.

Locate a building so that most of the façade is within the build-to line established in the UDC to minimize the visual impacts of parking areas.

GUIDELINES FOR BUILDING PLACEMENT AND SETBACKS IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.3 Locate and design buildings to provide visual interest to pedestrians.

a. Locate primary entrances to face the street.

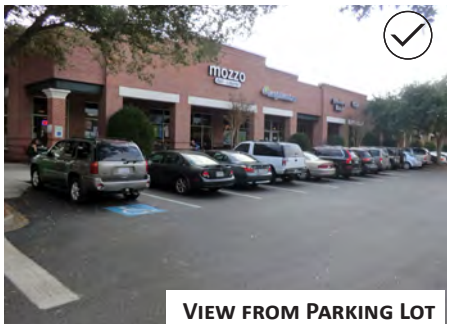
b. Anchor corner sites with development whenever possible.

3.4 Locate buildings to minimize the visibility of parking areas.

a. Locate a building so that most of the façade is within the build-to line established in the UDC to minimize the visual impacts of parking areas. Note that the UDC allows parking between the street and buildings in some zone districts, such as Commercial Corridor, Commercial Heavy and Parkway Village.

b. Adapt existing auto-oriented shopping centers by locating new "liner buildings' between the street and parking areas, where possible.

VIEW FROM COMMERCIAL CORRIDOR



VIEW FROM PARKING LOT

Adapt existing auto-oriented shopping centers by locating new "liner buildings' between the street and parking areas, where possible.

Frame courtyards and plazas with buildings to create shared spaces with a sense of enclosure.

When possible, locate public open spaces along pedestrian paths between parking areas and buildings or between the street and internal parking areas.

GUIDELINES FOR OUTDOOR PUBLIC SPACES IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.5 Locate plazas, courtyards, patios and other public open space to enliven Corridor, Node and Employment Districts.

a. Frame courtyards and plazas with buildings to create shared spaces with a sense of enclosure.

b. When possible, locate public open spaces along pedestrian paths between parking areas and buildings or between the street and internal parking areas.

Building Guidelines for Corridor, Node & Employment Districts

Building design addresses the visual and functional character of new buildings, including their relationship to surrounding development. The design guidelines in this section address key considerations for building design in Corridor, Node and Employment districts, including mass and scale, building elements, and special considerations for specific building types. A case study is provided to illustrate how the building design guidelines combine to promote high quality building design that enhances community character.

Note that Part A provides building design guidelines that apply to properties citywide.

Building Design Case Study: Mixed-Use Redevelopment

This case study illustrates redevelopment of an existing shopping center site in Roswell into a new mixed-use development. The design portrays the intent of the building design guidelines as applied to a Commercial Mixed-Use (CX) zone district along major commercial corridors. Appropriate designs for other zone districts or contexts will vary. Note that the case study does not represent a specific development proposal.

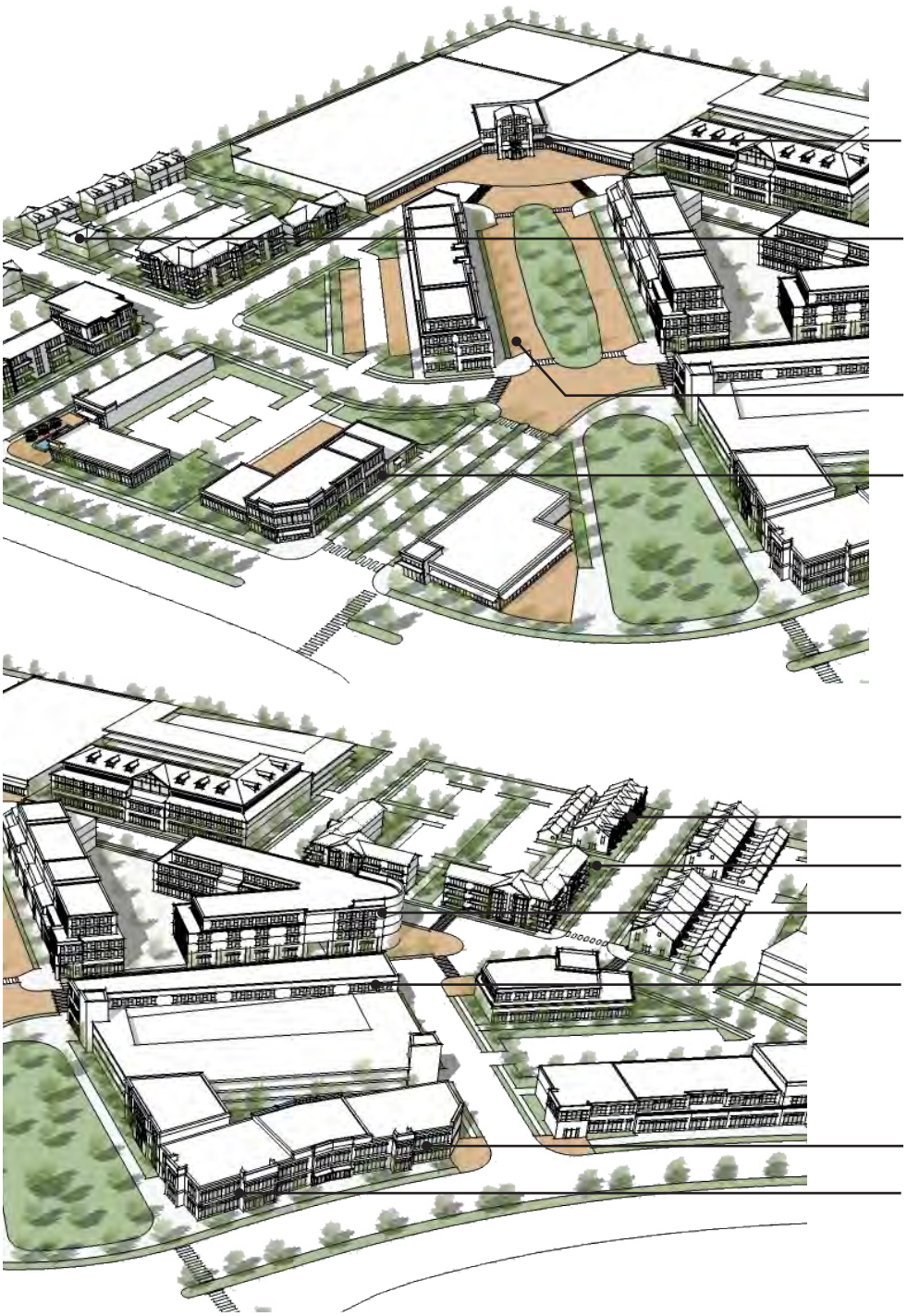
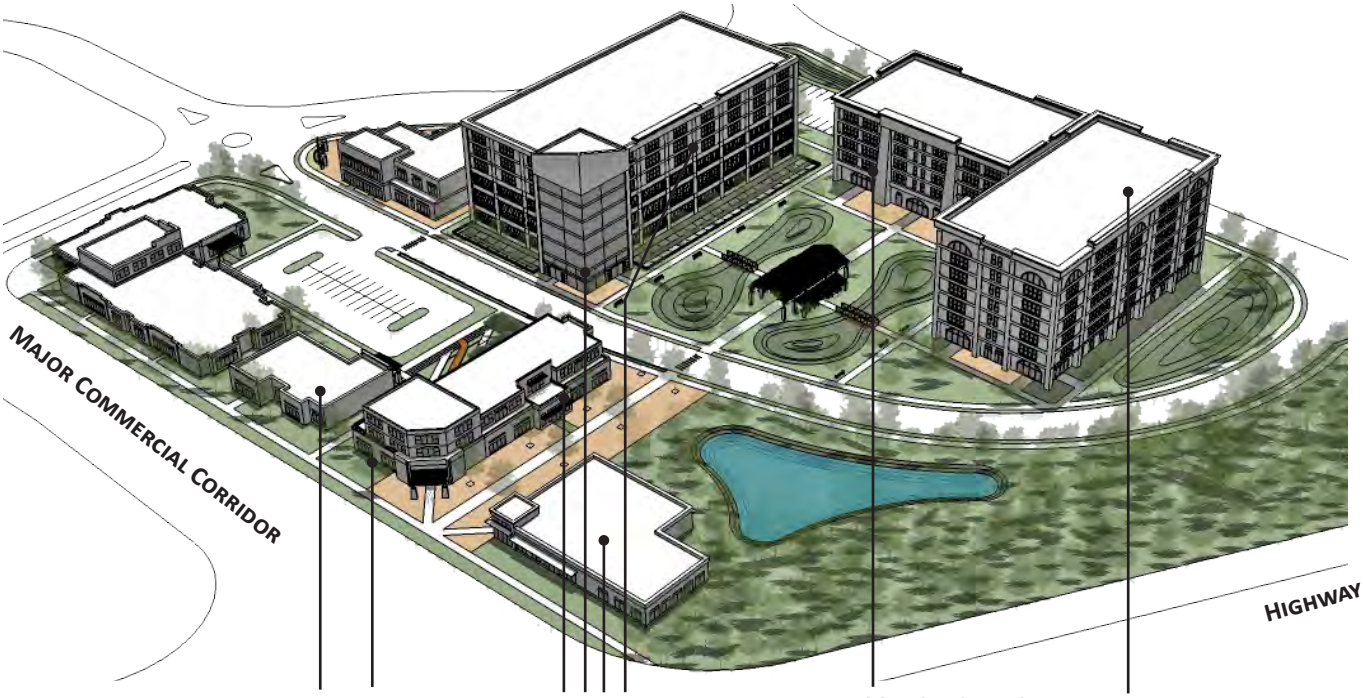


Figure 21: Building Design Case Study: Mixed-Use Redevelopment

Building Design Case Study: Office Campus Redevelopment

The case study on this page illustrates redevelopment of a site adjoining the Georgia 400/Holcomb Bridge interchange into an office campus with an adjoining mixed-use development. The design illustrates the intent of the building design guidelines in this chapter as applied to an Office Park (OP) zone district in a high profile location (note that the mixed-use portion of the development is within a Commercial Corridor (CC) zone district.) Appropriate designs for other zoning districts or contexts will vary. Note that the case study does not represent a specific development proposal.



Scale of development steps down towards major corridor

Transparent building elements on street-facing façades

A range of building types to add interest to the larger development:

- *Office*
- *Mixed Use*
- *Shopfront*
- *Parking Structure with wrap*

Vertical and horizontal articulation techniques establish a sense of scale in the design of larger buildings.

Taller buildings visible from highway signal the gateway to Roswell.

Stormwater Features

The office campus redevelopment case study incorporates several stormwater management systems to capture and infiltrate runoff from streets, roofs and other impervious surfaces. Some serve as site amenities such as the stormwater planters, bioswales and rain garden area illustrated at right. See "Stormwater Management" on page 16 for more information.

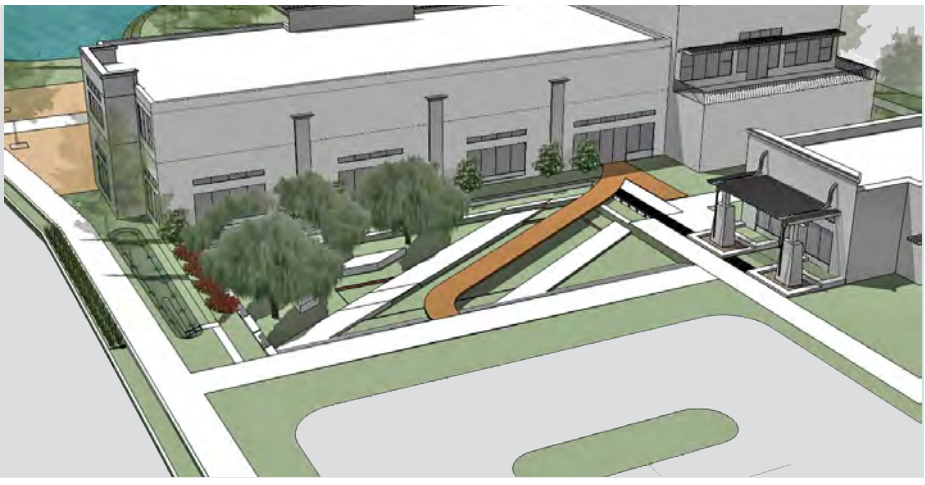
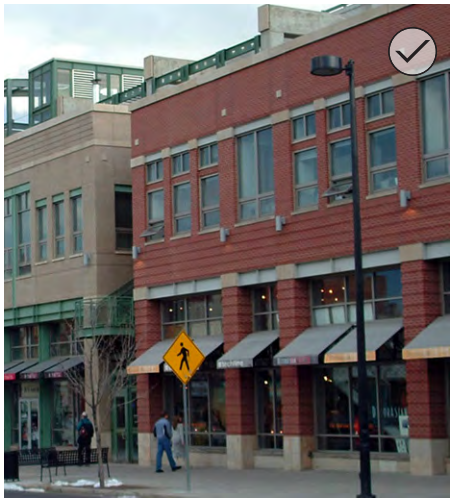


Figure 22: Building Design Case Study: Office Campus Redevelopment

A new building should step down towards lower scaled neighbors, especially when adjacent to residential areas, historic properties and edges of historic districts.

Break up long and uninterrupted wall plane by varying the roof profile and stepping down some portions of the façade (See guideline 1.32 on page 36).



Clearly differentiate the ground floor, middle floor and roof form.

Design a new building to incorporate a base, middle and cap.

GUIDELINES FOR BUILDING MASS & SCALE IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.6 Position taller portions of a structure away from neighboring buildings with a lower scale.

a. Where permitted by the base zoning, a taller structure should be located to minimize looming effects and shading of lower scaled neighbors.

b. A new building should step down towards lower scaled neighbors, especially when adjacent to residential neighborhoods, historic properties and edges of the historic district.

3.7 Design building massing to maximize solar energy potential.

a. Design a building to allow natural daylighting to reach the maximum amount of actively used, interior spaces.

b. Orient roofs to support solar collectors.

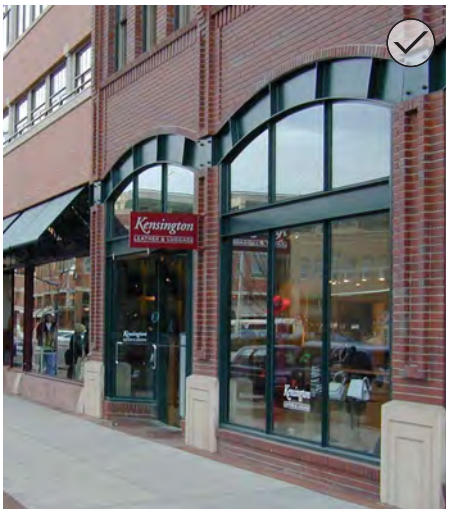
c. Articulate building façades to provide shade.

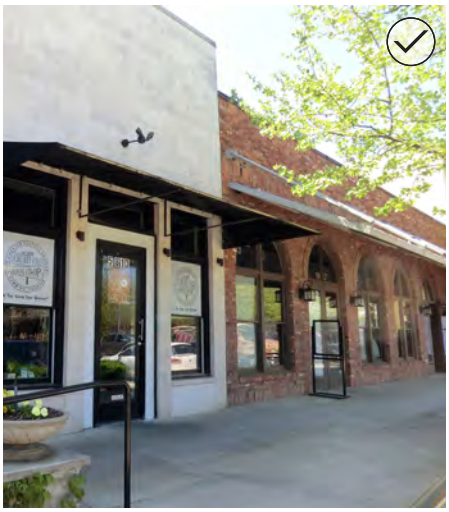
3.8 Design a new building to incorporate a traditional base, middle and cap configuration.

a. Clearly differentiate the ground floor, middle floors and roof form.

3.9 Use vertical and horizontal articulation techniques to establish a sense of scale in the design of a larger building.

a. See “Building Mass & Scale” on page 36 for more information.





Incorporate a high percentage of transparent glass on the ground floor of a building façade to engage the street and provide pedestrian interest.

GUIDELINES FOR FAÇADE CHARACTER IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.10 Use compatible, high-quality materials with proven durability in the Roswell climate.

a. Use durable materials, such as brick, where possible.

b. Incorporate accent materials such as metal, stone and concrete.

c. Limit the use of imitation materials, such as synthetic lap siding, synthetic stucco (EIFS), panelized brick or stone veneer. Such materials may be appropriate as accents or on upper floor façades.

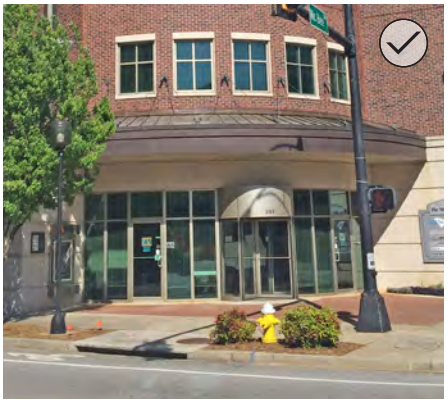
d. Do not use highly reflective materials.

3.11 Incorporate a high level of ground floor transparency when designing a new commercial or mixed-use building.

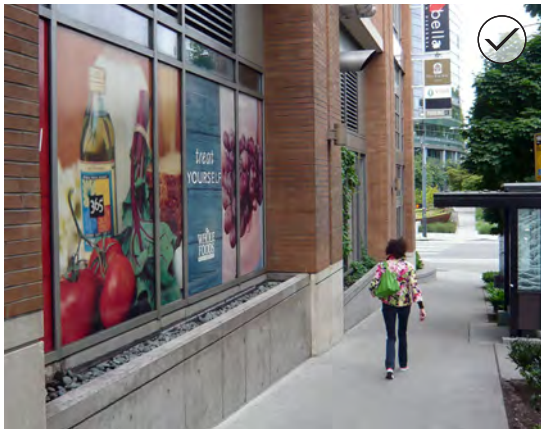
a. Incorporate a high percentage of transparent glass on the ground floor of a building façade to engage the street and provide pedestrian interest.

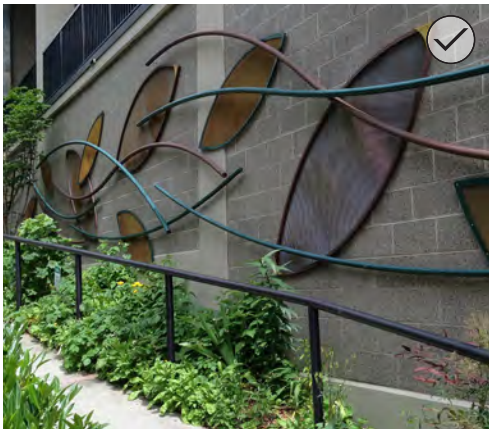
b. When it is not possible to incorporate transparent glass throughout the ground floor of a building façade, consider using an alternative strategy to promote an active, pedestrian-oriented street frontage as illustrated in “Alternatives to Ground Floor Transparency” on page 40.

Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.



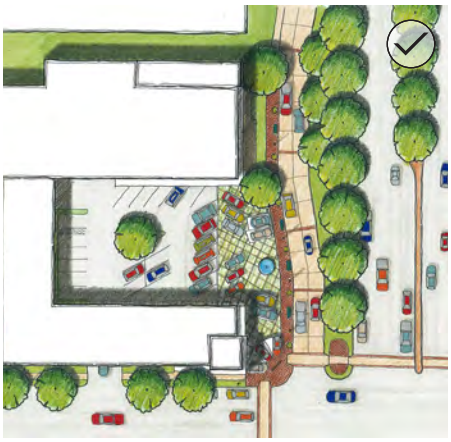
Use an inset, canopy or other architectural feature to highlight an entrance.





When it is not possible to incorporate transparent glass throughout the ground floor of a building façade, consider using an alternative strategy to promote an active, pedestrian-oriented street frontage.

Use high quality design and depth of detail in building features to enhance compatibility with the context.



The development plan for this auto center provides an enhanced plaza as an auto display area to add interest for the pedestrian.

GUIDELINES FOR ARCHITECTURAL CHARACTER IN CORRIDOR, NODE & EMPLOYMENT DISTRICTS

3.12 Design a building to be in character with surrounding development.

a. Use traditional articulation patterns on the façade of a new commercial structure.

b. Use high quality design and depth of detail in building features to enhance compatibility with the context.

3.13 Use a range of building types to add interest and relate to surrounding development. Building types defined in Roswell's UDC include:

Townhouse

Multifamily

Mixed Use

One-story Commercial

Mixing Building Types

Roswell's Unified Development Code (UDC) defines a range of building types that are appropriate in each zone district. Several UDC building types are illustrated at left.

Mixing building types within a larger development can help break down mass and scale, generate activity throughout the day and night and create transitions with surrounding development.

Where possible, locate residential buildings near site edges that adjoin existing residential development.

Use varied roof heights and forms to provide visual interest on a Single-Story Shopfront building.

Residential Buildings in Corridor & Node Districts

Roswell's Unified Development Code permits a range of residential building types in Corridor, Node and Employment districts, including:

- *Detached House*
- *Carriage House*
- *Attached House*
- *Townhouse*
- *Walk-Up Flat*
- *Stacked Flat*

Such residential buildings are encouraged to provide variety in mixed-use and commercial developments and provide transitions to adjacent residential districts.

See the Guidelines for Residential Districts in Chapter 2 for more information regarding residential building types.

GUIDELINES FOR SPECIFIC BUILDING TYPES

3.14 Where possible, locate residential buildings near site edges that adjoin existing residential development.

a. Provide small scale buildings along property lines that abut residential districts.

b. Provide direct pedestrian connections between residential buildings to adjacent commercial and mixed-use development.

3.15 Use varied roof heights and forms to provide visual interest on a Single-Story Shopfront building.

a. Use flat, hipped and gable roof forms. However, do not over articulate the roof as this can result in an overly busy building.

3.16 Clearly define the ground floor of a Mixed Use building.

a. Incorporate the use of canopies, awnings, storefronts and porches into the design.

Wrap the majority of the ground floor of a parking structure with active uses adjacent to pedestrian areas.

GUIDELINES FOR SPECIFIC BUILDING TYPES (Continued)

3.17 Design a Civic building to serve as a community landmark.

a. Incorporate an iconic architectural feature into the design of a Civic building.

b. Design a Civic building to be viewed "in the round," with a pedestrian-friendly ground floor on all sides.

c. Provide outdoor spaces for public use.

3.18 Design a parking structure to be compatible with the mass and scale of surrounding active use buildings.

a. Divide a parking structure into modules that convey human scale.

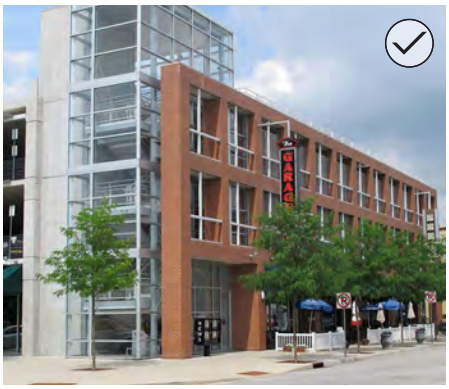
b. Use vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane in the design of a parking structure.

3.19 Minimize the visual impacts of a parking structure on nearby pedestrian areas or major streets.

a. Wrap the majority of the ground floor of a parking structure with active uses adjacent to pedestrian areas.

b. Use decorative architectural screens with durable materials and finishes that reflect traditional window patterns to hide parked cars from the street where a parking structure is not wrapped with other uses.

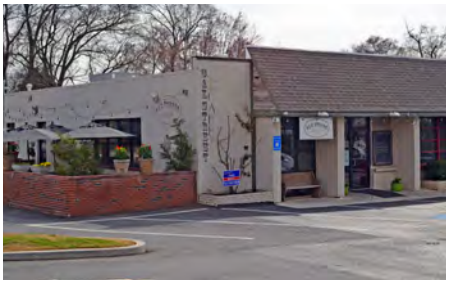
c. Provide interesting details and materials to avoid presenting a "back side" to neighborhood properties and the street. For example, the sides of the building should incorporate durable architectural screens, art wall surfaces and/or articulation.



Use vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane in the design of a parking structure.

Provide outdoor spaces for public use around a Civic building.

Guidelines for Distinct Contexts



A number of distinct contexts exist in Roswell's Corridor, Node and Employment districts. Existing conditions and objectives for future development vary for each of the following contexts:

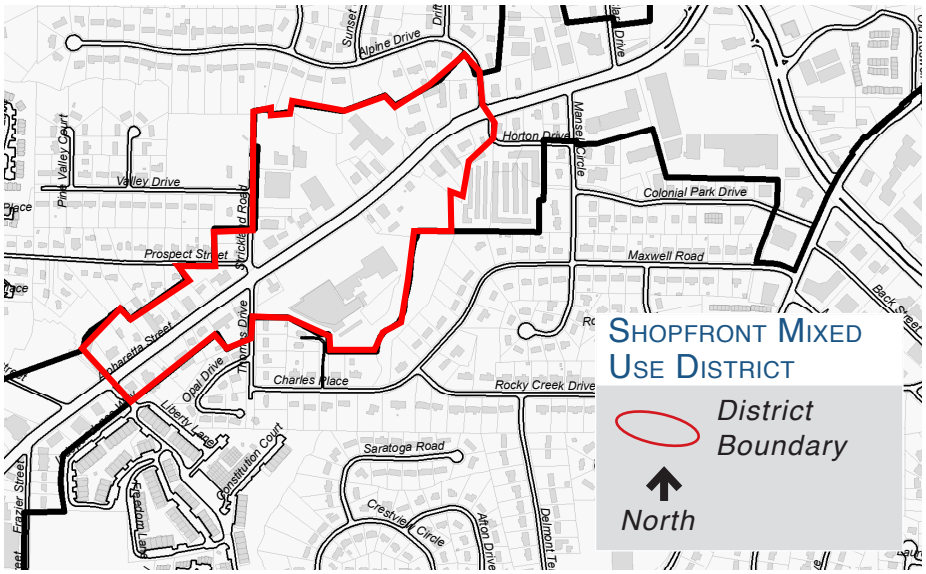
- **Shopfront Mixed Use District.** This district will support a more pedestrian-oriented context along Alpharetta Street that is compatible with the adjacent historic district. Note portions of the district were formerly referenced as "Midtown Roswell" in some planning documents.
- **Parkway Village.** The existing "village" development pattern will be maintained.
- **GA 400/Holcomb Bridge Node**. New development in this area will provide a gateway to the community.
- **Groveway Area.** Redevelopment in this area near City Hall will enhance the civic orientation of the area and provide an enhanced pedestrian experience between Lower Canton Street and neighborhoods to the south and east. Note that a significant portion of the Groveway area is within the historic district.

The distinct contexts are intended to recognize general areas of unique character and may overlap with each other in some cases.

The guidelines for distinct contexts in this section provide context-specific guidance for new development and redevelopment. Note that the Site and Building design guidelines earlier in this chapter also apply to development within the distinct contexts addressed in this section.

Guidelines for Distinct Contexts

Shopfront Mixed Use District



The Shopfront Mixed Use District is a zoning category in Roswell's Unified Development Code (UDC) applied the area abutting Alpharetta Street from the historic district north to near Holcomb Bridge Rd. The district includes areas formerly referenced as "Midtown Roswell" in some planning documents.

New development and redevelopment in the Shopfront Mixed Use District should create a "main street" environment with a high level of walkability and pedestrian activity. Design in the district should reference the character of the adjacent historic district, including sloping roof forms and a variety of vernacular building styles.

Use vernacular building styles and roof forms to be consistent with the village character of the adjacent historic district.

GUIDELINES FOR THE SHOPFRONT MIXED USE DISTRICT

3.20 Incorporate "village" design characteristics to complement the design character of the adjacent historic district.

a. Use a mix of small-scale building types and heights to give the area the appearance of being built over time.

b. Use vernacular building styles and roof forms to be consistent with the village character of the adjacent historic district.

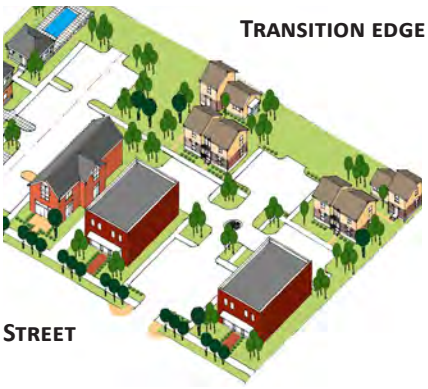
3.21 Consider the adjacent historic district when planning new projects.

a. Incorporate lower building heights and smaller-scale building types to provide a transition to the historic district.

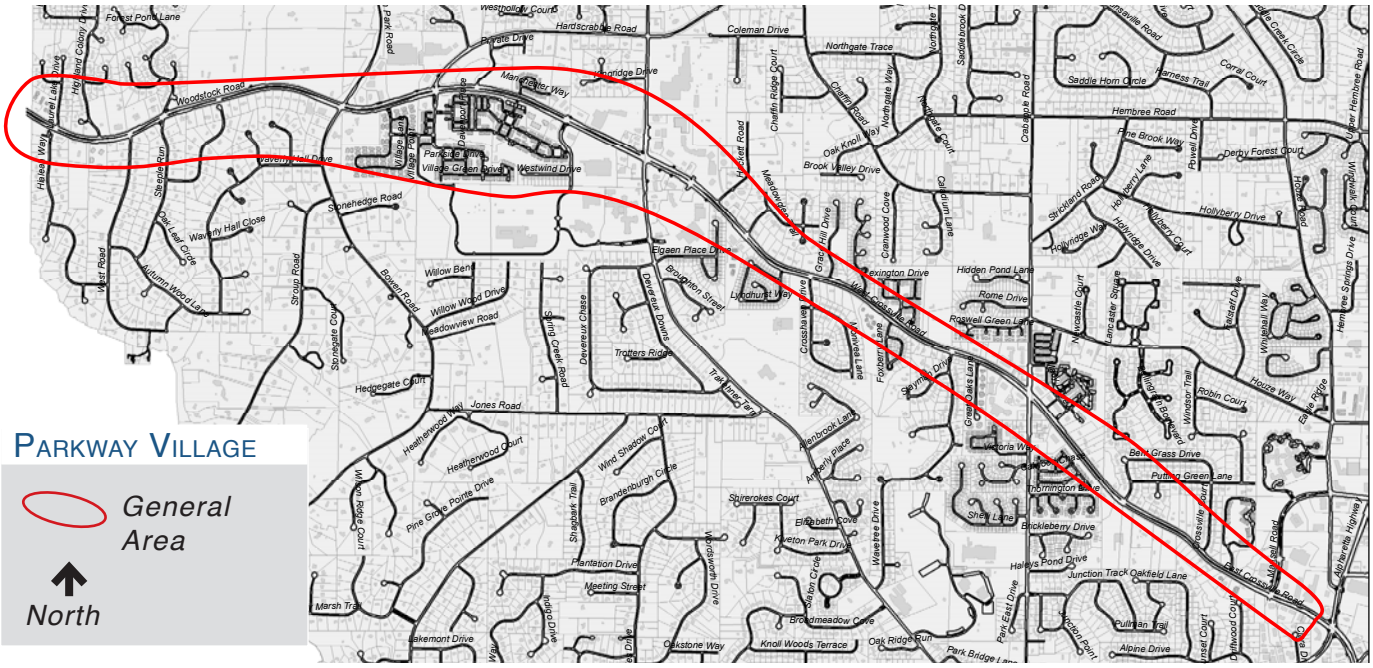
b. Provide double-fronted buildings along transition areas. For example, provide a back porch on a residential building, and canopies and storefronts on commercial and office type buildings.

c. Incorporate signage and streetscape elements that reference the adjacent historic district.

d. Do not locate large surface parking areas adjacent to a historic district.



Incorporate lower building heights and smaller-scale building types to provide a transition to the historic district.



UDC Requirements for Parkway Village

Roswell's Unified Development Code (UDC) provides special standards for Parkway Village including increased setback, fencing and landscaping standards to reinforce the parkway character of Crossville and Woodstock roads.

Parkway Village includes the Crossville and Woodstock roads corridors in west-central Roswell.

New development and redevelopment in Parkway Village should acknowledge the vernacular design traditions of the corridor including traditional fencing along the street frontage, irregular groupings of trees, a landscaped building setback, and clusters of buildings with vernacular characteristics such as asymmetric forms and sloped roofs.

GUIDELINES FOR PARKWAY VILLAGE

3.22 Provide an informal landscape area between buildings and Crossville or Woodstock roads.

a. Locate small groupings of landscape plants between the road and fence. Note Code requirements for landscaping in Parkway Village. See UDC Requirements for Parkway Village at left for more information.

b. Locate larger, informal plant groupings between the fence and parking areas.

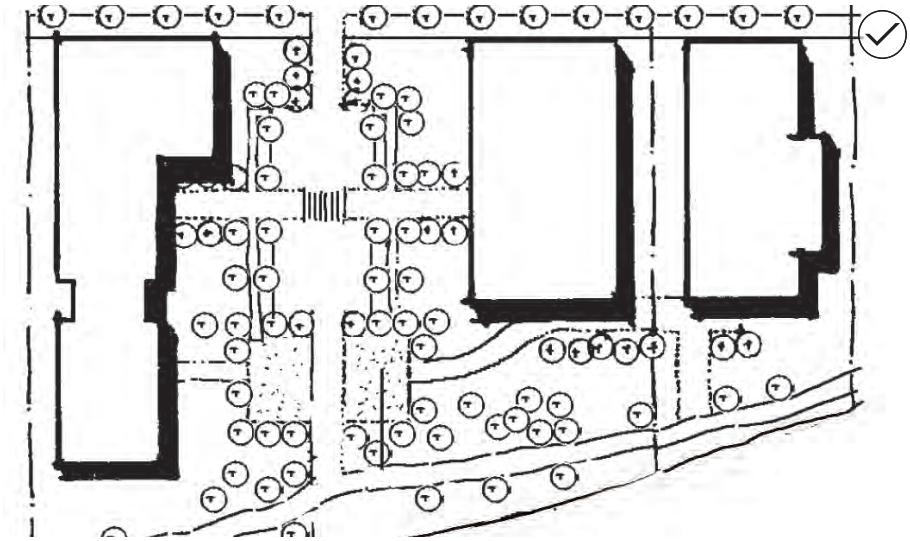
c. Consider locating a landscape berm area between the road and parking areas.

3.23 Provide traditional fencing along the street frontage.

a. Use white split rail fencing with stone columns. Note Code requirements for fencing between buildings and the street in Parkway Village. See UDC Requirements for Parkway Village at left for more information.

3.24 Provide vehicular and pedestrian links between adjoining developments.

a. Provide circulation that enhances connections to external circulation systems.



Cluster buildings to leave room for informal landscape areas.

GUIDELINES FOR PARKWAY VILLAGE (Continued)

3.25 Cluster buildings to provide room for informal landscape areas.

a. Define a plaza, courtyard or informal landscape area by a cluster of buildings.

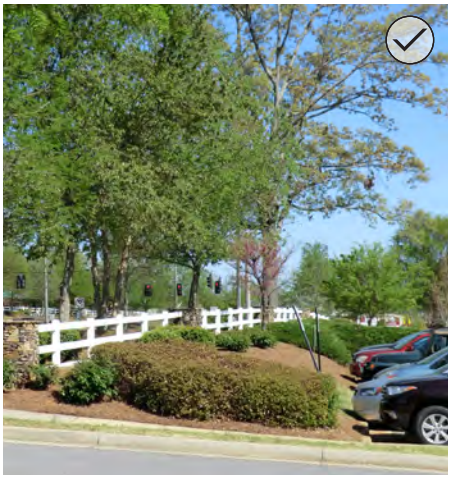
b. Cluster buildings to create active and passive open space.

3.26 Design a building to convey a "village" character.

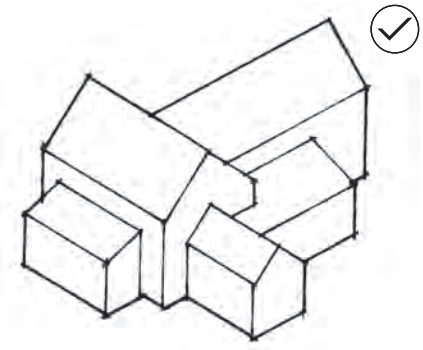
a. Use asymmetrical building forms.

b. Incorporate sloping roof forms.

c. Use traditional architectural features.

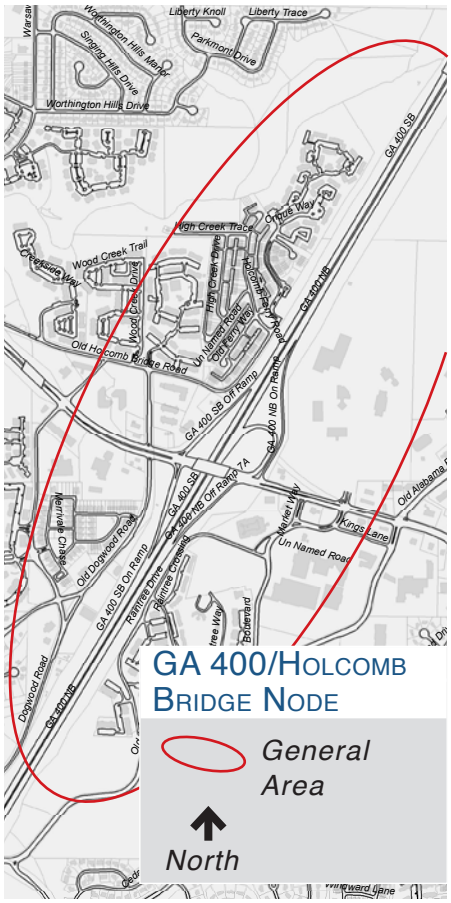


New development and redevelopment in Parkway Village should acknowledge the vernacular design principles of the corridor including traditional fencing along the street frontage.



Incorporate "village" design elements such as sloping roof forms.

Locate taller buildings near GA 400 and away from adjoining smaller-scaled residential areas.



Development in the GA 400/Holcomb Bridge Node may include taller buildings near GA 400, but should maintain a high level of sensitivity and connection to nearby neighborhoods.

The GA 400/Holcomb Bridge Node includes the commercial, mixed-use and office zones surrounding the primary automobile gateway to Roswell.

Roswell's comprehensive plan envisions new development with high quality, iconic, design that will "Transform the intersection into a proud Gateway to the City." Such development may include taller buildings near GA 400, but should maintain a high level of sensitivity and connection to nearby neighborhoods.

GUIDELINES FOR GA 400/HOLCOMB BRIDGE ROAD

3.27 Locate and design new development in the GA 400/Holcomb Bridge Node to provide an attractive and memorable gateway into the city.

a. Incorporate extensive landscaping into new development to present a positive image to arriving visitors and reference natural areas along the nearby Chattahoochee River.

b. Use high quality materials, such as brick and stone, that reflect Roswell's heritage.

c. Locate taller buildings near GA 400 and away from adjoining smaller-scaled residential areas.

d. Incorporate iconic features, such as an interesting roof form, into the design of taller buildings to create visual interest from GA 400.

3.28 Provide pedestrian, bike and vehicular connections within and between properties in the GA 400/Holcomb Bridge Node.

a. Provide paths and lanes that allow pedestrians, bikes and cars to move across a larger site.

b. Integrate multiple connections to surrounding streets from a new office campus and multifamily development.

c. See "Connectivity" on page 60 for more information.

The Groveway area is located to the southeast of Atlanta Street/ Highway 9 and north of Oxbo Road. Its eastern boundary is defined by parcels just east of Millbrook Circle, Zion Circle, Oak Street and Grove Place. Groveway includes the major civic buildings and areas including City Hall, Waller Park and the Police Administration Building. Historic Lower Canton Street lies to the north and west across Atlanta Street. Note that the middle and northwestern portions of Groveway are located within the historic district.

GUIDELINES FOR THE GROVEWAY AREA

3.29 Frame street corners with buildings and landscaping, when possible.

a. Where a building is located on a corner site, orient the building façade diagonally to the corner.

b. Also consider the design treatments listed under Guideline 3.30 below.

3.30 Frame designated high visibility street corner sites with buildings and landscaping. The map at right illustrates high visibility street corners.

Use at least one of the following design treatments:

a. Locate a building within 15' of the street corner, with the building façade oriented diagonally to the corner.

b. Install at least 400 square feet of landscape area adjacent to the street corner. Planted areas should contain a combination of trees, shrubs, perennials, and ground cover that provides four-season interest. Hardscape elements should not exceed 25% of the landscape area.

3.31 Design buildings at a designated high visibility street corner site to invite pedestrian activity.

a. Locate the primary pedestrian entry at the corner.

b. Use distinctive façade materials and iconic design elements such as turrets or bell towers.

Where a building is located on a corner site, orient the building façade diagonally to the corner.

GROVEWAY AREA

Boundary

High Visibility Street Corner

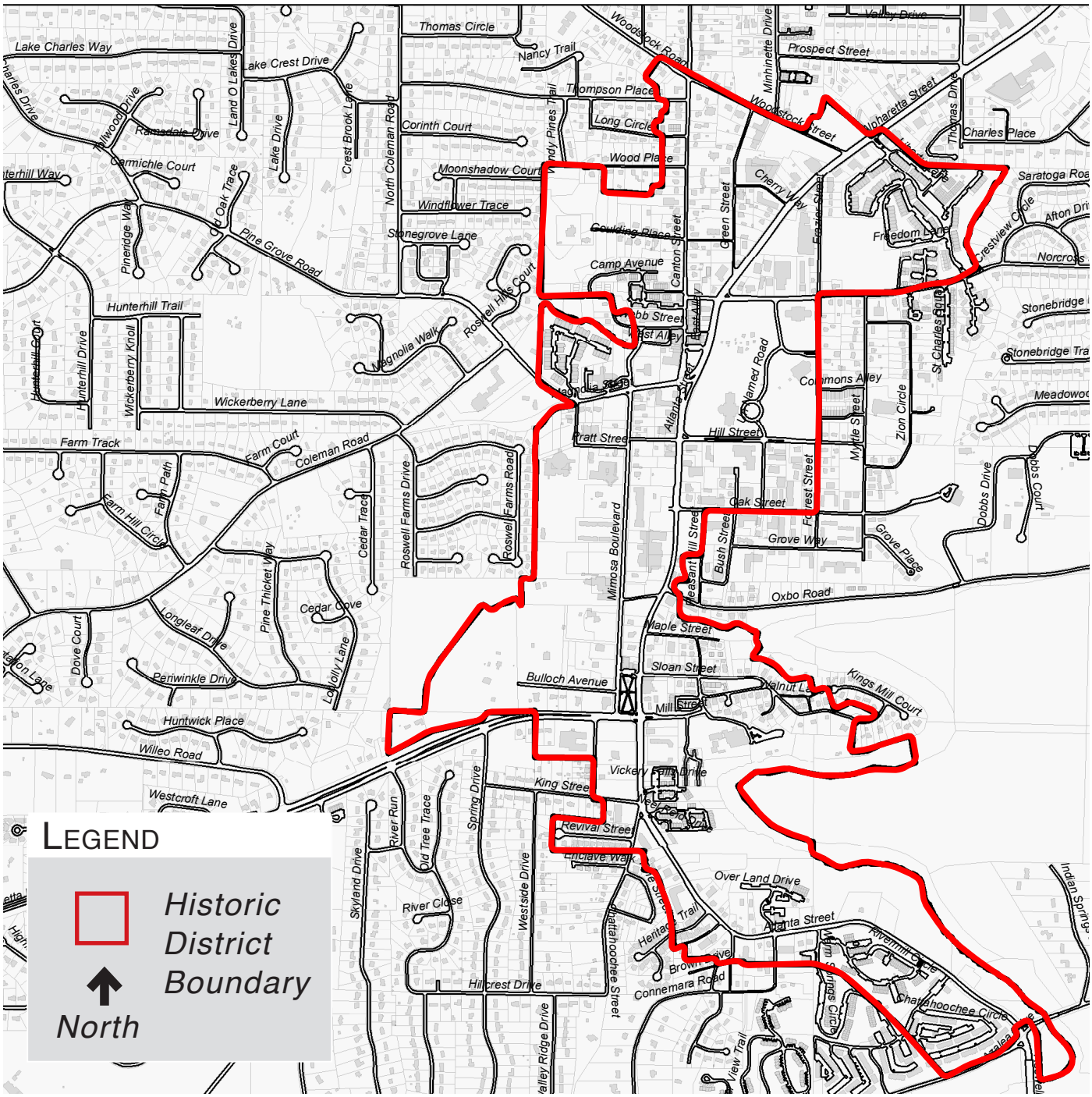
Roswell Housing Authority

GROVEWAY UDC STANDARDS

Roswell's Unified Development Code (UDC) sets forth several context-specific zoning standards for the Groveway area based on requirements included in the former Groveway Community Overlay District. The design guidelines on this page reflect the context-specific UDC standards.

Part C.
Historic Preservation Commission Guidelines

New construction guidelines for use in the Roswell Historic District by the Roswell Historic Preservation Commission (HPC)



Historic Preservation Commission Approval Process Chart

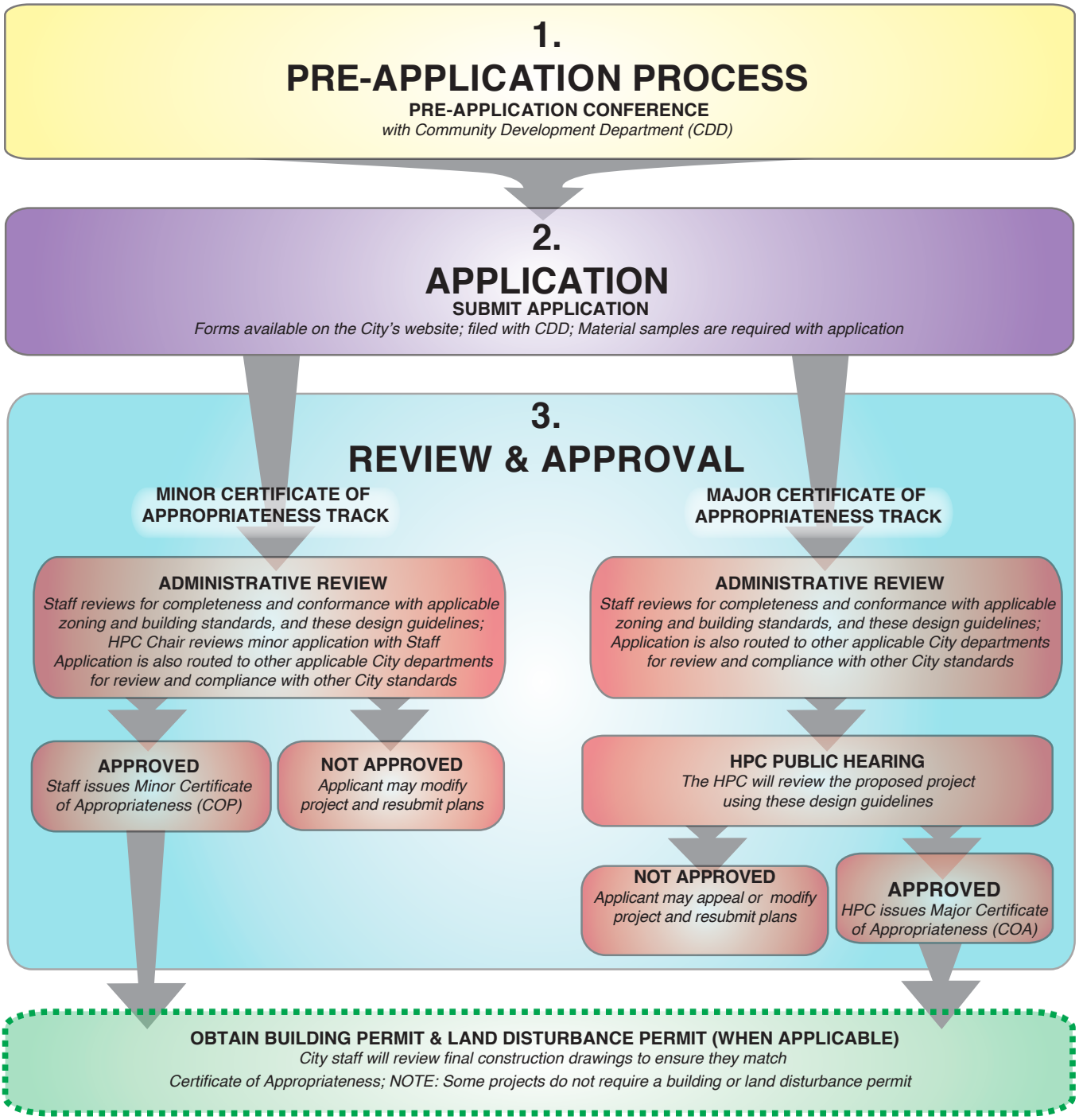


Figure 23: Historic Preservation Commission Approval Process Chart (reproduced from Introduction)

4.0 New Construction in Downtown Historic Districts

The Roswell Unified Development Code provides a range of special zoning districts that apply to Roswell's historic downtown. The area is within a locally-designated historic district, making it especially important that development and redevelopment be compatible with the existing context and reinforce its distinct identity.

This chapter provides design guidelines that build on the citywide guidelines in Part A to provide additional context-sensitive guidance for redevelopment of areas designated as Historic Overlay District on Roswell's zoning map. This includes all properties within Downtown Historic zoning districts, as well as a limited number of properties that are designated as Residential, Civic, Open Space, or Employment districts, but that also sit within the historic district.

Because the design guidelines in this chapter apply to the historic district, they are administered by the Roswell Historic Preservation Commission (HPC). The HPC also reviews alterations to existing buildings in the historic district using the design guidelines in Chapter 5. See "Design Review & Historic Review Process" on page 8 for more information on the design review process in Roswell.

The design guidelines in this chapter begin with site design principles, followed by building design guidelines, including special considerations for specific building types in the historic district. Finally, the guidelines address unique subareas within the historic district such as Lower Canton Street and provide design strategies for sensitive edges where properties abut residential areas.

CHAPTER CONTENTS

Additions to Historic Buildings

The design guidelines in this chapter also apply to building additions. See "Additions" on page 128 of Chapter 5 for specific guidance regarding additions to historic structures.

Relationship to the Unified Development Code

The UDC Downtown Residential District envisions a range of residential building types from detached houses to larger multifamily buildings.

The UDC Downtown Mixed-Use District envisions a relatively intense mix of residential, commercial and mixed-use buildings.

The UDC Downtown Shopfront District envisions a pedestrian-oriented environment with retail and other active uses along the ground-floor at the sidewalk.

The UDC Downtown House District allows new commercial uses within structures that maintain a residential design character.

The Roswell Unified Development Code (UDC) sets forth the base zoning standards for all development in the Downtown Historic zoning districts that apply in Roswell's historic district. These standards include minimum open space, maximum height, setbacks and build-to zones, and required transparency. The guidelines in this chapter build on the UDC standards to address the design quality of new construction in Roswell's historic district.

UDC standards vary according to a range of zoning districts, including:

- **Downtown Residential.** This district applies to areas within the historic district that will include a mix of residential building types.
- **Downtown Mixed-Use.** This district applies to areas within the historic district that will include a mix of residential, commercial and mixed-use building types that help promote Downtown as the residential, entertainment and cultural hub of the community.
- **Downtown Shopfront.** This district applies to areas within the historic district that will include a mix of shopfront and mixed-use building types appropriate to the most active and pedestrian-oriented parts of Downtown.
- **Downtown House.** This is a specialized district that applies to areas within the historic district that are transitioning from residential to commercial uses while maintaining a residential design character.

In some cases, the design guidelines in this chapter specifically reference one or more of the districts above to provide additional context-sensitive guidance.

Applying UDC Zoning Standards in the Historic District

It is important to note that UDC height, building coverage or setback standards may sometimes be inappropriate for specific historic contexts (i.e., code may allow three story height but historic context is only one-story buildings at the street edge). In these cases, the HPC may sometimes require reduced height or building coverage and modified setbacks to maintain compatibility with historic context.

Site Guidelines for Downtown Historic Districts

Site planning addresses the arrangement of buildings and other features on a site, as well as how that site will relate to its neighbors. The site design guidelines in this section focus on the location of key site elements, and the organization of pedestrian connections and open spaces in the historic district. A case study is provided to illustrate how the site design guidelines combine to promote redevelopment that is compatible with traditional site patterns and enhances the pedestrian-oriented character of the historic district.

Note that Part A provides site design guidelines that apply to properties citywide. They include guidelines for surface parking lot design, landscaping and stormwater management.

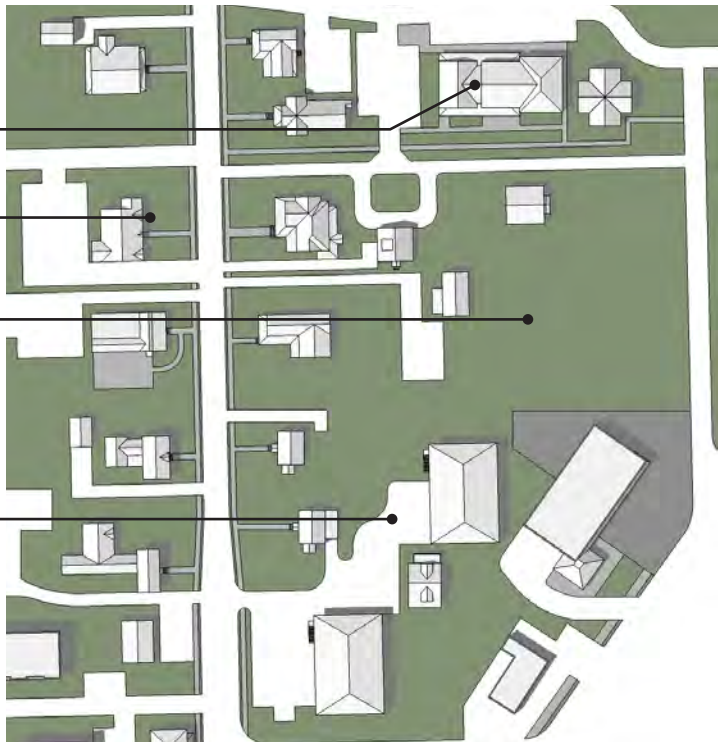
Photographs in this Document

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

Site Design Case Study: Redevelopment in the Historic District

This case study illustrates potential building additions and new construction on a series of adjacent sites in Roswell's historic district. The concepts are consistent with UDC zoning standards and the intent of the site design guidelines in this chapter. The case study does not represent a specific development proposal.

Existing Site Development



Potential Redevelopment with Additions & New Construction

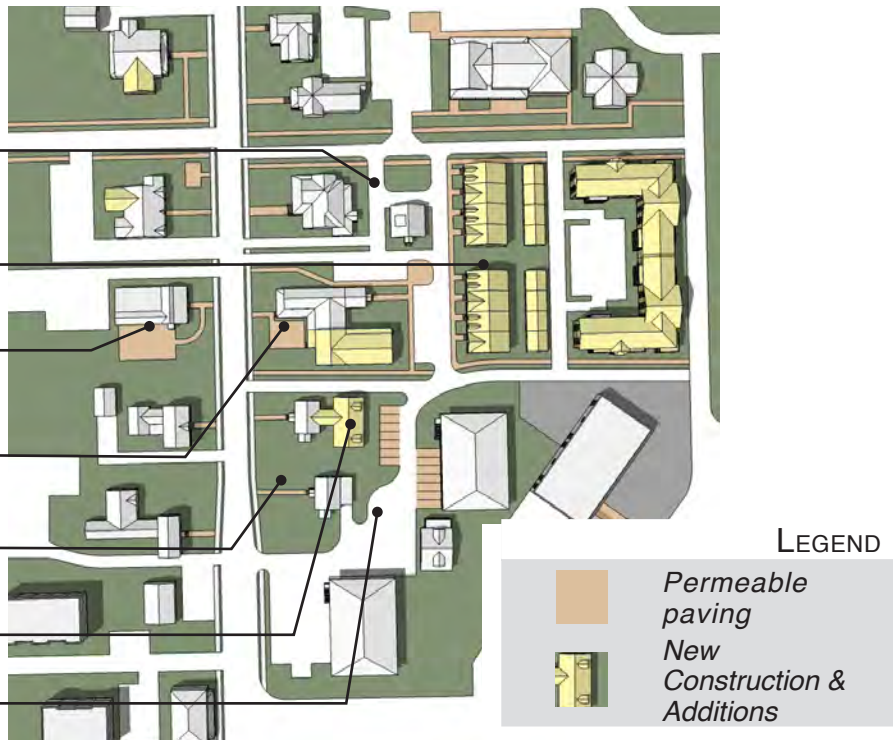
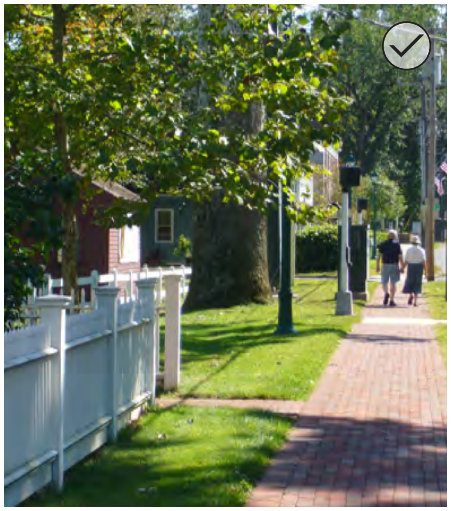
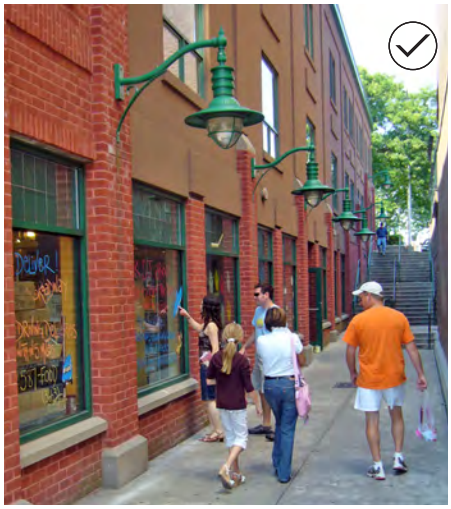


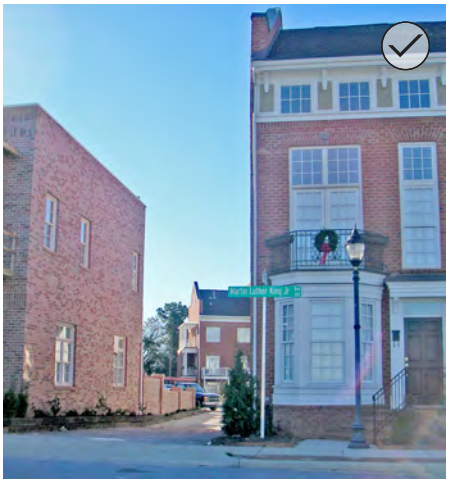
Figure 24: Site Design Case Study: Redevelopment in the Historic District



Retain the historic network of streets and alleys.



Provide mid-block connections for pedestrians, when possible.



Provide direct automobile access across adjoining properties, when feasible.

GUIDELINES FOR CONNECTIVITY IN THE HISTORIC DISTRICT

4.1 Retain the historic network of streets and alleys.

a. Retain the network of streets and alleys as public circulation space and for maximum public access.

b. Do not close streets and alleys to public access.

c. Link to existing public rights-of-way, when feasible.

4.2 Design new on-site pedestrian connections to enliven properties in the historic district.

a. Direct a walkway through a plaza, courtyard or other outdoor use area to help animate the space.

b. Provide mid-block connections for pedestrians when possible.

4.3 Provide direct automobile access across adjoining properties, when feasible, to minimize curb cuts onto streets.

a. Create an internal circulation system that will link those of adjacent properties, when feasible.

b. Reserve the opportunity to provide future connections to adjacent undeveloped properties. A cross-property easement may be used to assure access.

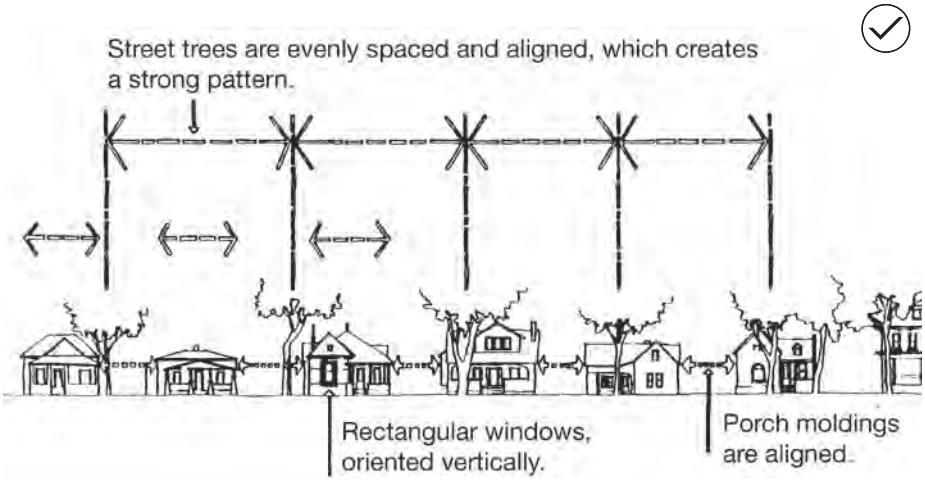
c. Provide internal connections between parking areas on a large parcel.

Neighborhood Connections

New development and redevelopment should provide convenient vehicular, pedestrian and bicycle access among properties to help integrate sites and subareas throughout the historic district and reduce traffic impacts.

See "Connectivity" on page 20 for guidelines that apply in all districts citywide.

Maintain traditional open space patterns.



Maintain traditional building alignment and spacing patterns along the street.

GUIDELINES FOR BUILDING PLACEMENT AND SETBACKS IN THE HISTORIC DISTRICT

4.4 Maintain traditional building alignment and spacing patterns along the street.

a. Locate a structure to maintain the side yard spacing pattern on the block as seen from the street.

b. Reference other traditional spacing and alignment elements such as the spacing of street trees and alignment of front porches.

4.5 Locate a new structure to maintain the traditional range of front yard setbacks along the street.

a. Place a new structure within the range of front yard setbacks established by adjacent historic structures on the same side of the street.

b. Consider alternatives to UDC setback and build-to standards where they are inconsistent with traditional patterns among adjacent properties. See “Setback & Orientation Patterns” on page 87 for more information.

4.6 Maintain the traditional orientation of buildings along the street.

a. Align the primary building façade with the established setback line.

b. Locate the primary entrance to face the street.

4.7 Maintain traditional open space patterns.

a. Maintain existing open space and building coverage patterns on lots. Note that maximizing UDC-allowed building coverage may be inappropriate in some situations.

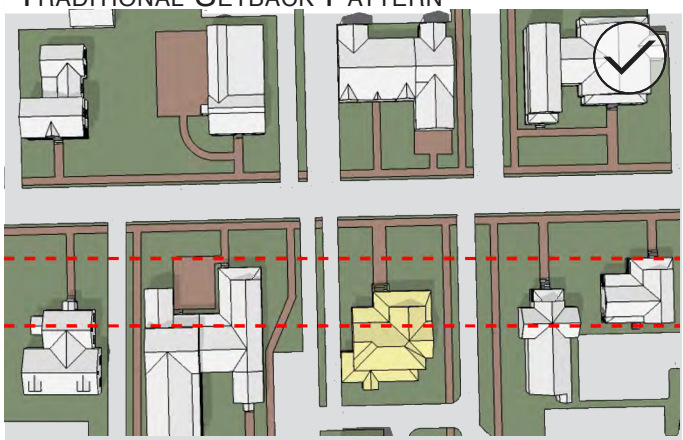
b. Where there is a traditional pattern of front yard open space along the street, do not enclose a yard area with a solid wall or fence.

Setback & Orientation Patterns

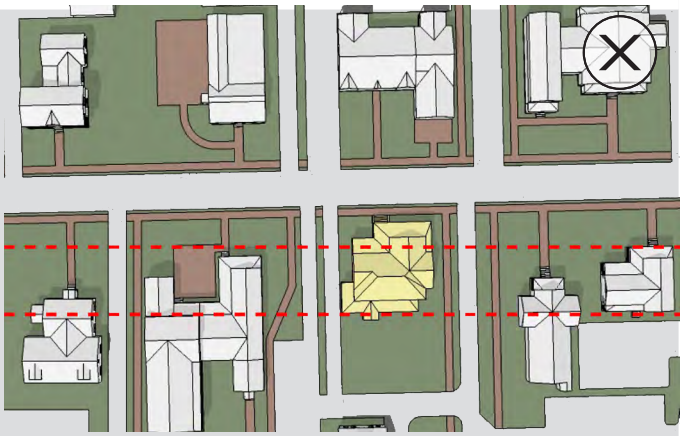
The prevailing building setback and orientation pattern helps define the street character and pedestrian experience. Roswell's Unified Development Code (UDC) sets minimum setbacks and defines a build-to zone to encourage buildings built near the sidewalk edge. See "Unified Development Code Frontage Standards" on page 23 for more information.

On streets with varied front yard setbacks, such as Upper Canton Street, the UDC required setbacks or build-to zone may sometimes be inconsistent with the existing historic pattern. In such cases, flexibility in the application of UDC standards may be available to promote buildings located within the traditional setback pattern, as illustrated below.

Traditional Setback Pattern

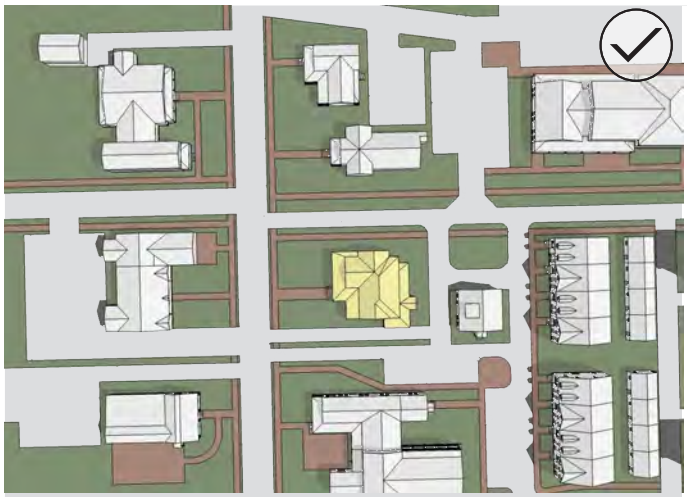


Place a new structure within the range of front yard setbacks established by adjacent historic structures on the same side of the street.

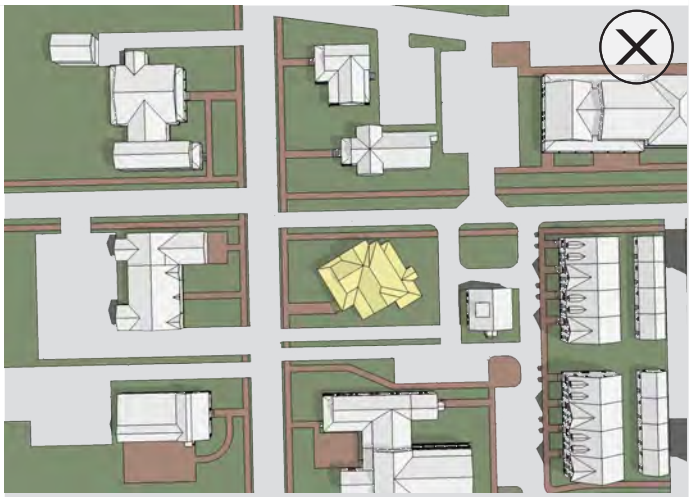


Do not place a new structure closer to the street than adjacent historic structures on the same side of the street.

Traditional Orientation Pattern



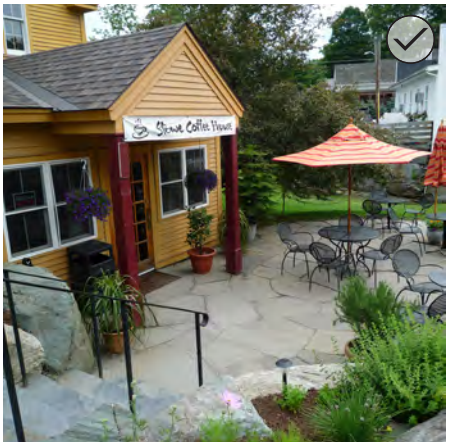
Maintain the traditional orientation of buildings along the street.



Where the façades of existing buildings are aligned along the street, do not orient the front façade of a new building at an odd angle.

Figure 25: Setback & Orientation Patterns

Create a sense of enclosure for an outdoor public space area by positioning buildings to frame the space or define it with landscaping. See Guideline 1.9 on page 25 for more information.



Locate a patio, dining area or rooftop deck to minimize visual impacts on the historic streetscape.

GUIDELINES FOR OUTDOOR PUBLIC SPACES IN THE HISTORIC DISTRICT

4.8 Where possible, locate outdoor public spaces to provide views of historic buildings and streetscapes.

a. Strategically locate public spaces on a site to maintain key views or frame views as perceived from the public right-of-way.

4.9 Locate a patio, dining area or rooftop deck to minimize visual impacts on the historic streetscape.

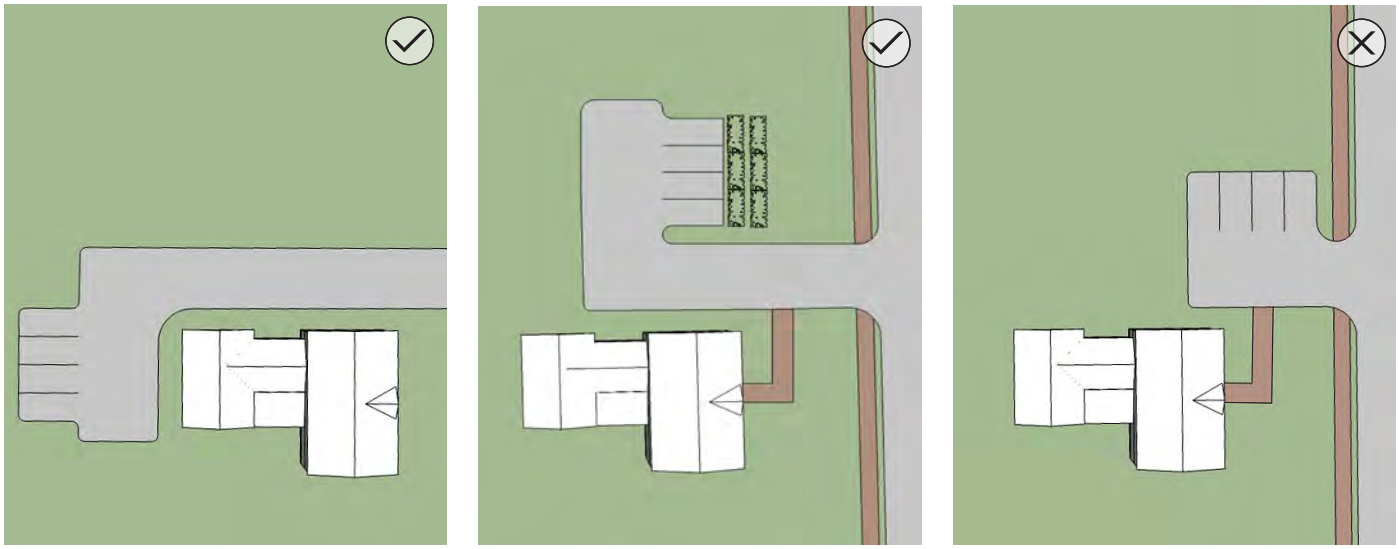
a. Consider locating an at-grade dining area to the side or rear of a property.

b. Place a deck to the side or rear of a property (preferred).

c. Set back a rooftop deck from the building façade. A deck located near the front façade should include only seating areas.

d. Maintain sufficient space for pedestrians when locating a patio area adjacent to the sidewalk as part of a new construction or redevelopment project.

e. Do not use a projecting or cantilevered deck unless it is appropriate for the specific setting or is located on the rear of the building and does not negatively impact neighboring historic resources.



Locate parking behind or to the side of the building and screen it from public view.

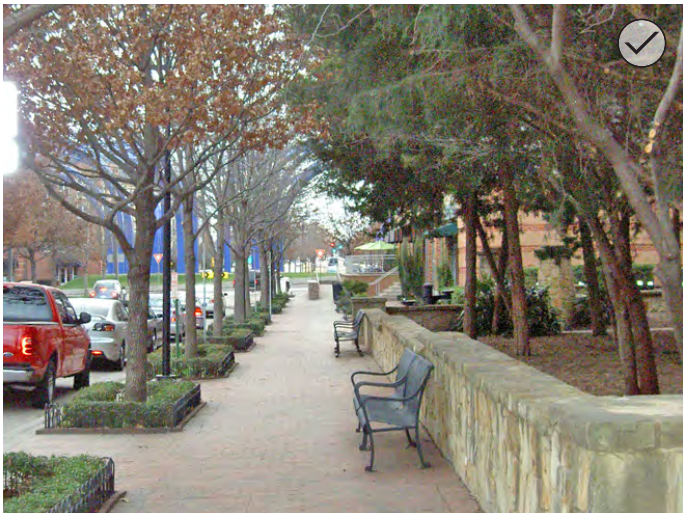
GUIDELINES FOR SURFACE PARKING IN THE HISTORIC DISTRICT

4.10 Locate and design a surface parking area to be compatible with the historic context.

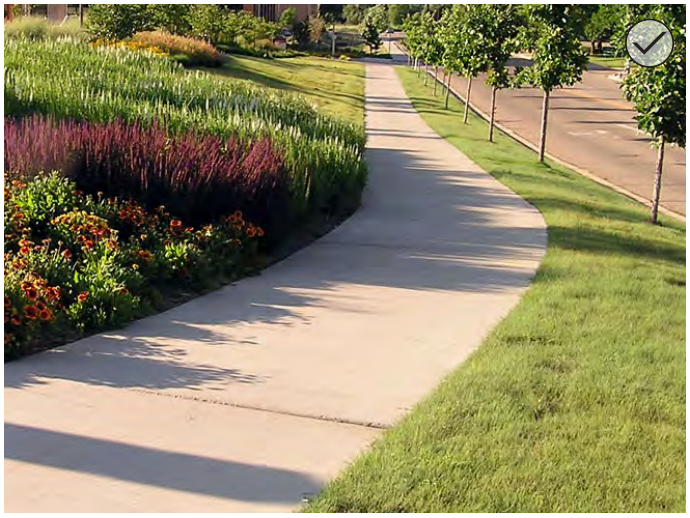
a. Locate parking behind or to the side of the building and screen it from public view.

b. If parking is located to the side, it should maintain the same setback as the building and be screened by vegetation.

c. Do not locate parking in the front yard.



Coordinate streetscape elements (lighting, benches, etc.) with neighboring properties along the street.



Coordinate landscape elements with neighboring properties along the street.

Streetscape Elements

Streetscape elements include:

- *Sidewalks*
- *Street trees and tree lawns*
- *Light fixtures*
- *Street furnishings (benches, etc.)*
- *Landscaping and stormwater management systems*

Such elements may be used to reinforce neighborhood character and enhance pedestrian experience along the street. In some cases, adopted streetscape plans provide a design template for streetscape elements. In other cases, new streetscape elements will be reviewed on a case-by-case basis.

See "Public & Private Spaces Along the Street Edge" on page 30 for information regarding treatment of the public streetscape vs. improvements in semi-public areas on a private property.

GUIDELINES FOR STREETSCAPE AND LANDSCAPING IN THE HISTORIC DISTRICT

4.11 Coordinate streetscape elements (lighting, benches, etc.) with neighboring properties along the street.

a. Consider the design context when determining sidewalk improvements.

b. Locate furnishings near heavily used pedestrian areas, such as major pedestrian routes, building entrances and outdoor gathering places.

c. Design street furnishings to be durable.

d. Locate street furnishings so they do not impede a primary pedestrian way.

e. Scale street lighting for pedestrians, where applicable.

4.12 Coordinate landscape elements with neighboring properties along the street.

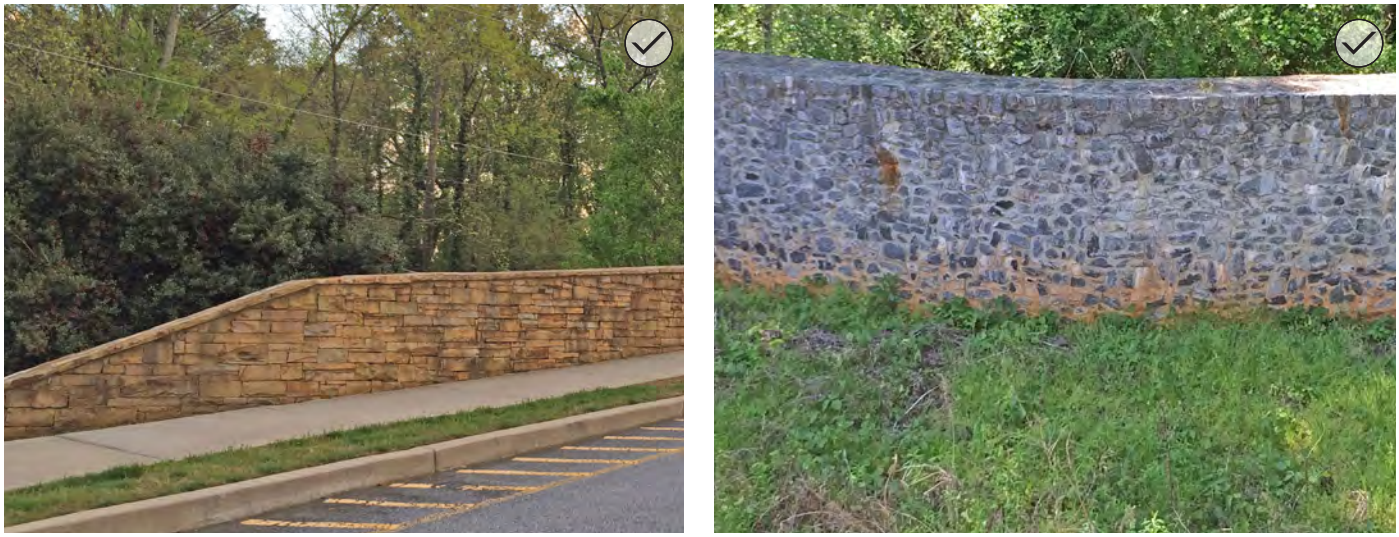
a. Retain existing mature landscape features that provide shade and protection from wind, and replace when necessary.

b. Where possible, group deciduous trees and plants to provide summer shade and allow solar access in winter.

c. Where possible, use hardy plant species that are native to the region. See the appendix for recommended plant lists.

d. Where possible, use Low Impact Development (LID) principles in the landscaping of streetscapes in the Historic District. See "Stormwater Management" on page 16 for more information.

e. Avoid species that require significant maintenance and care.



Use stone as the primary material for a new retaining wall in the historic district.

4.13 When necessary, design a new retaining wall to be sensitive to the historic context.

a. Use stone as the primary material for a new retaining wall in the historic district.

b. The use of poured concrete walls may sometimes be considered appropriate. The use of this material is at the discretion of the Historic Preservation Commission.

c. Do not use concrete block, wood timbers or railroad ties.

Building Guidelines for Downtown Historic Districts

Building design addresses the visual and functional character of new buildings, including their relationship to the historic context. The design guidelines in this section address key considerations for building design in the historic district, including mass and scale, building elements, materials and special considerations for specific building types. The objective is to promote buildings that are compatible with the traditional design context of the historic district while supporting development of a more vibrant, mixed-use context.

Note that Part A provides building design guidelines that apply to properties citywide.

Building Design Case Study: Redevelopment in the Historic District

This case study illustrates potential building additions and new construction on a series of adjacent sites in Roswell's historic district. The concepts are consistent with UDC zoning standards and the intent of the building design guidelines in this chapter. The case study does not represent a specific development proposal.

Existing Building Development

Vacant property behind historic street frontage

Existing non-historic buildings

Existing residential structures converted to commercial use

Existing additions to historic buildings

Potential Redevelopment with Additions & New Construction

More intense residential development located behind historic street frontage

New buildings and additions complement the historic streetscape

Low-scale building elements abut the historic street frontage

Legend

Permeable paving

New construction & additions

Figure 26: Building Design Case Study: Redevelopment in the Historic District

Design the mass of a new building to appear subordinate to the historic context.

Where permitted by the base zoning, a taller building may be located behind lower-scale liner buildings and/or stepped back from a lower-scale street frontage.

GUIDELINES FOR BUILDING MASS & SCALE IN THE HISTORIC DISTRICT

4.14 Design the mass of a new building to appear subordinate to the historic context.

a. Design the façade height to appear to be within the range seen historically in the area.

b. Design the façade to reflect the traditional proportions of height to width.

c. Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.

d. Use smaller projecting elements such as overhanging eaves, awnings, projecting gables, and dormers to reinforce a traditional sense of scale.

4.15 Position taller portions of a structure away from neighboring buildings or streets with a lower scale.

a. Where permitted by the base zoning, taller structures should be located to minimize looming effects and shading of lower-scaled neighbors and not overwhelm historic structures.

b. A new building should step down towards lower-scaled neighbors, especially when adjacent to historic properties and edges of historic districts.

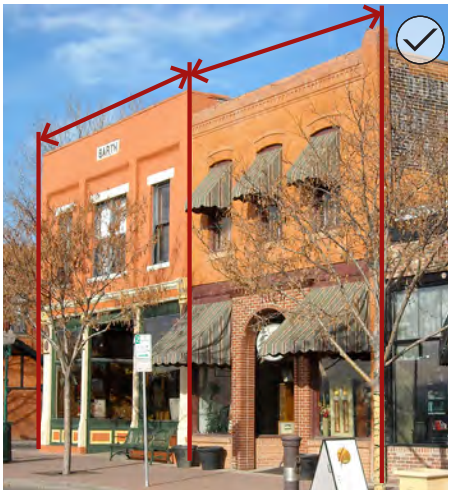
c. Where permitted by the base zoning, a taller building may be located behind lower-scale liner buildings and/or stepped back from a lower-scale street frontage.

4.16 Design a new commercial or mixed-use building to incorporate a traditional base, middle and cap configuration.

a. Clearly differentiate the ground floor, middle floors and roof form.

b. Note that a base, middle and cap configuration may not be applicable to a commercial house building type.

Where a new structure must exceed a traditional building width, break the façade into modules that suggest traditional building widths.



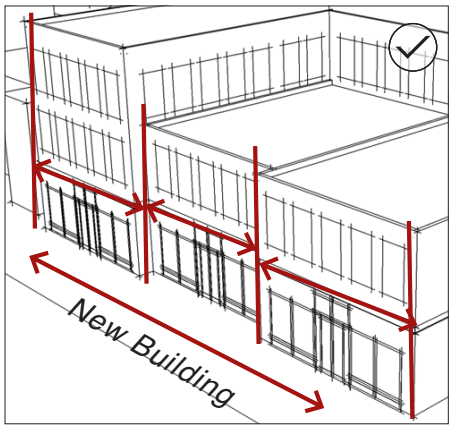
Maintain the traditional spacing patterns crated by the repetition of uniform building widths along the street.

GUIDELINES FOR FAÇADE CHARACTER IN THE HISTORIC DISTRICT

4.17 Maintain the traditional spacing patterns created by the repetition of uniform building widths along the street.

a. Proportion a new façade to reflect the established range of traditional building widths seen in the historic district.

b. Where a new structure must exceed a traditional building width, use changes in building configuration, articulation or design features such as materials, window design, façade height or decorative details to break the façade into modules that suggest traditional building widths.



New façade widths should reflect the traditional range of the building widths seen on the block.

4.18 Incorporate traditional façade elements.

a. Reference traditional articulation patterns on the façade of a new commercial structure.

b. Design a commercial façade to be composed of simple,traditional forms that are consistent with the façade composition of the surrounding context.

4.19 Locate windows to be consistent with the general window pattern in the district.

a. Use traditional proportions of windows, individually or in groups.

b. Maintain the traditional placement of window headers and sills relative to cornices and belt courses.

4.20 Incorporate a high level of ground floor transparency when designing a new commercial or mixed-use building.

a. Incorporate a high percentage of transparent glass on the ground floor of a building façade to engage the street and provide pedestrian interest.

b. When it is not possible to incorporate transparent glass throughout the ground floor of a building façade, consider using an alternative strategy to promote an active, pedestrian-oriented street frontage.

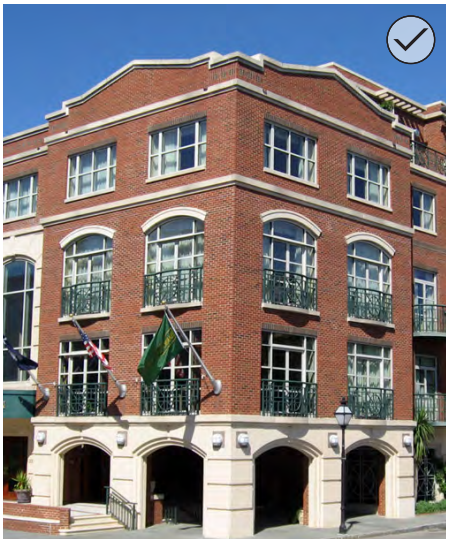
Reflecting Traditional Building Widths

Traditional building widths in the historic district often reflect an underlying pattern of narrow lots, resulting in a rhythm of modestly-scaled building widths along the street frontage, as illustrated below. Although a new structure may be wider than was typical historically, it should incorporate design features that divide it into smaller modules that reflect the historic pattern, as illustrated at bottom. Changes in building configuration, articulation or design features can help visually break the structure down into smaller modules. ***Note that the new construction illustrated at bottom would not be appropriate in all contexts, including Upper Canton Street or other areas with distinct setback and building massing patterns.***

Traditional Development Pattern

New Construction Reflecting Traditional Lot and Building Widths

Figure 27: Reflecting Traditional Building Widths



Use traditional materials, including wood and brick, in a consistent manner, as the primary façade material.

GUIDELINES FOR ARCHITECTURAL CHARACTER IN THE HISTORIC DISTRICT

4.21 Design a new building to reflect its time while respecting key features of the historic context.

a. Consider using vernacular styles or simplified interpretations of historic ones.

b. Reference traditional articulation patterns on the façade of a new commercial structure.

c. Use high quality design and depth of detail in building features to enhance compatibility with the historic context.

d. Consider simple details, when appropriate, such as window moldings and door surrounds, to create interest while expressing a building of its time.

e. Do not incorporate a masonry "water table" on a structure with wood or fiber cement cladding.

4.22 Use a range of building types appropriate to the historic context.

a. Design a building within the context and fabric of the character area.

4.23 Use materials compatible with the historic context.

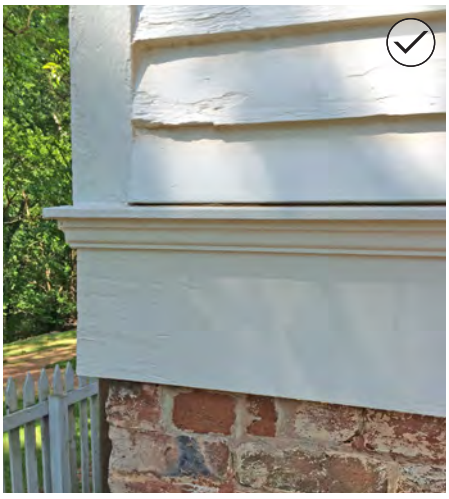
a. Use traditional materials, including wood and brick, in a consistent manner, as the primary façade material.

b. Use smooth surface fiber cement (no wood grain) for siding and trim because of its aesthetic, durability and paint-retention qualities.

c. Ensure that wood siding has a weather-protective finish.

d. Stone veneer may be used, if high quality and durable.

e. Do not use imitation materials, such as panelized brick or plastic.

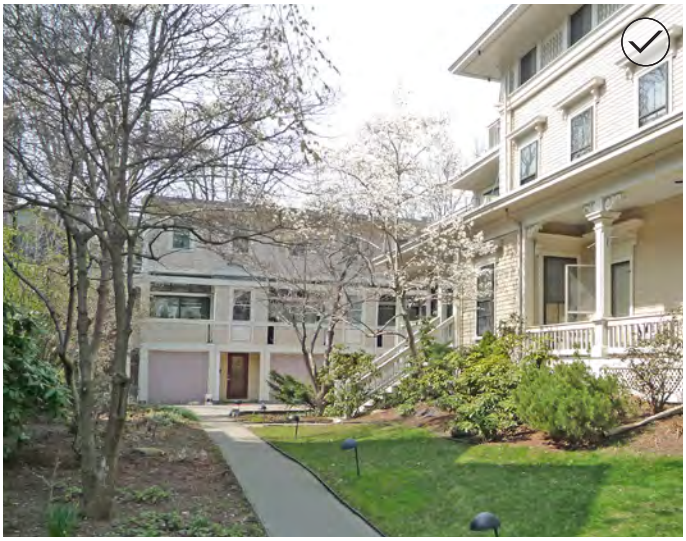


Do not incorporate a masonry "water table" on a structure with wood or fiber cement cladding.

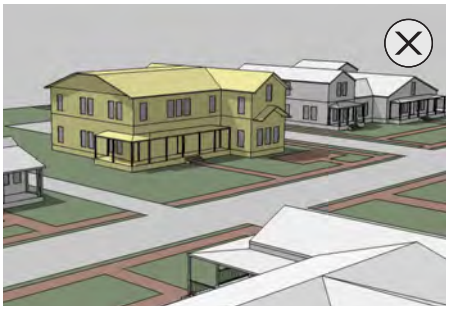
Exterior Color

The use of specific paint colors is not stipulated by Roswell's Code of Ordinances.

See "Exterior Building Color Background" on page A-28 of the Appendix for general advisory information on the compatible use of color.



Where possible, locate residential buildings near site edges that adjoin existing residential development.



Design a new detached house to be compatible with surrounding historic houses on the block.

GUIDELINES FOR SPECIFIC BUILDING TYPES

4.24 Design a new detached house to be compatible with surrounding historic houses.

a. Subdivide the mass of a larger building into smaller "modules" that are similar in size to buildings seen traditionally.

b. Design building features to incorporate traditional dimensions.

c. Design a new residential façade to respect the traditional proportions of height to width.

d. Use floor-to-ceiling heights that appear similar to those of traditional residential buildings.

e. Consider window proportions, grouping and trim in the design.

4.25 Minimize the visual impacts of residential garage doors on the streetscape.

a. Use a detached garage, orient a garage door to the side or recess a front-facing garage door where possible. See "Reducing the Visual Impacts of a Residential Garage Door" on page 99 for more information.

b. Where a garage door must be flush with the façade to accommodate lot width or topographic constraints, limit the width of the door.

4.26 Where possible, locate residential buildings near site edges that adjoin existing residential development.

a. Provide smaller scale buildings along property lines that abut residential districts.

b. Provide direct pedestrian connections between residential buildings to adjacent commercial and mixed-use development.

4.27 Design a new Commercial House to contribute to pedestrian activity on the street.

a. Incorporate small public spaces linked to the sidewalk.

Reducing the Visual Impacts of a Residential Garage Door

Reducing the visual impacts of garage doors on new residential development helps preserve the historic character of the streetscape and encourage pedestrian activity. The UDC provides zoning standards for the location, orientation and width of a garage door on a new Detached House, Attached House or Townhouse building type. The illustrations below provide additional guidance for garage doors on a new Detached House or Attached House in the historic district.

Detached Garage

A detached garage placed entirely to the rear of the house is generally most compatible with the historic streetscape. Where an alley is present, the garage should be alley-loaded.

Side-Loaded Garage

Where a detached garage will not be used, a side-loaded garage may also be located behind the front wall plane of the house and designed for compatibility with the historic streetscape.

Recessed Garage

Where a garage will face the street, it should be recessed substantially behind the front wall plane of the house and be limited in width to be compatible with the historic streetscape.

Flush Garage

A garage that faces the street and is flush or nearly flush with the front wall plane of the house is generally incompatible with the historic streetscape. If lot width or topographic constraints prohibit alternative placement, the width of a flush garage should be limited.

Figure 28: Reducing the Visual Impacts of a Residential Garage Door

Design a new Mixed-use or Shopfront building to fit into the historic context.

Consider using a canopy or awning to help define the ground floor.

GUIDELINES FOR SPECIFIC BUILDING TYPES (Continued)

4.28 Design a new Mixed-use or Shopfront building to fit into the historic context.

a. Vary roof forms in a new mixed-use or shopfront building.

b. Consider incorporating traditional storefront elements into the façade of a mixed-use or shopfront building (see "Historic Storefront Features" on page 135 for more information).

4.29 Design the ground floor of a Mixed-use or Shopfront building to engage the public realm and promote pedestrian activity.

a. Incorporate a high percentage of transparent glass on the ground floor of a building façade to engage the street and provide pedestrian interest (also see alternatives illustrated on page 40).

b. Consider using a canopy or awning to help define the ground floor (see "Awnings & Canopies" on page 136 for information on awning materials and installation).

c. Locate and orient entries for pedestrians.

4.30 Design a Civic building to serve as a community landmark and stand the test of time.

a. Use high quality, durable materials.

b. Incorporate iconic architectural features into the design of a Civic building.

c. Design a Civic building to be viewed "in the round," with a pedestrian-friendly ground floor on all sides.

d. Provide outdoor spaces for public use.

Divide a larger parking structure into modules that reflect traditional façade and lot widths in the historic district.

GUIDELINES FOR SPECIFIC BUILDING TYPES (Continued)

4.31 Locate a parking structure to minimize impacts on historic street character.

a. Locate a parking structure to the rear of the historic street frontage.

4.32 Design a parking structure to be compatible with the mass and scale of nearby buildings.

a. Divide a larger parking structure into modules that reflect traditional façade and lot widths in the historic district.

b. Use vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane to reflect traditional building proportions.

4.33 Minimize the visual impacts of a parking structure on the historic context.

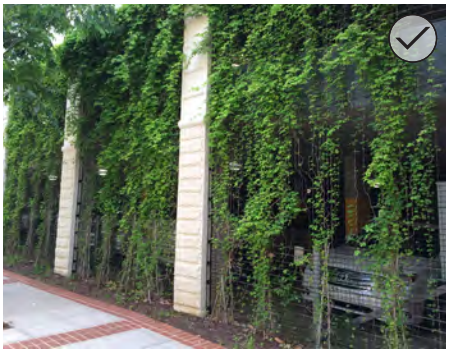
a. Use high quality façade materials such as masonry.

b. When possible, wrap a parking structure with other uses to minimize its visibility from the street and adjacent historic properties.

c. Incorporate active uses along the ground floor of a parking structure where it is adjacent to pedestrian areas.

d. If active uses are not possible, incorporate wall articulation, durable architectural screens, wall art, a vertical trellis, landscaping or other features to minimize the visual impacts of a parking structure façade adjacent to a pedestrian area such as a path or public outdoor space. See the illustrations on page 40 for additional information.

Locate a parking structure to minimize impacts on historic street character.



If active uses are not possible, incorporate a vertical trellis, landscaping or other features to minimize the visual impacts of a parking structure façade adjacent to a pedestrian area such as a path or public outdoor space.

Guidelines for Historic District Contexts

Roswell's historic district includes a diverse range of contexts. Some have strong historic associations, such as Canton Street and the Mill District, while others, such as Alpharetta Street and Atlanta Street, help tie historic areas together but include relatively few historic buildings. The guidelines for historic district contexts in this section focus on special considerations for new construction in the following distinct contexts within the historic district:

- Upper Canton Street
- Lower Canton Street
- Town Square
- Mill Village
- Mimosa Boulevard
- Alpharetta Street & Atlanta Street
- Groveway Area

The historic district contexts are intended to recognize general areas of distinct character and may overlap with each other in some cases.

The guidelines for historic district contexts in this section provide context-specific guidance for new development and redevelopment. Note that the Site and Building design guidelines earlier in this chapter also apply to new construction in the distinct contexts addressed in this section.

Upper Canton Street is defined by residential structures with landscaped front yard areas.

The Upper Canton Street area begins near Norcross Street and runs north to the boundary of the historic district at Woodstock Street. It is defined by residential structures with landscaped front yard areas. Many of these structures have been successfully converted to commercial purposes, offering restaurants, stores and offices that bring activity to the street.

GUIDELINES FOR UPPER CANTON STREET

4.34 Respect the historic streetscape pattern along Upper Canton Street.

a. Locate buildings within the established range of front setbacks among adjacent properties.

b. Preserve mature trees whenever possible.

c. Maintain the established pattern of landscaped front yards.

d. Locate and design streetscape elements such as lighting and benches to be compatible with the historic streetscape.

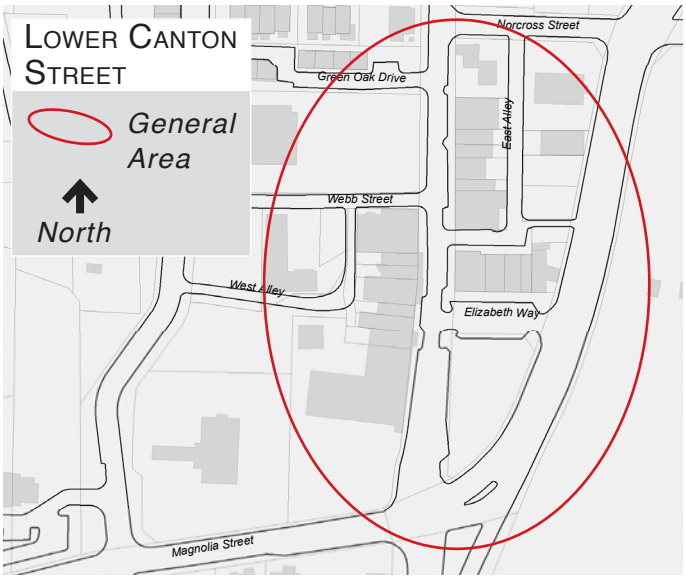
e. Maintain existing open space and building coverage patterns on lots. Note that maximizing Code-allowed building coverage may be inappropriate on some sites along Upper Canton Street.

4.35 Incorporate a compatible mix of building types along Upper Canton Street.

a. Use primarily Detached House, Attached House and Commercial House building types facing Canton Street.

b. Locate more intense residential development including Townhouse buildings to the rear of the Upper Canton Street frontage.

Locate a new patio or courtyard areas to support activity on Upper Canton Street.



Lower Canton Street is defined by commercial and mixed-use buildings built near the sidewalk edge.

Stormwater Management on Canton Street

Canton Street's many smaller properties present a particular challenge for stormwater management. As redevelopment occurs, it will be important to minimize the portion of lots covered by buildings and other impervious surfaces, and to share stormwater management systems among properties.

Strategies include:

- *Use of pervious surfaces and paving systems for parking areas, drive aisles, alleys, pedestrian paths and plazas*
- *Shared parking lots to minimize paved surfaces*
- *Shared bioswales and bioretention areas*

See "Stormwater Management" on page 16 for more information.

The Lower Canton Street area runs north from the Alpharetta Street/ Magnolia Street intersection to approximately Norcross Street. It is defined by commercial and mixed-use buildings built near the sidewalk edge. Two-story buildings from the 19th century and later one-story buildings provide pedestrians with display windows for shopping, outdoor dining and, in some cases, overhead shelter from the elements.

GUIDELINES FOR LOWER CANTON STREET

4.36 Respect the historic streetscape pattern along Lower Canton Street.

a. Locate buildings near the sidewalk edge.

b. Locate and design streetscape elements such as trees, lighting and benches to be compatible with the historic streetscape.

4.37 Incorporate a compatible mix of building types along Lower Canton Street.

a. Use primarily Shopfront and Mixed-use building types facing Canton Street.

b. Locate residential building types to the rear of the Canton Street frontage.

c. Locate a new building behind a historic shop front building .

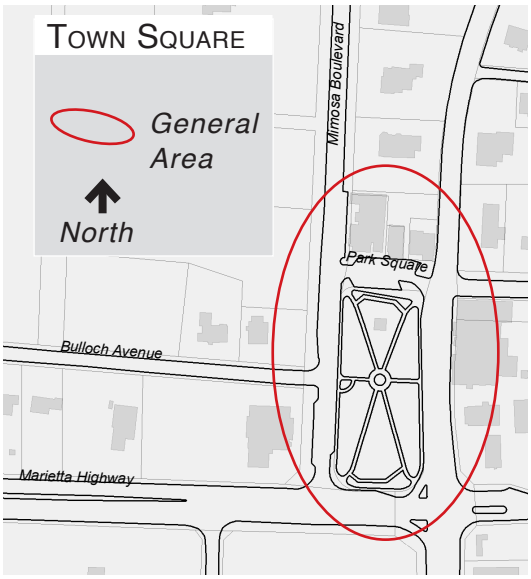
d. Do not add additional stories to a historic building in order to incorporate offices or residential living units.

4.38 Locate public open space to support activity on Lower Canton Street.

a. Directly connect courtyard and patio areas to the street or lanes.

b. Set back courtyard and patio areas from the sidewalk edge, or locate them to the side of buildings to avoid interfering with pedestrian movement along the Canton Street sidewalk.

Guidelines for Historic District Contexts



Roswell's historic town square area includes properties bounded by Atlanta Street, Park Square, Mimosa Boulevard and Marietta Highway. It is defined by commercial buildings built to the sidewalk edge and the formal open space area within the square itself.

GUIDELINES FOR ROSWELL TOWN SQUARE

4.39 Respect the historic streetscape pattern in the Town Square area.

a. Locate buildings near the sidewalk edge.

b. Locate and design streetscape elements such as lighting and benches to be compatible with the historic streetscape.

4.40 Incorporate a compatible mix of building types in the Town Square Area.

a. Use primarily Shopfront and Mixed-use building types along Atlanta Street and Park Square.

b. Locate residential and commercial house building types on properties facing the adjacent Mill District.

4.41 Design new construction to be compatible with the Town Square area.

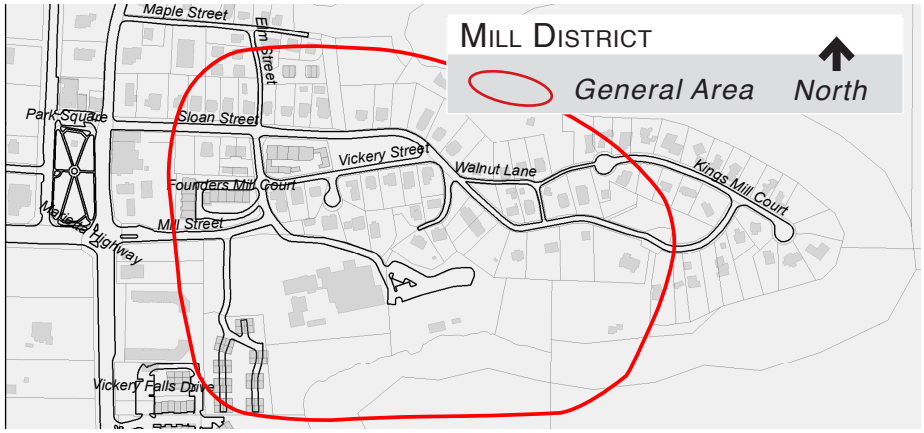
a. Consider using vernacular design with high quality materials.

b. Consider using simplified interpretations of historic architectural buildings.

c. Avoid replicating historic structures or architectural styles.

Historic Background: Roswell Town Square

The Town Square was Roswell's first commercial area, built to provide services to workers in the adjacent Mill District. The square is focused on a rectangular park that was built by Roswell King in 1839 to be the heart of civic activity. Entries at each of the corners lead to paths. Tree-shaded paths intersect at the center which is marked by a stone obelisk. Other features in the park include the Roswell King Monument and a bandstand first constructed in 1905 for a visit by President Theodore Roosevelt. Across the street from the square, King built a factory store.



Historic Background: Mill Village

On a trip to north Georgia in 1828, Roswell King recognized the water power potential of the confluence of the Chattahoochee River and Vickery (Big) Creek. In the mid-1830s King returned to the area with his sons and built a textile mill complex on the river bank. It was established as the Roswell Manufacturing Company, which gave its name to the town. The mill made cotton cloth, yarn, rope and tenting. It became the largest such facility in northern Georgia. To the north of the mill, workers' cottages and two women's residence halls (The Bricks) were constructed. By the time of the Civil War, in addition to the two cotton mills, the area was also the site of a woolen factory and a flour mill. While the mills were destroyed during the war, the cotton mill was rebuilt and used continually until it was closed in 1975. The ruins of the mill are now a historic site.

The Mill Village area was built on the ridge just east of Town Square as rental housing for mill employees. It is defined by narrow streets and multiple replicates, some with later additions/alterations, of a limited variety of small residential forms and styles with restrained but artful detailing built on small tree-covered lots. Most were originally built as wooden duplexes, with the historic "Bricks" a notable exception.

The area northwest of the historic Mill includes townhomes that reflect the industrial character of the Mill, while the character along Sloan street is more traditionally residential.

GUIDELINES FOR MILL VILLAGE

4.42 Respect the historic streetscape pattern of the Mill Village area.

a. Respect the historic streetscape pattern that is naturalistic, rural and in the tradition of early southern mill villages.

b. Replace damaged or diseased trees with similar species of shade trees.

c. Maintain the granite curbing or install it on those streets where none exist.

d. Position new trees so that future growth will not impinge on overhead power lines.

e. Maintain existing open space and building coverage patterns on lots. Note that maximizing Code-allowed building coverage may be inappropriate on some sites in Mill Village.

4.43 Use compatible building types for the Mill Village context.

a. Use primarily Detached House and Commercial House building types.

b. Consider Mixed Use and Single Story Shopfront types in areas near Atlanta Street.

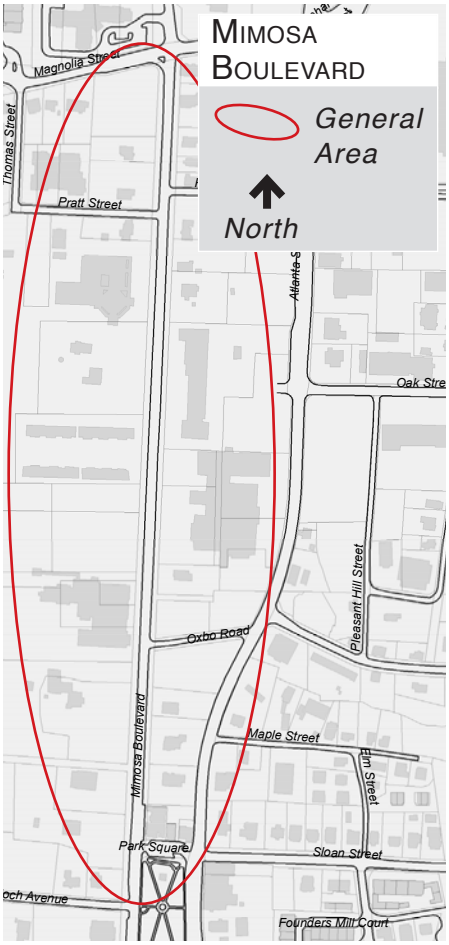
4.44 Use compatible architectural styles for the Mill Village context.

a. Design new buildings in Mill Village to be compatible with the limited variety of forms, styles and mass of historic structures.

b. Use vernacular designs with high quality materials or simplified interpretations of historic architectural styles.

c. Avoid directly imitating historic architectural styles or structures.

Mimosa Boulevard runs parallel to Atlanta Street between Magnolia Street to the north and the Town Square area to the south. It is a wide avenue defined by residential and civic buildings set back on landscaped lots. Older structures such as Greek Revival houses tend to have the greatest setbacks, and later historic structures are often built closer to the street.



GUIDELINES FOR MIMOSA BOULEVARD

4.45 Respect the historic streetscape pattern along Mimosa Boulevard.

a. Locate buildings within the established range of front setbacks among adjacent properties. New construction should generally be located at the setback established by the most recent adjacent historic structure.

b. Preserve healthy, mature trees whenever possible.

c. Maintain the established pattern of landscaped front yards.

d. Maintain existing open space and building coverage patterns on lots. Note that maximizing Code-allowed building coverage may be inappropriate on some sites along Mimosa Boulevard.

e. Locate and design streetscape elements such as lighting and benches to be compatible with the historic streetscape.

f. Do not enclose historic open spaces with solid walls or fences.

4.46 Incorporate a compatible mix of building types along Mimosa Boulevard.

a. Incorporate a mix of Commercial Houses, Detached Houses and Civic Buildings.

b. Locate and design a new Civic Building to be compatible with adjacent historic properties.

4.47 Provide improved pedestrian connections between Canton Street and the Town Square along Mimosa Boulevard.

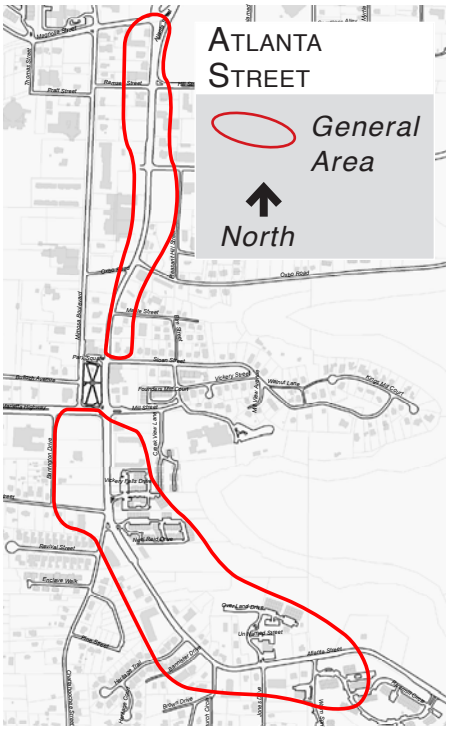
a. Along Mimosa Boulevard north of Magnolia Street, design a building so that most of the façade is located along the sidewalk edge. See Guideline 1.7 on page 22 for more information.

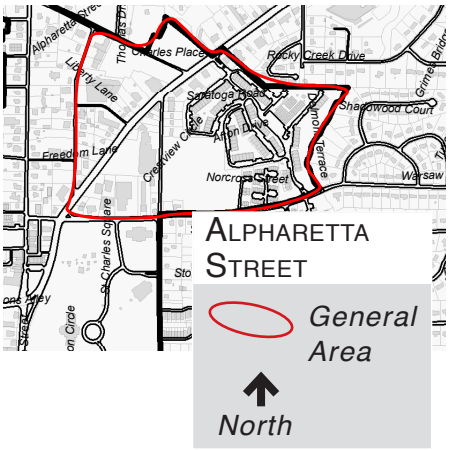
b. When possible, provide mid-block pedestrian connections to Atlanta Street to facilitate alternate pedestrian routes.

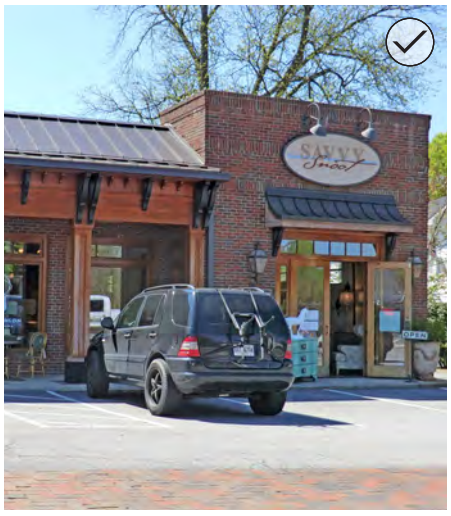
Historic Background: Mimosa Boulevard

Mimosa Boulevard includes many residential properties dating from the earliest days of Roswell from the 1800s up to and including the beginning decades of the 1900s. The architectural styles of the houses include Greek Revival, Victorian as well as those styles of the early 20th Century. In addition to the various house styles the size of the lots and the setbacks also reflect their dates of construction. The earlier houses are on larger lots and set farther back from the street. As construction continued the lots become smaller and the houses were set closer to the street. Along with the residential properties, Mimosa Boulevard is the site of various religious buildings including the first one, Roswell Presbyterian Church and academy.

Maintain the established pattern of landscaped front yards.







Incorporate a mix of small-scale building types and heights along Alpharetta Street and Atlanta Street.

Alpharetta Street and Atlanta Street are the primary entry corridors into the historic district from the north and south. The streets are defined by mostly non-historic and auto-oriented commercial development. As properties along these streets redevelop, new construction should better support the surrounding pedestrian-oriented historic context and help connect existing activity centers such as Canton Street and the Town Square area.

Note that the Town Square and Mill District subareas overlap with Atlanta Street.

GUIDELINES FOR ALPHARETTA & ATLANTA STREETS

4.48 Incorporate a compatible mix of building types along Alpharetta and Atlanta streets.

a. Use primarily Shopfront and Mixed-use building types facing Alpharetta Street and Atlanta Street.

b. Consider using existing changes in site grade to incorporate additional stories that are less visible from the street frontage.

4.49 Incorporate "village" design characteristics along Alpharetta Street and Atlanta Street.

a. Use a mix of small-scale building types and heights to give the area the appearance of being built over time.

b. Use primarily vernacular building styles and roof forms to be consistent with the village character of the historic district.

GUIDELINES FOR ALPHARETTA & ATLANTA STREETS (Continued)

4.50 Consider adjacent historic properties when planning new projects along Alpharetta Street and Atlanta Street.

a. Incorporate lower building heights and smaller-scale building types to provide a transition to adjacent lower-scale historic properties.

b. Do not locate large surface parking areas adjacent to historic properties.

4.51 Provide improved pedestrian connections between Canton Street and the Town Square along Atlanta Street.

a. Plan new development to accommodate an expanded (preferably detached) sidewalk, and enhanced streetscape elements between buildings and Atlanta Street.

b. Design a building so that most of the façade is located along the sidewalk edge. See Guideline 1.7 on page 22 for more information.

c. When possible, provide mid-block pedestrian connections to Mimosa Boulevard to facilitate alternate pedestrian routes.

Incorporate lower building heights and smaller-scale building types to provide a transition to adjacent lower-scale historic properties.

Guidelines for Historic District Contexts

The Groveway area is located to the southeast of Atlanta Street/ Highway 9 and north of Oxbo Road. Its eastern boundary is defined by parcels just east of Millbrook Circle, Zion Circle, Oak Street and Grove Place. Groveway includes the major civic buildings and areas including City Hall, Waller Park and the Police Administration Building. Historic Lower Canton Street lies to the north and west across Atlanta Street. Note that the eastern and southeastern portions of Groveway lie outside of the historic district.

GUIDELINES FOR CITY THE GROVEWAY AREA

4.52 Frame street corners with buildings and landscaping, when possible.

a. Where a building is located on a corner site, orient the building façade diagonally to the corner.

b. Also consider the design treatments listed under Guideline 4.53 below.

4.53 Frame designated high visibility street corner sites with buildings and landscaping. The map at right illustrates high visibility street corners.

Use at least one of the following design treatments:

a. Locate a building within 15' of the street corner, with the building façade oriented diagonally to the corner.

b. Install at least 400 square feet of landscape area adjacent to the street corner. Planted areas should contain a combination of trees, shrubs, perennials, and ground cover that provides four-season interest. Hardscape elements should not exceed 25% of the landscape area.

4.54 Design buildings at a designated high visibility street corner site to invite pedestrian activity.

a. Locate the primary pedestrian entry at the corner.

b. Use distinctive façade materials and iconic design elements such as turrets or bell towers.

Where a building is located on a corner site, orient the building façade diagonally to the corner.

GROVEWAY AREA

Boundary

High Visibility Street Corner

Roswell Housing Authority

GROVEWAY UDC STANDARDS

Roswell's Unified Development Code (UDC) sets forth several context-specific zoning standards for the Groveway area based on requirements included in the former Groveway Community Overlay District. The design guidelines on this page reflect the context-specific UDC standards.

5.0 Existing Buildings in Downtown Historic Districts



Roswell's historic buildings are a valued part of community heritage. Existing buildings within the Downtown historic district (including buildings in Downtown zoning districts) should be preserved whenever possible to reinforce Roswell's distinct identity. Historic buildings that have been obscured over time, should be returned to their original design and materials.

This chapter provides guidelines for the treatment of existing buildings in the historic district, including additions, façade renovations and other exterior alterations. It focuses on the rehabilitation and maintenance of character-defining features, as well as sustainability considerations related to a historic property, including maintenance of the inherent energy efficient features of a historic building.

The following core preservation values are reflected throughout the guidelines in this chapter:

- ***Protection.*** Keeping historic landmarks and districts in use and protecting them from demolition or deterioration
- ***Rehabilitation.*** Updating historic structures to accommodate modern living and repair deteriorated elements
- ***Authenticity.*** Retaining historic character, features and materials
- ***Sustainability.*** Reuse of historic buildings and materials
- ***Continuity.*** Keeping significant places that convey the community's history over time
- ***Vitality.*** Activating historic buildings, places and neighborhoods
- ***Community Identity.*** Providing Roswell with a unique sense of place
- ***Stewardship.*** Caring for distinguished historic structures and passing them on to future generations.

CHAPTER CONTENTS

Historic Property Types in the Roswell Historic District

A 2001 survey of Roswell's historic district classified properties into several categories, depending on their historic status, as illustrated on the map below. The guidelines in this chapter apply primarily to properties classified as "Historic" or "Historic Obscured."

Historic Properties Map

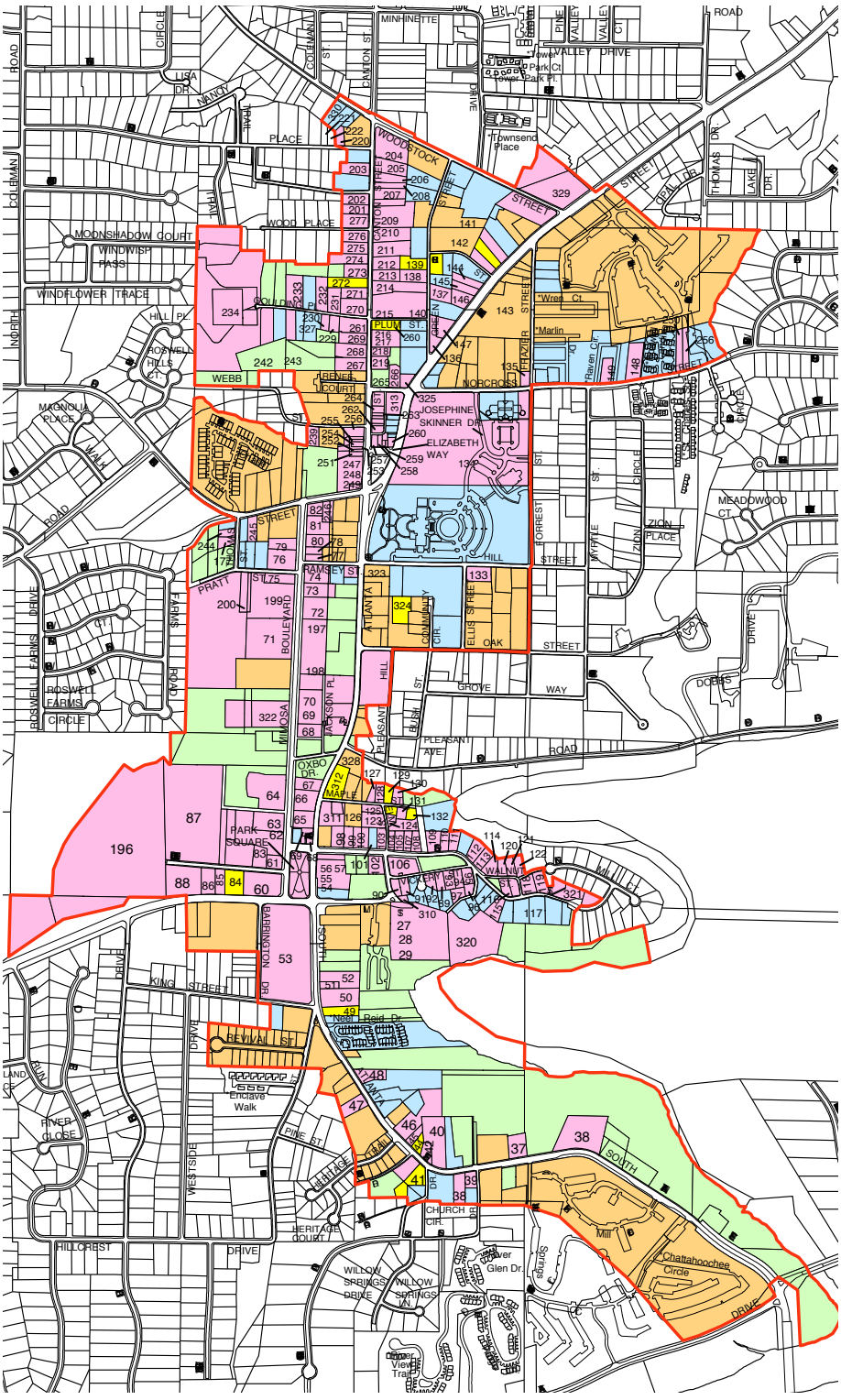


Figure 29: Historic Property Types in the Roswell Historic District

Historic Property Definition

A historic property is a structure, site, or work that has been deemed worthy of preservation by reason of its value to the municipality, county, state, or region for at least one of the following reasons:

- *It is an outstanding example of a structure representative of its era;*
- *It is one of the few remaining examples of a past architectural style;*
- *It is a place or structure associated with an event or person of historic or cultural significance to the municipality, county, state, or region; or*
- *It is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state, or region.*

Legend

- **Historic:** Structures, buildings or objects that were more than fifty years old in 2001 and contribute to the historic character of the district.
- **Historic-obscured:** Structures, buildings or objects that were more than fifty years old in 2001 but do not contribute to the historic character of the district due to unsympathetic but not irreparable alterations.
- **Non-historic:** Structures, buildings or objects that were less than fifty years old in 2001 but contribute to the historic character of the district by possessing architectural character.
- **Intrusion:** Structures from any year that detract from the historic character of the district.
- **Vacant**

Secretary of the Interior's Standards for the Treatment of Historic Properties

As a Certified Local Government (CLG), the City of Roswell is committed to using the guidance of the Secretary of the Interior's Standard for Rehabilitation to help determine the appropriateness of proposed alterations to historic buildings. These UDC design guidelines provide additional detail to assist in interpretation of the Secretary's Standards, which are excerpted below.

1. *A property shall 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 shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.*
3. *Each property shall 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, shall not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*
8. *Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall 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 shall 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.*

Figure 30: Secretary of the Interior's Standards for the Treatment of Historic Properties

Preferred Sequence of Treatment Options

When selecting a treatment for the character-defining features of a historic building, the option that requires the least intervention is always preferred to best maintain historic integrity. The treatment options below are listed in order of preference.

Note that greater flexibility may be available for the treatment of features in less visible locations as described on Page 116.

1. Preserve

If a historic feature is intact and in good condition, preserve it with regular maintenance to sustain the historic integrity of the building.

2. Repair

If a historic feature is deteriorated or damaged, repair it to its original condition.

3. Replace

If it is not feasible to repair a historic feature, then replace it in kind (i.e., materials, detail and finish). Replace only that portion which is beyond repair.

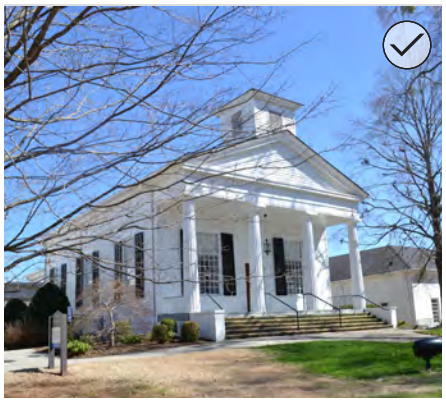
4. Reconstruct

If all or part of a historic feature is missing, reconstruct it from appropriate evidence, such as historical photographs, or features on similar properties.

5. Add Compatible Features

If a new feature (one that did not exist previously) or an addition is necessary, its design should minimize the impact on a historic building. It is also important to distinguish new features on a historic building from original historic elements, and avoid adding features to primary building façades.

Figure 31: Preferred Sequence of Treatment Options



Preserve the character-defining features of a historic building.

If a feature is deteriorated or damaged, repair it to its original condition.

Reconstruction & Replacement of Historic Features

When an architectural feature, window, door, storefront or other historic feature is significantly altered or missing, a range of reconstruction and replacement treatments may be appropriate. The illustration below depicts a historic commercial façade with altered and missing features, followed by a range of potential treatments. Accurate reconstruction is the most appropriate.

1. Accurate Reconstruction

The cornice and storefront illustrated above have been accurately reconstructed. This is the most appropriate treatment when good historical information is available about the design. It is especially important to use this treatment when the building is highly significant or the context has many intact historic buildings.

2. Simplified Historic Interpretation

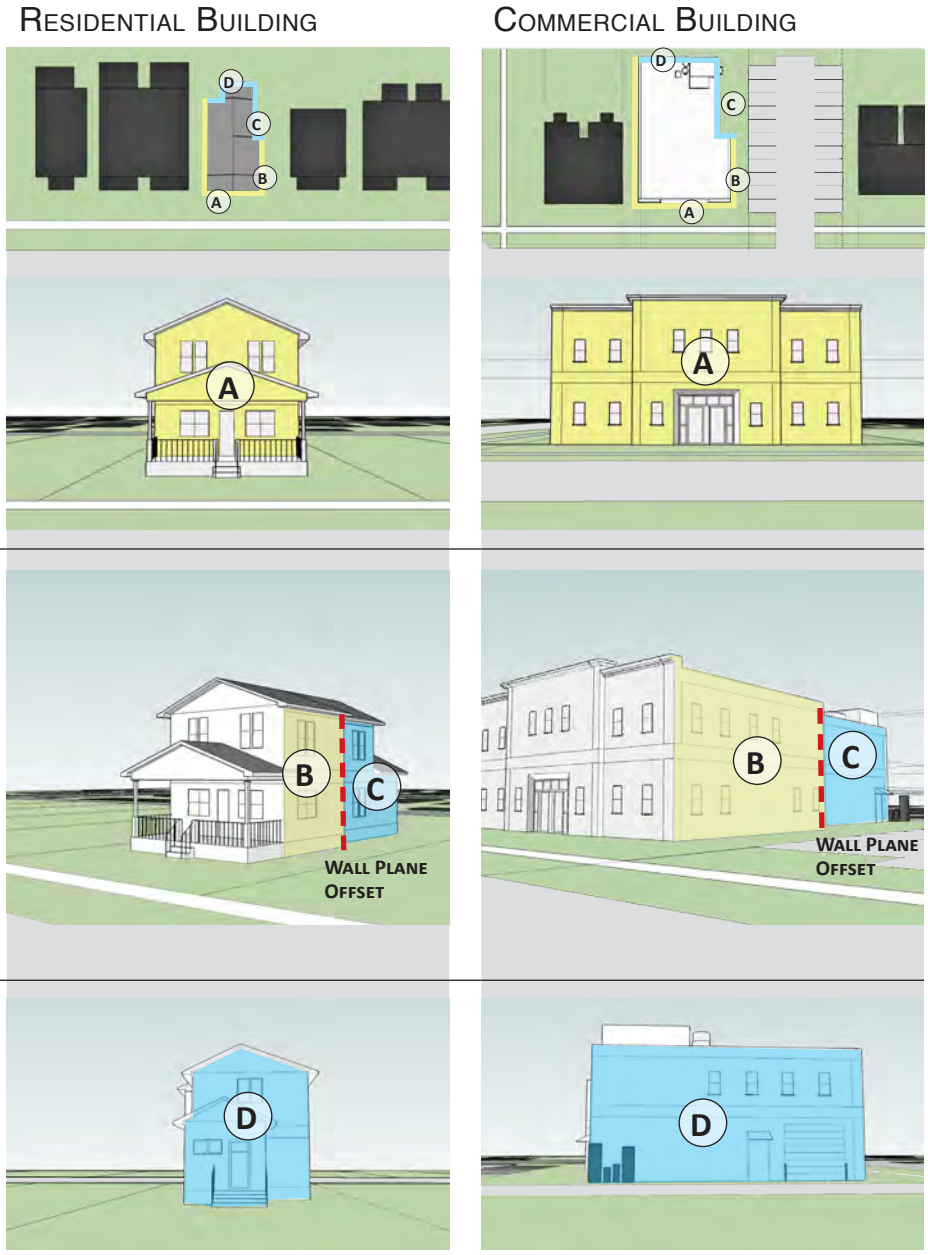
The cornice and storefront illustrated above have been reconstructed using a simplified historic interpretation because not enough historic information was available for accurate reconstruction. This approach may also be appropriate if accurate reconstruction is planned as a later phase of the project

Figure 32: Reconstruction & Replacement of Historic Features

Which Areas are the Most Sensitive to Preserve?

For most historic structures in Roswell, the primary façade (street-facing façade/front wall) is the most important to preserve intact. Alterations are rarely appropriate. Secondary (side) walls are also important to preserve if they are highly visible from the street. By contrast, portions of a secondary wall that are not as visible, because of a wall offset, may be less sensitive to change. The rear façade is usually the least important (excepting civic buildings and corner lots). On rear façades, alterations can occur more easily without causing negative effects to the historic significance of the property.

A range of façade locations on a residential and commercial/industrial structure on a non-corner lot are illustrated below. Some overlap may occur in which part of a secondary wall is considered to be highly visible or less visible, with less visible areas tending to be further from the street and sidewalk. Note that a street-facing secondary walls on a corner lot may be as visible as a primary façade.



A. Primary façade

Preservation and repair of features in place is the priority. This is especially important at the street level and locations where the feature is highly visible.

B. Highly visible secondary wall

Preservation and repair in place is the priority.

C. Less visible secondary wall

Preservation is preferred in this location (offset from the primary side wall plane) but flexibility exists for compatible alteration unless the façade faces a side street.

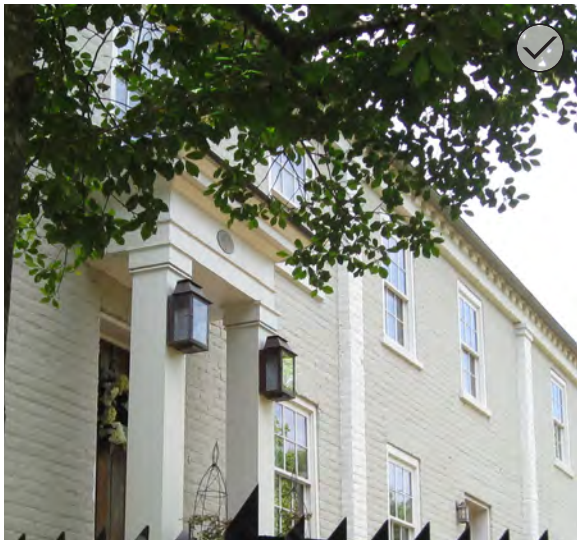
D. Not typically visible rear façade

Preservation is still preferred in this location, but additional flexibility exists for compatible replacement or alteration if the façade is not visible.

Figure 33: Which Areas are the Most Sensitive to Preserve?

Treatment of Historic Materials

Repair original building materials, when needed.



Preserve original building materials.

GUIDELINES FOR ALL HISTORIC MATERIALS

5.1 Preserve original building materials.

a. Protect original building materials from deterioration.
b. Do not remove original materials that are in good condition.
c. Use a low pressure water wash if cleaning is appropriate.
d. Avoid using harsh cleaning methods, such as sandblasting, which can damage historic materials, changing their appearance and their sustainability.

5.2 Repair original building materials, when needed.

a. Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material.

5.3 Replace original building materials in kind, if repair is not feasible.

a. Use original materials to replace damaged building materials on a primary façade.
b. Apply or install materials in a way that is consistent with the date of construction of the historic building.
c. Use of alternative materials may sometimes be acceptable for replacement of damaged building materials on a non-primary façade (see "Alternative Materials" at right for more information).
d. Use only replacement materials that have proven durability and are similar in scale, finish and character to the original material.

5.4 Remove later covering materials that have not achieved historic significance.

a. Repair original materials after they are uncovered.
b. Test the removal of covering materials such as stucco or permastone to assure that the original underlying material will not be damaged.
c. Avoid covering historic materials with new ones.

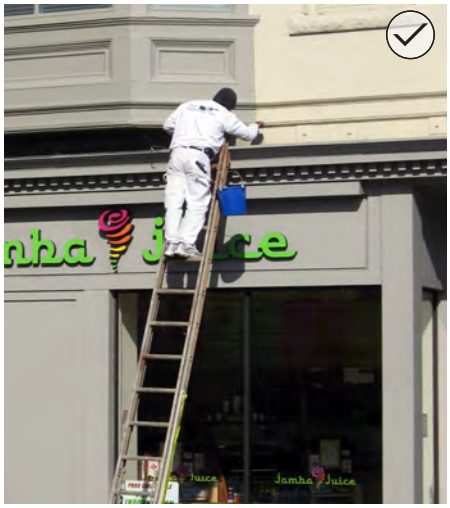
Exterior Color

The use of specific paint colors is not stipulated by Roswell's Code of Ordinances.

See "Exterior Building Color Background" on page A-28 of the Appendix for general advisory information on the compatible use of color.

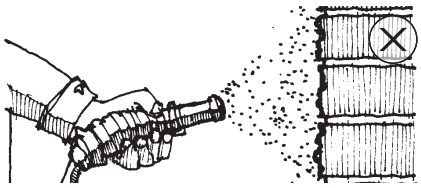
Treatment of Historic Materials

Protect wood features from deterioration.



Repair deteriorated building materials, if needed.

Re-point mortar joints where there is evidence of deterioration.



Do not use harsh cleaning methods, such as sandblasting, which can damage historic materials.

For More Information

The National Park Service provides several preservation briefs related to historic masonry materials and wood, including:

- *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Preservation Brief #2: Re-pointing Mortar Joints in Historic Masonry Buildings*
- *Preservation Brief #9: The Repair of Historic Wooden Windows*
- *Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs*
- *Preservation Brief #38: Removing Graffiti from Historic Masonry*

GUIDELINES FOR MASONRY & WOOD

5.5 Maintain original protective layers on masonry.

a. Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

b. Do not paint masonry walls that were not painted historically (this can seal in moisture, which may cause extensive damage over time).

c. Paint may be removed from masonry if the procedure will not damage the original finish.

5.6 Re-point deteriorated masonry mortar joints.

a. Duplicate original mortar in strength, composition, color and texture.

b. Duplicate the mortar joints in width and profile.

c. Re-point previous inappropriate patch jobs,

d. Avoid using mortar with a high Portland cement content, which will be substantially harder than the original and can damage the historic bricks.

5.7 Protect wood features from deterioration.

a. Maintain paint on wood surfaces.

b. Provide proper drainage and ventilation to minimize decay.

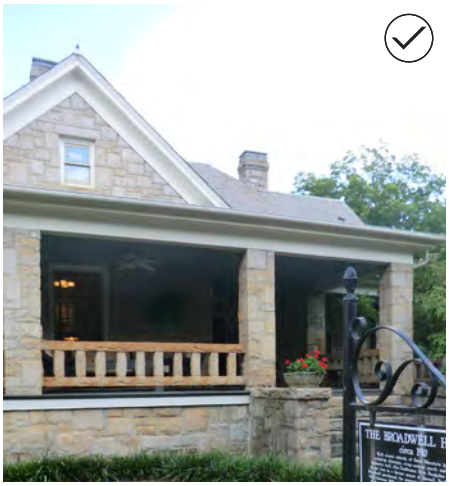
c. Maintain protective coatings to retard deterioration and ultraviolet damage.

d. Repair wood siding and features including trim, shingles, brackets, braces & moldings, replacing elements beyond repair in-kind size, shape, grain and other visual quality.

e. Avoid covering wood with stucco, synthetic siding such as vinyl, aluminum, bricktex, asphalt shingles or similar finishes.

Treatment of Historic Architectural Features

Preserve significant stylistic and architectural features.



Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.

GUIDELINES FOR ARCHITECTURAL FEATURES

5.8 Preserve significant stylistic and architectural features.

a. Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.

b. Employ preventive maintenance measures such as rust removal, caulking, and repainting.

5.9 Carefully clean historic architectural features to maintain the original finish.

a. Use the gentlest means possible that will achieve the desired results.

b. Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

5.10 Carefully replace an architectural feature that cannot be repaired.

a. Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

b. Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact (see "Which Areas are the Most Sensitive to Preserve?" on page 116 for more information).

c. Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature as doing so would convey a false history.

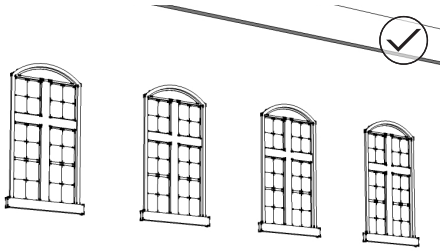
Photographs in this Document

Photographs from communities around the country are included in this document to illustrate specific design principles for new construction and historic preservation. ***The photographs are intended to illustrate only those principles referenced in the caption. In some cases, other aspects of the illustrated development may not be appropriate for Roswell.***

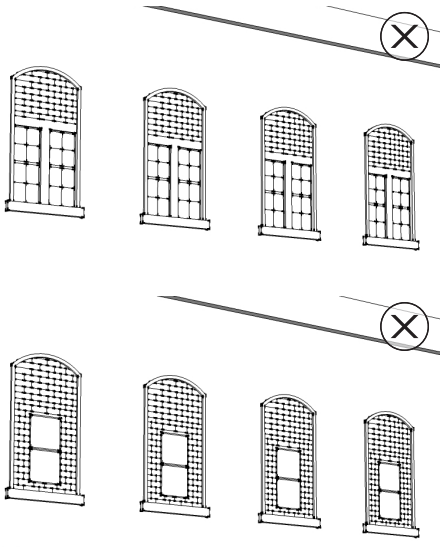
Windows & Doors

Maintain the pattern and proportion of window and door openings.

Preserve the position, number and arrangement of historic windows in a building wall.



Preserve original windows and doors, whenever possible.



Do not enclose a historic window or door opening, or reduce the opening with perimeter framing material.

GUIDELINES FOR WINDOWS & DOORS

5.11 Maintain the pattern and proportion of original window and door openings.

a. Preserve original windows and doors, whenever possible.

b. Preserve the position, number and arrangement of historic windows and doors in a building wall. Flexibility in modifying a window or door on the rear of a structure may be considered. See “Which Areas are the Most Sensitive to Preserve?” on page 116 for more information.

c. Maintain the original size and shape of window and door openings on primary façades.

d. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes.

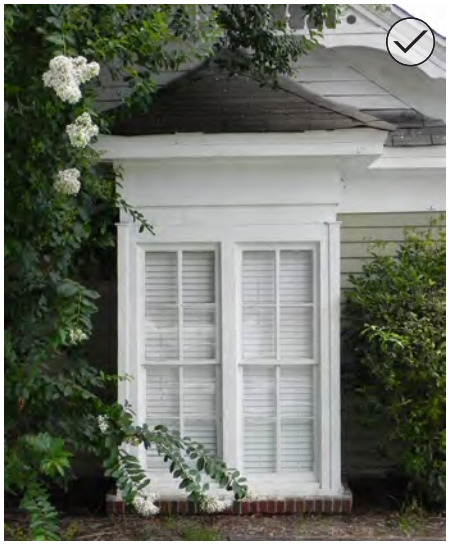
e. Restore altered window or door openings on primary façades to their original configuration, when feasible.

f. Avoid adding a new window or door opening. See Guideline 5.15 for guidance on adding a new window opening, when necessary.

g. Do not enclose a historic window or door opening, or reduce the opening with perimeter framing material.

h. Do not reduce an original opening to accommodate a smaller window or door, or increase it to accommodate a larger one. Flexibility may be considered in less visible locations. See “Which Areas are the Most Sensitive to Preserve?” on page 116 for more information.

i. Do not locate an air conditioning unit in a window opening. This is especially important on the primary façade, or other walls that are highly-visible from the street.



Maintain historic window styles.

If replacement materials are necessary, use materials that match the style and detail of the original and are durable in the local climate, such as this case concrete lintel used in place of stone.

GUIDELINES FOR ORIGINAL WINDOWS & SHUTTERS

5.12 Preserve historic window materials.

a. Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.

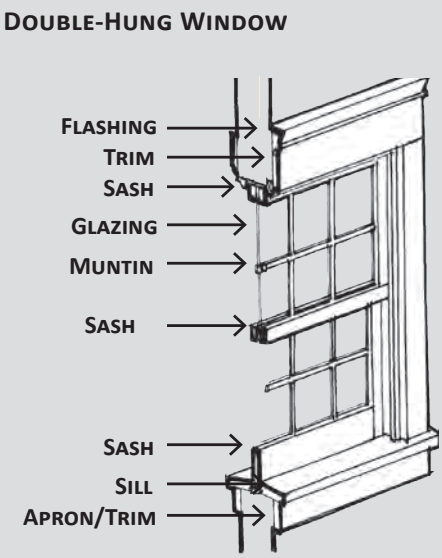
b. Use special care to preserve and protect stained and leaded glass (sometimes found in windows of historic buildings).

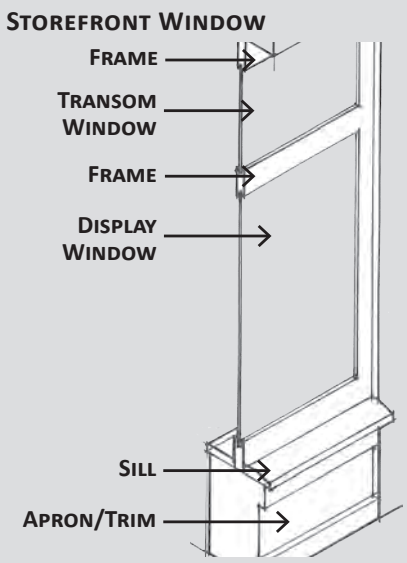
c. Preserve historic shutters.

d. If replacement materials are necessary, use materials that match the style and detail of the original and are durable in the local climate

Preserve historic shutters.

Typical Historic Window Components



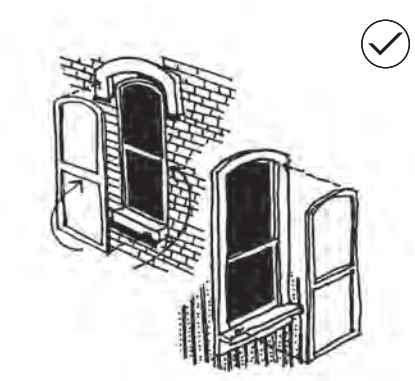


For More Information

The National Park Service preservation briefs related to historic windows, including:

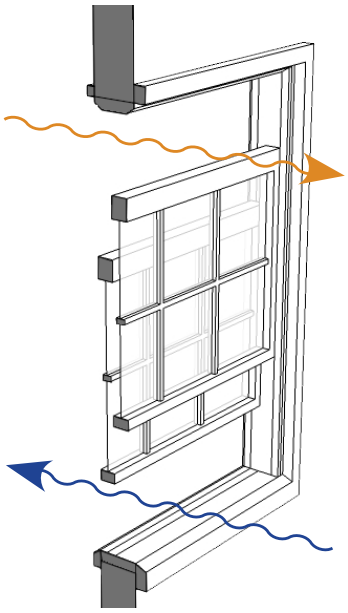
» *Preservation Brief #9: The Repair of Historic Wooden Windows*

» *Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows*



Place storm windows internally when feasible to avoid impacts on external appearance (above). Use storm window inserts designed to match the original frame if placed externally (right).

If storm windows are installed on the outside, match the sash division of the original window.



Double-hung windows allow for two-way ventilation.

GUIDELINES FOR ORIGINAL WINDOWS & SHUTTERS (Continued)

5.13 Enhance the energy efficiency of an original historic window rather than replacing the window.

a. Install or replace compatible storm windows on the inside (preferred) or outside of windows.

b. If storm windows are installed on the outside, match the sash division of the original window.

c. If using metal storm windows, match the proportions and profile of the original windows and ensure that frames are anodized or painted so raw metal or highly reflective aluminum is not visible.

d. Retain original or early glass, taking special care in putty replacement.

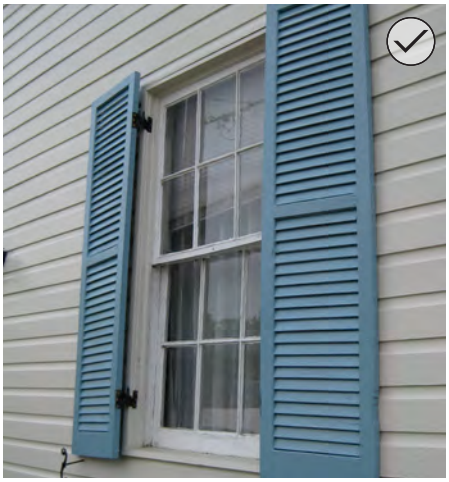
e. Add weather stripping and caulking around the window frame

f. Use clear UV films.

g. Use awnings and insulated blinds.

h. Maintain shutters in operable condition to provide shading in summer months.

When replacing an original or early window is necessary, match the new design to the original.



Install new shutters to be in character with those used historically.

GUIDELINES FOR NEW WINDOWS & SHUTTERS

5.14 When replacing an original or early window is necessary, match the new design to the original.

a. Match the original window size and profile.

b. Use wood or aluminum-clad wood windows that are designed and fabricated to be dimensionally consistent with the date of construction of the historic building.

c. Set windows into the same depth as the windows being replaced

d. Use clear, or nearly clear low-e glass.

e. Match the original divided light type, size and pattern.

f. Where true divisions are not possible, consider using applied muntins with an interstitial spacer, installed on both sides of the glass.

g. Ensure that muntins have an appropriate profile (note that muntins used in Greek Revival-style buildings are generally slim.

h. Do not use flat muntins.

i. Do not use perimeter infill framing to create smaller windows. See the illustrations on Page 120 for more information.

5.15 When necessary, locate a new window opening to preserve the overall arrangement of windows on the façade.

a. Locate and design a new window opening to match historic window proportions on the same façade.

b. Locate a new window opening to reflect architectural bays and interior floor levels.

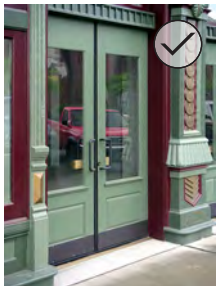
5.16 Install new shutters to be in character with those used historically.

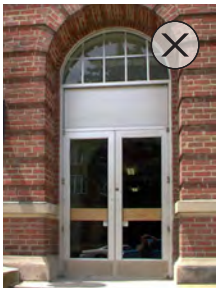
a. Maintain traditional shutter size and shape to match the size of the original window opening.

b. Use operable shutters and brackets.

c. Do not install shutters if they are not a feature of the architectural style.

Maintain traditional shutter size and shape to match the size of the original window opening.





When replacing an original door on a primary façade, use a design that appears similar to the original door.

Install compatible storm doors that use clear glass and do not obscure historic features.

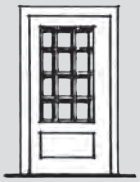
Typical Historic Doors

Common historic door styles in Roswell include wood paneled doors, and paneled doors with glass panes, transoms or sidelights.

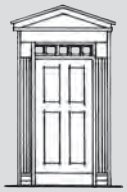
Paneled door with transom & sidelights

Paneled door with glass panes

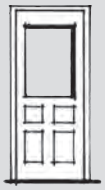
Wood paneled door



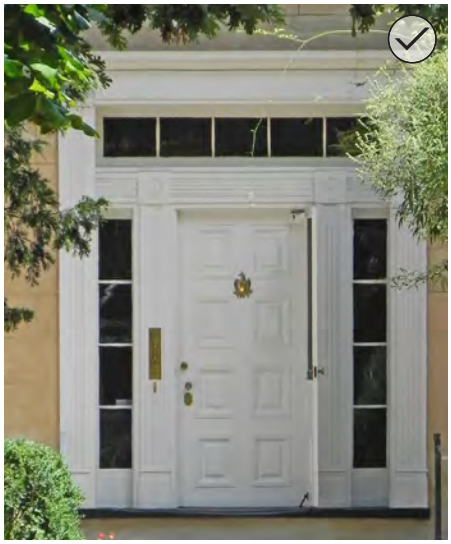
Period revival door



Colonial revival door



Half-glass door



Preserve functional and decorative features of an original door.

GUIDELINES FOR DOORS

5.17 Preserve functional and decorative features of an original door.

a. Preserve features including door frames, sills, heads, jambs, moldings, detailing, transoms, stained glass, hardware and flanking sidelights.

b. Limit replacement parts and materials to only those parts of the door that are deteriorated beyond repair.

c. Do not alter the original size and shape of a historic door opening.

d. Do not change the historic position of doors on primary façades.

e. Do not add a new door opening on a primary façade.

f. Do not enclose transoms or sidelights.

5.18 Enhance the energy efficiency of original doors.

a. Weather-strip original framework on doors.

b. Retain original or early glass, taking special care in putty replacement.

c. Install or replace compatible wood or aluminum storm doors that use clear glass to provide a full view of the original door.

d. Do not install storm doors that obscure historic features or incorporate intricate grillwork.

5.19 When replacement of an original door is necessary, match replacement design to the original.

a. Use materials that appear similar to that of the original door.

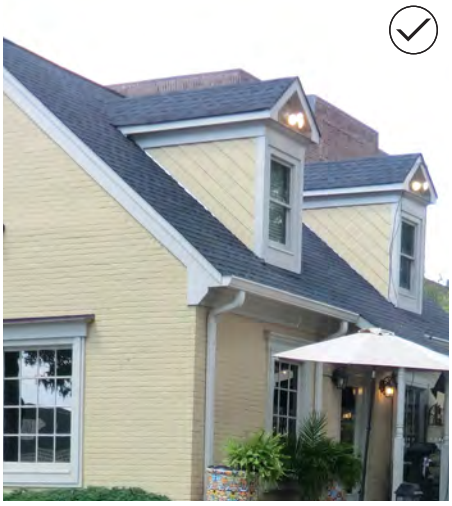
b. When replacing an original door on a primary façade, use a design that appears similar to the original door.

c. When replacing an original door on a non-primary façade, consider an alternative design that is in character, if a design that is similar to the original is not feasible.

d. Do not use a featureless, flush face door where it is not in character.

Historic Roofs

Preserve the original roof form of a historic structure.



Design a dormer to match traditional dormer proportions.

Preserve chimneys and other decorative elements.

GUIDELINES FOR ROOFS

5.20 Preserve the original roof form of a historic structure.

a. Maintain the perceived line and orientation of the roof as seen from the street.

b. Maintain traditional overhangs because they contribute to the perception of the building's historic scale.

c. Avoid altering the pitch of a historic roof.

5.21 Repair and maintain original roof materials and features.

a. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets and crests.

b. Retain and repair roof detailing, including gutters and downspouts.

c. Avoid removing historic roofing material that is in good condition or that can be repaired.

d. If replacement is necessary, use materials similar in color and texture to the original. Low profile dimensional asphalt shingles, for example, are appropriate replacements for wood shingles. A brown color is preferred.

e. Apply or install materials in a way that is consistent with the date of construction of the historic building.

5.22 Locate a dormer or skylight to minimize visual impacts.

a. Locate dormers and skylights below the ridge line of the roof and back from the front of the building.

b. Locate a new dormer or skylight on a side or rear-facing roof slope, when possible.

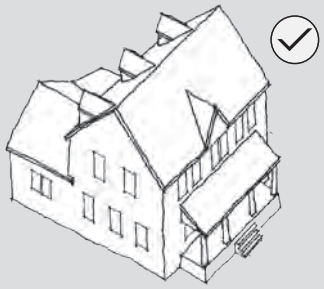
5.23 Design a dormer to be compatible with the historic building.

a. Design a dormer to match traditional dormer proportions.

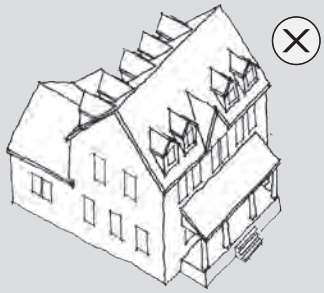
b. Do not visually overwhelm the original roof with dormers.

Dormer Location

The roof form of the historic house illustrated above has not been altered.



As illustrated above, new dormers have been added to a rear-facing roof plane to be less visible.



The new dormers illustrated above on the front-facing roof plane are inappropriate because they visually overwhelm the original roof.

Historic Foundations

Maintain and repair an original foundation.

Do not allow an original foundation to fall into disrepair.

GUIDELINES FOR HISTORIC FOUNDATIONS

5.24 Maintain and repair an original foundation.

a. Re-point original masonry foundations to match the original design.
b. Design landscaping and other site features to keep water from collecting near the foundation.
c. Do not cover an original foundation with newer siding material.
d. Do not install windows and window wells on the front façade of an original foundation. (New windows and window wells may sometimes be appropriate on non-primary façades.)

5.25 If necessary, replace a foundation wall using new material that is similar in character to the original.

a. Use materials and details that are similar to those used in foundations on nearby historic properties.
b. For example, if a stone foundation must be replaced, a concrete design that conveys the scale and texture of the original may be considered.
c. Do not increase the height of the structure when replacing a foundation wall as it will alter the alignment of historic façades along the block.
d. Do not include windows and window wells on a primary façade of a new foundation.

5.26 Enclose open areas between historic foundation piers.

a. Use brick or stone as an enclosure material.
b. Set back the foundation enclosure to maintain visibility of the original foundation piers.

Adaptive Reuse

GUIDELINES FOR ADAPTIVE REUSE

5.27 Select uses that are compatible with the original historic character of the building.

a. When a significant change in use is necessary to keep a building in active service, select a use that requires the least alteration to significant elements.

b. Do not select a use that requires alteration of the structure's character-defining features.

c. Do not select a use that adversely affects the historic integrity of the building.

5.28 Maintain a residential structure's character when converting to a commercial or restaurant use.

a. Retain the rhythm of front yard areas along the street.

b. Retain an original front porch.

c. Retain the original residential front door, where possible.

d. Retain original façade materials.

e. Locate rooftop mechanical equipment on a rear roof plane and provide screening.

f. Paint mechanical equipment that is not completely screened to minimize visibility from the street.

g. Do not locate rooftop mechanical equipment on a front-facing roof plane or side-facing plane that is visible from the street.

Select uses that are compatible with the original historic character of the building.

UDC Land Use Regulations

Roswell's Unified Development Code (UDC) sets forth the permitted land uses within each of Roswell's zone districts. The HPC will consider the impact of new uses on the exterior features of a historic building.

Preserve an older addition that has achieved historic significance in its own right.

GUIDELINES FOR HISTORIC ADDITIONS

5.29 Preserve a historic addition that has achieved significance in its own right.

a. Respect character-defining building components of a historically-significant addition or accessory structure.

b. Avoid the demolition of a historically-significant addition or secondary structure. For example, a kitchen wing located on a residential building may have been added in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

c. Avoid moving a historically-significant secondary structure from its original location.

5.30 Consider removing a non-historic addition (enclosed front porches, covered storefronts, etc.)

a. Ensure that the historic fabric of the primary structure is not damaged when removing an addition.

b. When restoring an enclosed front porch, retain original porch design and materials.

Design an addition to be compatible with the scale, massing and rhythm of the historic context.

GUIDELINES FOR NEW ADDITIONS

5.31 Locate an addition to a historic structure to be subordinate to the primary building.

a. Place an addition to the side or the rear. This is especially important for a historic residential structure.

b. Set back a second-story or rooftop addition from the primary façade to reduce its visual impact.

c. Avoid second story (pop top) additions to a historic residential structure.

d. Do not locate an addition in front of, or flush with the primary façade.

5.32 Design an addition to a historic building to respect the character-defining features of the historic district, the block, and the original primary structure.

a. Design an addition to be compatible with the scale, massing and rhythm of the historic context.

b. Use materials that are of a similar color, texture, and scale to those in the historic context.

c. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic buildings.

d. Use a roof form that is compatible with the primary structure.

5.33 Respect historic alignment patterns in the block when planning an addition.

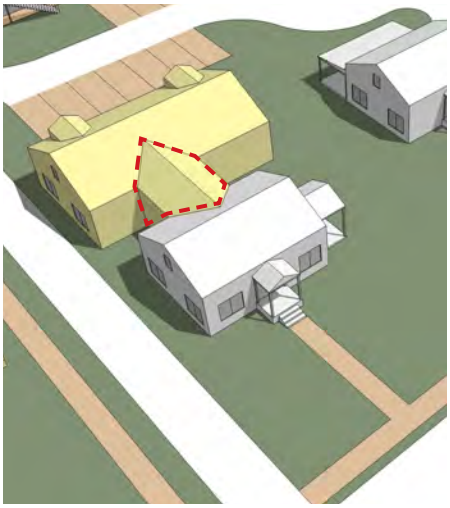
a. For example, some roof lines and porch eaves may align at approximately the same height, and an addition should not hinder the ability to perceive this relationship.

b. Retain the appearance and orientation of the historic primary entrance.

Locate an addition to a historic structure to be subordinate to the primary building.

Avoid second story (pop top) additions to a historic residential structure.

Do not locate an addition in front of, or flush with the primary façade.



Consider using a lower-scale "hyphen" connecting element to join an addition to a historic structure.

More Guidance for Additions

The design guidelines for new construction in Chapter 4 also apply to the design of an addition to a historic building.

Respect historic alignment patterns in the block when planning an addition.

GUIDELINES FOR NEW ADDITIONS (Continued)

5.34 Design an addition to be clearly differentiated from the original building.

a. Design an addition to be compatible in appearance with the original building while also being distinguishable as being of its own time. (In more vernacular building styles, this may be a relatively subtle distinction, however.)

b. Consider a change in set-back from the main building, a subtle change in material, a differentiation between historic and more current style, or a date plaque to help differentiate an addition from the original.

c. Consider using a lower-scale "hyphen" connecting element to join an addition to a historic structure.

d. Do not design an addition to imply an earlier period or more ornate style than that of the original building.

5.35 Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.

a. Avoid damaging historic façades, cornice lines or other details.

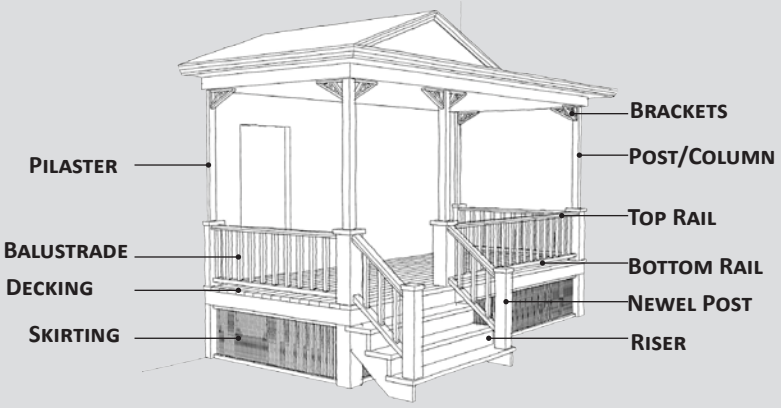
b. Minimize the amount of original building fabric that must be removed to attach the addition.

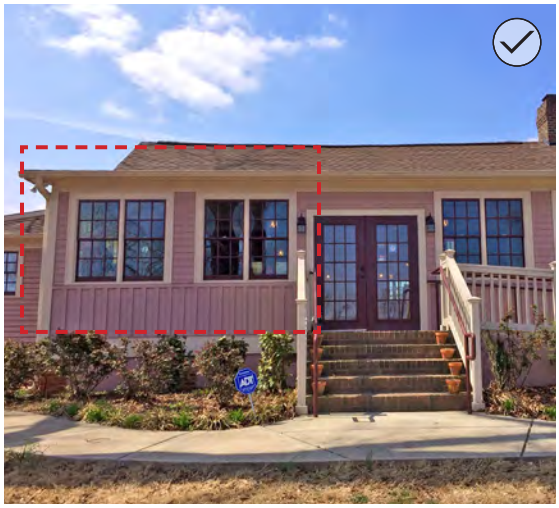
c. Design an addition in such a way that it can be removed without destroying original materials or features.

d. Avoid using a construction process that may cause vibration and cause damage to a historic masonry building.

Historic Porch Components

The most typical components of a historic porch are illustrated below.





If enclosing an original porch, maintain the visibility of historic features.

GUIDELINES FOR THE TREATMENT OF ORIGINAL PORCHES

5.36 Preserve an original porch.

a. Maintain the historic location and form of a porch.
b. Maintain and repair historic porch components and details.
c. When locating an addition to the rear, consider incorporating an original rear porch.
d. Do not remove an original porch.
e. Avoid enclosing an original porch. Enclosure will be reviewed on a case-by-case basis. If permitted, follow Guideline 5.38 below.

5.37 If necessary, replace damaged porch elements.

a. Replace missing or deteriorated components and decorative features to match existing components and features.
b. Use similar materials to those used originally, if possible. (See "Alternative Porch and Stoop Designs" at left for more information).
c. Consider restoring altered or non-original components and decorative features to their original condition (i.e., if original wood porch steps have been replaced with concrete, consider restoring them to their original, wood condition).
d. Do not replace wood porch decking and steps with concrete or synthetic materials.

5.38 If enclosing an original porch, maintain the visibility of historic features.

a. Use transparent materials that allow visibility through to the original porch.
b. Recess materials used to enclose a porch behind original porch materials.
c. Design enclosure such that it can be easily reversed at a later date.

Alternative Porch Design

If it is not possible to match original components or replace a missing porch with one that appears similar in character, alternatives may be considered in the following locations:

» *On a non-primary façade, accessory building or addition*
» *On a primary façade if no other option is available*

Alternative designs should:

» *Match the general form and appearance of original components of a porch or stoop.*
» *Avoid using synthetic materials for columns, flooring or railings.*

Consider restoring a porch or stoop to its original condition. For example, this porch was not originally enclosed and could be re-opened.

Maintain and repair historic porch components and details. For example, this deteriorated porch railing (left), has been restored to its original condition (right).

GUIDELINES FOR NEW PORCHES

5.39 Design a new porch or stoop to be compatible with the historic building.

a. Design the replacement porch or stoop to relate to the overall scale of the primary structure.

b. Research the history of the structure to determine the location, appearance and materials of the original porch or stoop.

c. Use historical documentation to guide the design of the reconstruction.

d. If no historical documentation of the design is available, but evidence does substantiate that a porch once existed, design a new one as a simplified version, drawing upon porch and stoop designs on comparable structures with a similar architectural style.

e. Consider alternative porch designs on non-primary façades (see “Alternative porch and stoop design” on page 126 for more information).

Garages & Secondary Structures

Preserve original detached garages, secondary structures and sheds where feasible.

GUIDELINES FOR GARAGES & SECONDARY STRUCTURES

5.40 Preserve original detached garages, secondary structures and sheds where feasible.

a. Respect character-defining building components of a historically-significant garage or secondary structure.

b. Avoid the demolition of a historically-significant garage or secondary structure. (See also the section on Demolition.)

c. When additional space is needed, consider constructing an addition, or adding another secondary building, rather than demolishing a historic garage or secondary structure.

d. Avoid moving a historically-significant garage or secondary structure from its original location.

When additional space is needed, consider constructing an addition, or adding another secondary building, rather than demolishing a historic garage or secondary structure.

5.41 Design a new shed to complement the primary structure and maintain compatibility with the historic streetscape.

a. Locate a new shed to the rear (preferred) or side of the primary structure.

b. Screen a new shed to minimize visibility from the sidewalk and street.

c. Design a new shed to be compatible with the form and architectural style of the primary structure.

d. Design a new shed to be subordinate in scale to the primary structure.

e. Use materials that are similar in texture and finish to those used on the primary structure.

Historic Commercial Façades

Preserve the character-defining elements of a historic commercial façade.

Inappropriate false fronts should be removed during rehabilitation.

GUIDELINES FOR HISTORIC COMMERCIAL FAÇADES

5.42 Preserve the character-defining elements of a historic commercial façade.

a. Maintain the interest of pedestrians through an active street level storefront.
b. Maintain bulkhead, display window and transom configuration.
c. Match display window configuration with upper-story fenestration.
d. Preserve the storefront glass if it is intact.
e. Repair storefront elements by patching, splicing, consolidating or otherwise reinforcing the historic materials.
f. Do not block or reduce the size of display windows.
g. Do not use reflective, opaque or tinted glass except in the transom, if necessary.

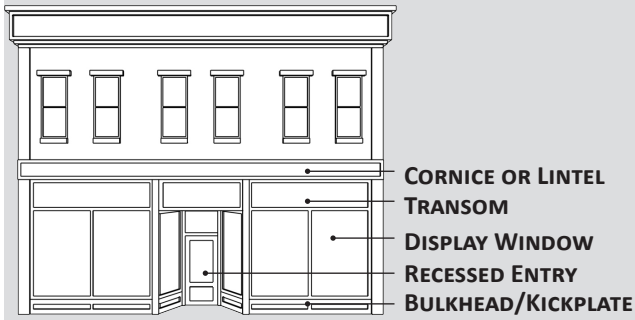
5.43 Restore an altered storefront to its original design.

a. Reconstruct a missing lintel or cornice to help define the storefront.
b. Replace pilasters that have been removed previously.
c. If the original transom glass is missing, use new glass, or a sign panel/decorative band if the transom must be blocked out.
d. Use wood and glass, and metal and glass doors.
e. Do not install solid non-commercial doors.
f. Do not install mill-finish metal doors or pseudo-historical doors.
g. Do not add elements that obscure architectural details or that are not historically appropriate.

Historic Storefront Features

Some historic commercial buildings in Roswell feature retail storefronts with display windows and a prominent entry. Such storefronts are most often seen on buildings in the Lower Canton Street and Town Square areas. They typically feature a tall ground floor and upper stories with shorter floor-to-floor heights. The key elements of a typical historic storefront are illustrated below, along with information on storefront maintenance and design research.

Historic Commercial Storefront Elements



Storefront Maintenance

Storefronts communicate the nature of the business inside and help establish an image. It is important to:

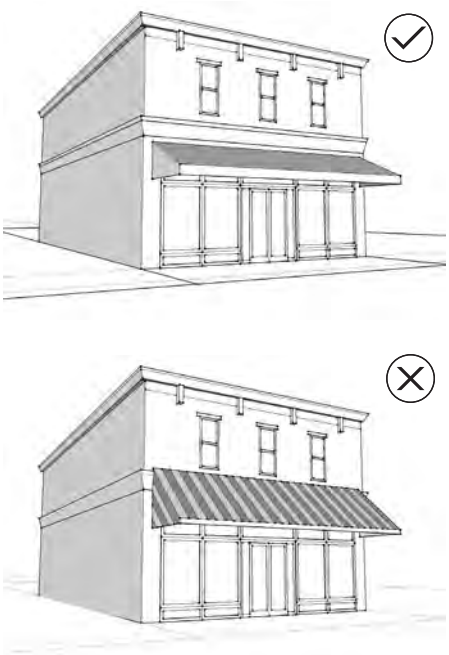
- *Keep storefronts neat and clean*
- *Establish attractive window displays*
- *Provide adequate lighting*

Storefront design research

Researching archival materials such as historic photos and building plans can provide insights into the role of the storefront and its relationship to the street. Examining the existing building for clues regarding the location of glass, window supports and transoms can also provide information on the original design of a missing or altered storefront feature.

Figure 34: Historic Storefront Features

Design a new canopy or awning to be in character with the original building and surrounding streetscape.



Awnings should not obscure the frame and details of a building. Solid colored awnings should be used rather than striped awnings.

GUIDELINES FOR COMMERCIAL AWNINGS & CANOPIES

5.44 Preserve original canopies, when feasible.

5.45 Design a new canopy or awning to be in character with the original building and surrounding streetscape.

a. Fit the awning or canopy with the opening of the building.
b. Mount an awning or canopy to accentuate character-defining features of the historic building.
c. Do not cover historic features, such as decorative banding or a transom.
d. Design an awning to be a subordinate feature on the façade.
e. Use colors that are compatible with the overall color scheme of the façade. Solid colors are encouraged.
f. Use metal canopy columns that are relatively slender in diameter.
g. Use frames and supports that are simple in design and that do not overwhelm the building.
h. Ensure that any enclosures for outdoor dining areas, or other uses, are attached on the inside of an awning and use simple, high-quality materials.
i. Do not use inappropriate awning materials such as vinyl.
j. Do not use odd shapes, bull nose awnings and bubble awnings. For example, use simple shed shapes for rectangular openings.

5.46 Consider reconstructing a missing commercial canopy that existed historically.

a. Accurately reconstruct a missing historic canopy based on sufficient documentation.
b. Position a canopy to be consistent with historically-established canopy heights. When the original height is not known, use a height level with the second floor or that of other canopies on the block.
c. Do not use architecturally-salvaged canopy poles unless adequate documentation and historical research support their use.

Environmental Sustainability & Historic Properties

Retain porches and other features that offer natural temperature control.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

5.47 Retain the energy-saving features of the original building.

a. Use cost-effective weather-stripping, insulation and storm windows to improve energy efficiency while remaining historically sensitive.

b. Install additional insulation in an attic, basement or crawl space as a simple method to make a significant difference in a building's energy efficiency. Provide sufficient ventilation to avoid moisture build-up in the wall cavity.

c. Install weatherization in a way that avoids altering or damaging significant materials and their finishes.

d. Use materials that are environmentally friendly and will not interact negatively with historic building materials.

e. When a roof must be replaced, consider installing a radiant barrier.

f. Make best use of original windows; keep them in good repair and seal all leaks.

g. Retain original or early glass, taking special care in putty replacement.

h. Retain porches and other features that offer natural temperature control.

i. Maintain the glazing compound in windows regularly. Remove old putty with care.

j. Use operable systems such as storm windows and doors, insulated coverings, curtains and awnings to enhance performance of original windows.

Environmental Sustainability & Historic Properties

Do not install collectors on a front-facing roof plane, if possible.

Retain original shutters.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY (Continued)

5.48 Maintain energy-saving features in operable condition.

a. Identify a building's inherent sustainable features and operating systems and maintain them in good condition.

b. Repair or restore covered, damaged or missing features where appropriate.

c. Retain and repair original roof material.

d. Retain original shutters, awnings, canopies and transoms. Operable features such as these will increase the range of conditions in which a building is comfortable without mechanical climate controls.

e. Install draft stoppers in a chimney, if possible.

5.49 Install solar collectors in a way that minimizes adverse effects on the character of a historic property.

a. Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.

b. Size collector arrays to remain subordinate to the historic structure.

c. Mount collectors flush below the ridge line on a sloping roof. This will not cause a significant decrease in the device's solar gain capabilities.

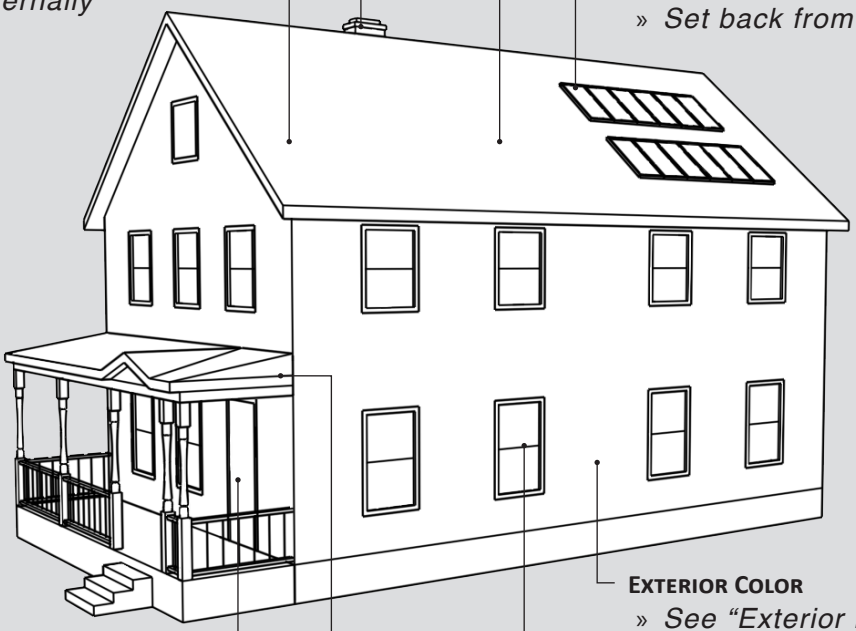
d. Install collectors on an addition or secondary structure, whenever possible

e. Use the least invasive method feasible to attach solar collectors to a historic roof.

f. Do not install collectors on a front-facing roof plane.

Residential Building Energy Efficiency Diagram

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure. Consider the overall project goals and energy strategies when determining if a specific technology is appropriate for the project.



Energy-Efficiency Audit

Most historic buildings can benefit from energy efficiency improvements without compromising the building's historic character. A professional energy-efficiency audit is recommended to indicate which improvements would be most cost effective for your building. Improvements with the shortest payback period typically include items such as installing high-efficiency lighting; adjusting thermostats on water heaters, furnaces, and appliances; wrapping insulation around heating and cooling ducts and hot water pipes; adding insulation to attics, basements and crawl spaces; and installing high efficiency A/C units and furnaces.

Figure 35: Residential Building Energy Efficiency Diagram

Commercial Building Energy Efficiency Diagram

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

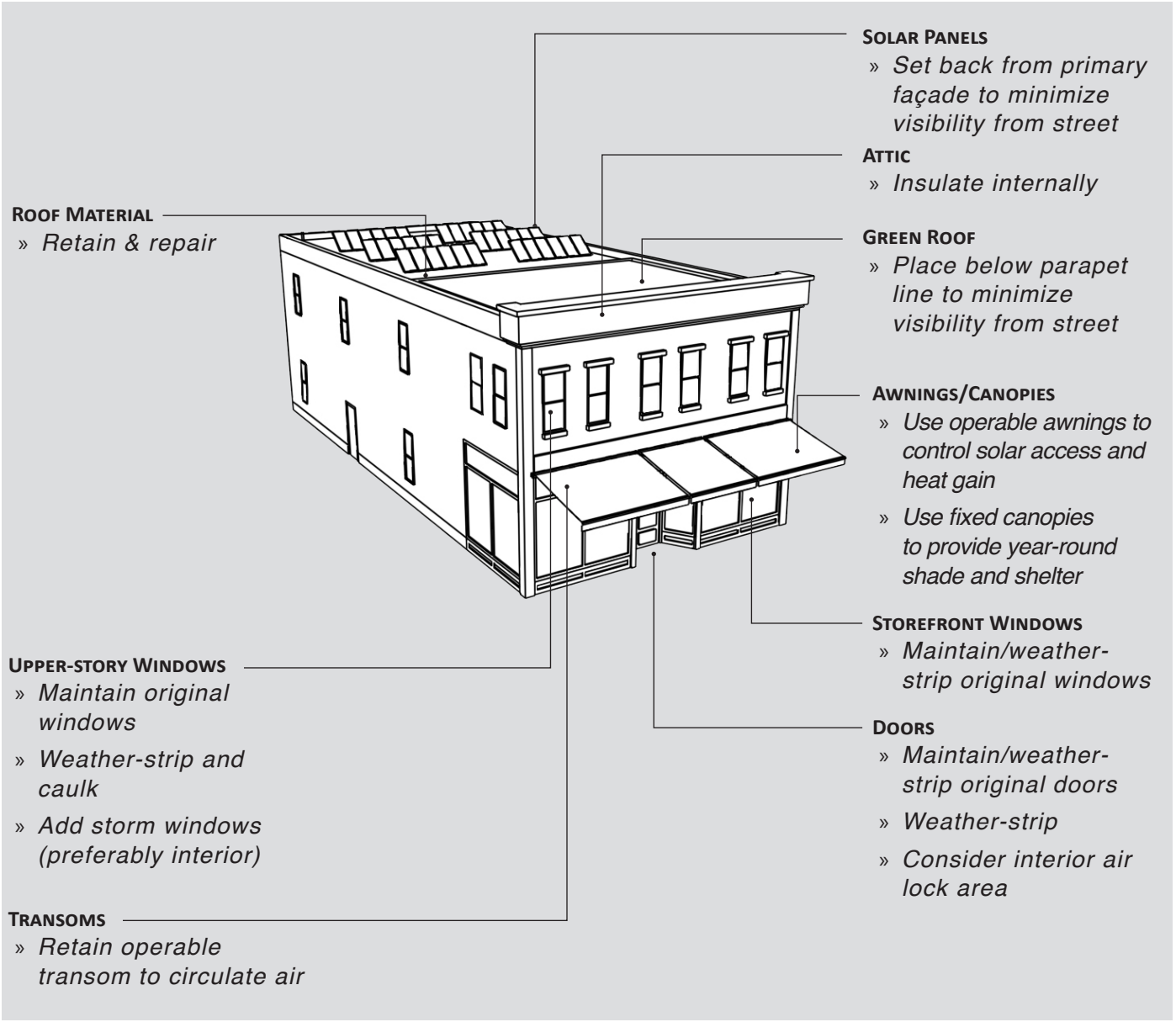
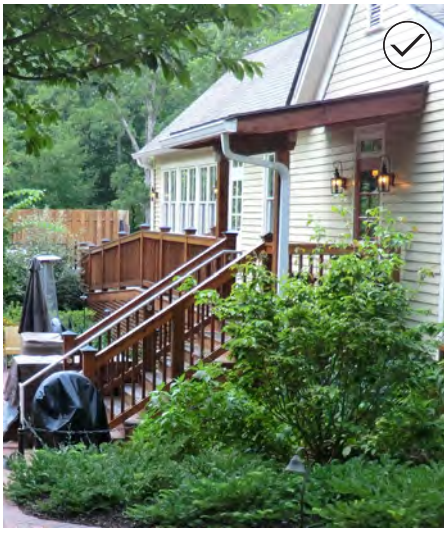
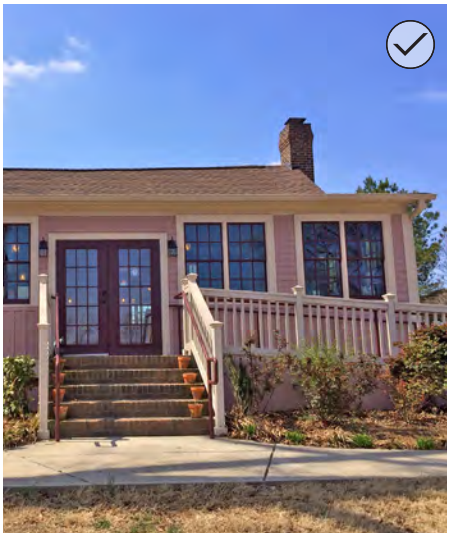


Figure 36: Commercial Building Energy Efficiency Diagram

Additional Considerations

Accessibility & Fire Escapes





Locate ramps to the side of a historic façade, where possible.

Locate a new fire escape to minimize visibility and impact on the original building.

GUIDELINES FOR ACCESSIBILITY

5.50 Design accessible access features, such as ramps, to minimize impacts on historic properties.

a. Retain the key features of the historic structure when adding wheelchair ramps and other accessibility improvements.

b. Locate ramps to the side of a historic façade, where possible.

c. Ensure that accessibility improvements are “reversible.”

5.51 Locate a new fire escape to minimize visibility and impact on the original building.

a. When a new fire escape is required for upper-story egress, ensure that its location and design is as inconspicuous as possible.

b. Use stair materials, colors and design that are compatible with the building.

c. Do not locate a new fire escape on the front façade.

Americans with Disabilities Act

In 1990, the passage of the Americans with Disabilities Act (ADA) mandated that all places of public accommodation be accessible to everyone. This includes historic structures that are used for commercial, rental, multifamily and public uses. Note that the law provides that alternative measures may be considered when the integrity of a historic structure may be threatened. In most cases, property owners can comply without compromising the historic structure.

Demolition

UDC Demolition Standards

Article 13 of Roswell's Unified Development Code (UDC) provides the base requirements related to applications for demolition of a historic structure. In most cases, a demolition permit is required to demolish a structure in the historic district.

Demolition by Neglect

Buildings should not be allowed to deteriorate by the failure to provide proper maintenance.

Ordinary maintenance, such as painting, will not be evaluated by the HPC. However, if the failure to maintain a property creates a condition of demolition by neglect, the city may take steps to mitigate the situation.

Relocation of Buildings

Historic buildings within the district should not be moved from one site to another except where threatened with demolition or loss of integrity of site and setting. If moved to another location within the district, a building should be compatible with the site and setting, and follow the same guidelines as new construction. Structures or buildings shall not be moved out of the historic district. The only exceptions should be in situations where necessitated for the public welfare.

Relocation of a historic building onto a vacant lot in the district may be allowed if the structure is appropriate for the area. The moved building shall meet all the guidelines for new construction in Chapter 4.

GUIDELINES FOR DEMOLITION

5.52 Do not demolish a historic structure unless it has lost its integrity or is a threat to safety.

The Historic Preservation Commission will consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsulate or demolish in whole or in part a building or structure within the historic district:

a. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

b. Is the building or structure of such interest that it could be made into a historic shrine?

c. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

d. Would retention of the building or structure help preserve and protect a historic place or area of historic interest in the city?

e. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

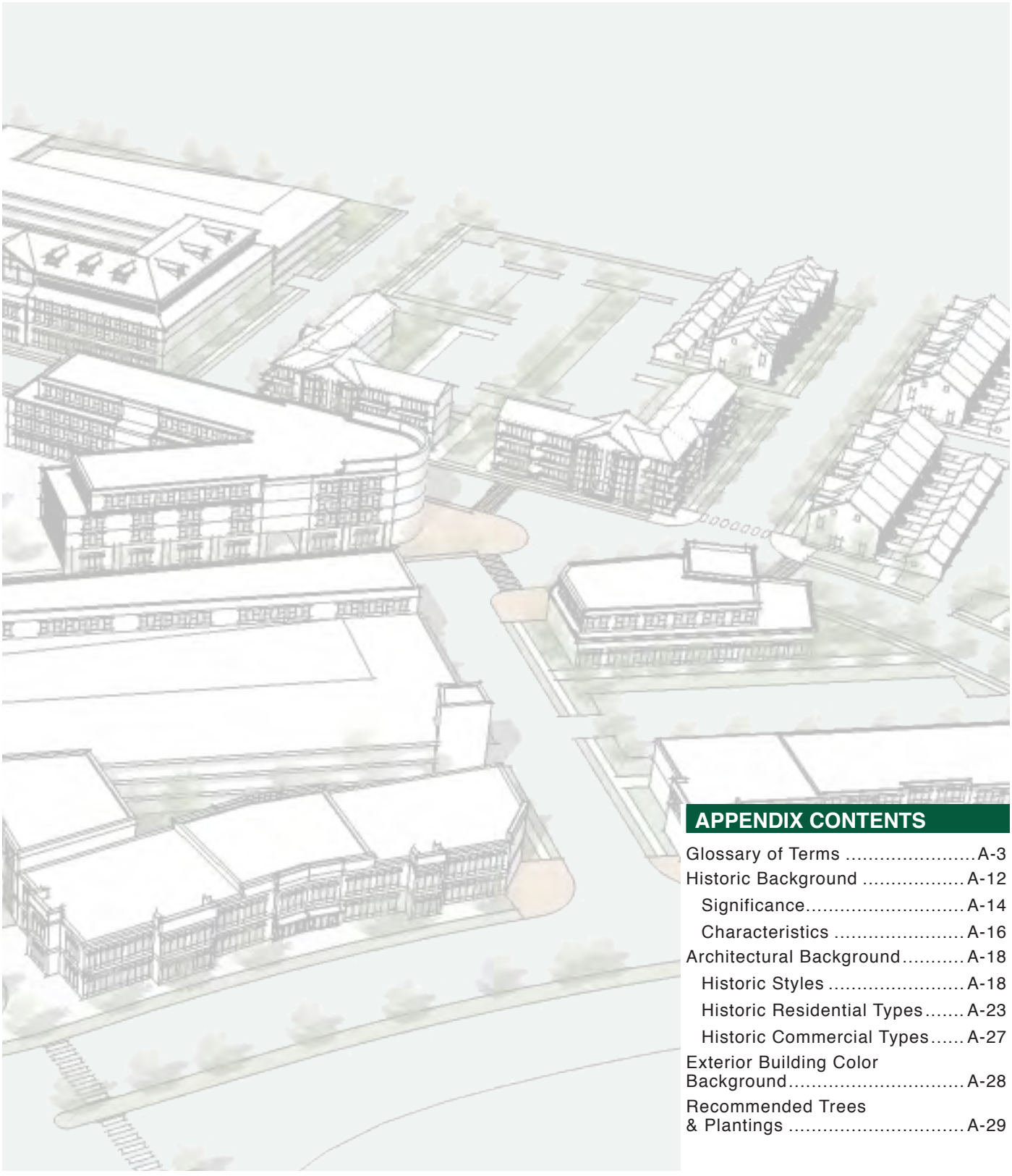
5.53 Minimize damage to a historic structure when demolishing a non historic addition.

a. Carefully remove non-historic additions and features to avoid damage to historic building walls and features.

b. Repair historic building walls that are exposed when non-historic additions or features are removed.

Appendix

Background & Supporting Materials



APPENDIX CONTENTS

Glossary of Terms

Adaptive Reuse. Rehabilitation of a historic structure for use other than its original use, such as a residence converted into an office. The exterior appearance of the structure should generally not be significantly altered.

Addition. A portion of a structure built after the original structure was completed.

Alignment. The linear relationship of structures or parts of structures to each other.

Alteration. Any change in the supporting members of a building or structure such as bearing walls, columns and girders, except such emergency change as may be required for safety purposes; any addition to a building; any change in use; or, any movement of a building from one location to another. See the Roswell Unified Development Code.

Appropriate. Suitable or compatible.

Arch. A curved construction that spans an opening and supports the weight above it. (See flat arch, jack arch, segmental arch and semi-circular arch.)

Archaeology. The science or study of the material remains of past life activities and the physical site, location or context in which they are found, as delineated in the Department of the Interior's Archaeological Resources Protection Act of 1979.

Articulation. Design elements, including both horizontal and vertical changes in materials, texture or wall plane that add interest to the face of a building. Massing articulation is the way in which a building is broken down into modules, sub-parts, or major elements, that provide a sense of human scale and meet UDC maximum blank wall area standards.

Attic. The upper level of a building, usually not of full ceiling height, directly beneath the roof.

Awning Sign. Any signs painted on, attached to, or constructed on an awning or the valance thereof.

Baluster. One of a series of short vertical members used to support a stair or porch handrail, forming a balustrade.

Balustrade. An entire rail system, with top rail and balusters.

Bargeboard. An ornamental board hanging from a projecting roof; also called a vergeboard. Bargeboard is generally found on Gothic Revival buildings or more ornate, late 19th-century Italianate designs.

Batten. A board attached to the back or front of two other parallel boards, usually to hold them together.

Bay. The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

Bay Window. A projecting window that forms an extension to the floor space of the internal room. A "squared bay" has slanted sides, also called an "octagonal" bay. If segmental or semi-circular in plan, it is a "bow" window.

Belt Course. A horizontal band usually marking the floor levels on the exterior façade of a building. It is also called a string course and in some instances marks the water table.

Block Face. See street face.

Board & Batten. Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond. A term used to describe the various patterns in which brick (or stone) is laid, such as 'common bond' or 'Flemish bond.'

Bracket. A supporting member of wood, stone, or metal often used for both decorative and structural purposes and generally found under projecting features such as eaves or cornices. Also, brackets are used as supports for a balcony.

Building. Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. See the Roswell Unified Development Code.

Building Module: A sub-part of a larger building that appears as a single façade plane. One large building can incorporate several modules.

Glossary of Terms

Bulkhead. The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Bulkheads from the 19th-century are often of wood construction, with rectangular raised panels, while those of the 20th century may be of wood, brick, tile or marble construction. Bulkheads are also referred to as kick plates.

Buttress. A pier of masonry placed against a wall for additional support.

Canopy. A roofed structure placed so as to extend outward from a building, to provide a protective shield for doors, windows, and other openings. Canopies are usually supported by the building with additional support extending to the ground directly under the canopy edge.

Canopy Sign. A sign painted on, attached to, or constructed on a canopy. Those signs suspended beneath the canopy and perpendicular to the building façade are also referred to as 'Under-canopy signs.'

Cantilevered. A projecting element, anchored in the body of the building, as in the case of a cantilevered balcony.

Capital. The head or top of a column or pilaster.

Casement Window. A window with one or two sashes which are hinged at the sides and usually open outward.

Certificate of Appropriateness (COA). A document approving a proposal to make a change in the appearance of a property, structure, site or work of art designated "historic" or "historic-obscured" on the Historic Properties Map. See the Roswell Unified Development Code.

Certified Local Government (CLG). Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program is eligible to become a CLG.

Chamfered. When the exterior angle of two surface planes has been cut away or beveled.

Character. The qualities and attributes of any structure, site, street or district.

Clapboards. Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

Classical Order. Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian or Composite.

Clerestory. A section of a wall pierced with windows projecting above the aisles of a church.

Clipped Gable. A gable roof where the ends of the ridge are terminated in small, diagonal roof surface.

Colonnade. A range of columns.

Colonnette. A small slender column, usually found flanking an entrance.

Colonial Revival. A house style of the 20th century based on interpretations of architectural forms of the American colonies prior to the revolution.

Column. A circular or square vertical structural member.

Compatible. Existing or performing in harmonious, agreeable combination with its surroundings.

Compatible Property. A resource in a historic district distinguished by its scale, material, and composition so that it contributes to or is 'compatible' with the character of the neighborhood.

Composite. One of the five classical orders. A Roman elaboration of the Corinthian order, having the acanthus leaves of its capital combined with the large volutes of the Ionic order, and other detail also elaborated.

Configuration. The arrangement of elements and details on a building or structure that help to define the character.

Construction. The act of adding an addition to an existing building or structure, or the erection of a new principle or accessory building or structure on a lot or property.

Glossary of Terms

Contemporary. Reflecting characteristics of the current period. Contemporary denotes characteristics that illustrate that a building, structure, or detail was constructed in the present or recent past, rather than being imitative or reflective of a historic design.

Context. The setting in which a historic element, site, structure, street or district exists.

Corbel. In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian Order. The slenderest and most ornate of the three Greek orders, characterized by a bell-shaped capital with volutes and two rows of acanthus leaves, and with an elaborate cornice.

Cornice. A projecting element that tops a wall.

Course. A horizontal layer or row of stones or bricks in a wall.

Crenelation. A low parapet or retaining wall composed of alternating squared blocks and spaces. Originally designed for defensive purposes, this feature was used strictly for decorative purposes during the late 18th and 19th centuries.

Cresting. A decorated ornamental finish along the top of a wall or roof — often made of ornamental metal.

Cross-Gable. A secondary gable roof that meets the primary roof at right angles.

Cupola. A dome placed on a circular or polygonal base crowning a roof or turret.

Dentils. A row of small tooth-like blocks in a classical cornice.

Doric Order. The column and entablature developed by the Dorian Greeks, sturdy in proportion, with a simple cushion capital, a frieze of triglyphs and metopes, and mutules in the cornice.

Dormer. A roofed structure that contains one or more windows and projects from a sloped roof.

Double-Hung Window. A window with two sashes, one sliding vertically over the other.

Eave. The edge of a roof that projects beyond the face of a wall.

Element. A material part or detail of a site, structure, street, or district.

Elevation. Any one of the external face or façades of a building; the straight-on view of a building wall.

Ell. The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged Column. A round column attached to a wall.

Entablature. A part of a building of classical order resting on the column capital; consists of an architrave, frieze and cornice.

Fabric. The physical material of a building, structure, or community; an interweaving of component parts.

Façade. The exterior front wall of a building, usually the most ornate or articulated elevation.

Face block. A series of structures placed parallel to a street along one side of a city block.

Fanlight. A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia. A flat horizontal member of molding; forms the trim of a flat roof or pitched roof; also part of a classical entablature.

Fenestration. The arrangement of windows on a building.

Finial. A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fish Scale Shingles. A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing. Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat Arch. An arch set in a straight line; also call a jack arch.

Flemish Bond. A brick-work pattern where the long 'stretcher' edge of the brick is alternated with the small 'header' end for decorative as well as structural effectiveness.

Glossary of Terms

Fluting. Shallow concave grooves running vertically on the shaft of a column, pilaster or other surface.

Foundation. The lowest exposed portion of the building wall, which supports the structure above.

Form. The shape and structure of a building.

Frame. The exposed trim around a window or door opening; also called a casing.

Freestanding (Pole) Sign. Any sign which is wholly supported by one or more columns, uprights, or braces in the ground and has no support to a building, canopy or façade.

Fret. A maze-like running ornamental pattern associated with Greek and Greek Revival architecture.

Frieze. The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall. A broad decorative band below a cornice.

Gable. A triangular shape roof formed by two intersecting roof planes; also the triangular shape wall at the end of the roof.

Gambrel Roof. A ridged roof with two slopes on either side.

Ghost. Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's façade.

Glazing. Window glass.

Greek Revival. Mid-19th century revival of forms and ornament of ancient Greek architecture.

Harmony. Pleasing or congruent arrangement.

Head. Upper horizontal framing member of a window or door.

Header. A brick laid with the short side exposed, as opposed to a "stretcher."

Hip. A roof with four planes all sloping toward the center of the structure.

Historic District. A district designated by the Roswell City Council to safeguard the heritage of Roswell by preserving the City's historic and architecturally worthy properties, areas, buildings, structures, monuments, streetscapes, squares, landscapes, archaeology and neighborhoods.

Historic Imitation. New construction or rehabilitation where elements or components mimic an architectural style, but are not of the same historic period as the existing buildings (historic replica).

Historic Overlay District. A zoning designation applied to a designated historic district.

Historic Preservation Commission. The City of Roswell's Historic Preservation Commission (HPC) promotes preservation objectives and helps ensure compatible redevelopment in the historic district. HPC members are appointed by the City Council.

Hood Molding. A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening. It is also called a drip mold or simply a '"hood."

Horizontal Alignment: Design elements such as moldings, belt courses, parapets and cornices or changes in material and color that produce horizontal lines along a building façade. A block face may have buildings with coordinated elements of horizontal alignment.

Historic Property. A district, site, building, structure, or object significant in local, state or national history, architecture, engineering, archaeology or culture.

Infill. New construction where there had been vacant land before, such as a new building between two older structures.

Integrity. The authenticity of a property's historic identity evidenced by the survival of physical characteristics.

In-kind. The replacement of an element with a new element of the same material, color, texture, shape and form as the original.

Ionic Order. The classical order of architecture, originated by the Ionian Greeks, characterized by its capital with large volutes, an entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing, less heavy than the Doric and less elaborate than the Corinthian.

Glossary of Terms

Jack Arch. An arch set in a straight line; also called a flat arch.

Jamb. The side framing member of a door or window.

Joists. Horizontal timbers supporting a floor.

Keystone. The wedge-shaped top or center member of an arch.

Knee Brace. An oversized bracket supporting a roof or porch eave.

Knee Wall. A small curb-like wall often found in residential front yards.

Lancet Window. A pointed window, typical of churches.

Landscape. The totality of the built or human influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Lattice. An openwork grill of interlacing wood strips used as screening.

Light. A section of a window; the pane of glass.

Lintel. The horizontal top member of a window, door or other opening.

Loggia. A roof's passage, gallery or portico colonnaded on one or both sides.

Low-Impact Development (LID). A stormwater management approach to manage rainfall in a way which more closely mimics the natural hydrologic system at the site prior to any development. Techniques include those which infiltrate, store, filter, evaporate and detain stormwater close to the location where the rain fell. See the Roswell Unified Development Code.

Maintain. To keep in an existing state of preservation or repair.

Mansard Roof. A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry. Construction of brick, stone, or other material requiring mortar.

Massing. The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Material Change. A change that will affect either the exterior, architectural or environmental features of a historic property or any structure, site or work of art within a historic district.

Materials. The physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Modillion. A horizontal bracket, often in the form of a plain block, ornamenting the underside of a cornice.

Molding or moulding. A construction or decorative element that has a variety of contours or outlines.

Monitor. A roof with a continuous section raised above the main part of the roof in order to admit light. Typically used in factories or similar industrial buildings.

Mortar. A mixture of sand, lime, cement and water, used as a binding agent in masonry construction.

Mullion. A vertical element separating windows, doors, or panels set in a series.

Multi-Light Window. A window sash composed of more than one pane of glass.

Muntin. A slender element separating panes of glass in a window sash.

Mutule. One of a series of broad, low, rectangular blocks supporting a classical style cornice.

Muntin. A secondary framing member to divide and hold the panes of glass in a multi-light window or glass door.

New Construction. Construction which is characterized by the introduction of new elements, sites, buildings or structures or additions to existing buildings and structures in historic areas and districts.

Normally Required. Mandatory actions, summarized in the Design Standards, whose compliance is enforced by the Landmark Commission.

Glossary of Terms

Novelty Siding. A ship-lapped siding with a decorative bevel cut into the surface. A popular material for siding beginning around 1880.

Object. A material thing of functional, aesthetic, cultural or historical value that may be, by nature or design, moveable, yet related to a specific setting or environment.

Oriel Window. A bay window projecting from a wall and supported by a corbel or bracket.

Orientation. The relationship of a structure to the compass points or a site feature; may refer to the direction a façade faces, such as the south elevation, or the direction of a main axis, as in an east-west orientation.

Original feature. An element of a building installed at the time of construction or other time during the period of significance.

Original material. A material used at the time of construction or other time during the period of significance.

Paired Columns. Two columns supported by one pier, as on a porch.

Palladian Window. A window with three openings, the central one being arched and wider than the flanking ones.

Paneled Door. A door composed of solid panels (either raised or recessed), held within a framework of rails and stiles.

Parapet. A low wall at the edge of a roof, balcony, or deck.

Parapet Block: A block of buildings with a roof profile that results from being built directly against each other such as along a traditional main street.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier. A vertical structural element, square or rectangular in cross-section, usually of brick or stone.

Pilaster. A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of the slope of a roof.

Porch. A structure attached to a building to shelter an entrance.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the façade of a building, often with a column and pediment.

Portland Cement. Strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on pre-1920 buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.

Primary façade. The main building face; the side of a building that faces the street.

Primary structure. The main structure on a property.

Preservation. The act or process of applying measures to sustain the existing form, integrity and material of a building or a structure, including, but not limited to, initial stabilization work and on-going maintenance of historic building materials and the existing form and vegetative cover of a site.

Pressed Tin. Decorative and functional metalwork made of molded tin used to sheath roofs, bays and cornices.

Projecting Sign. Any sign other than a wall sign, flat sign, or roof sign, or under canopy sign, which projects more than 18-inches from the face of an exterior building wall or façade, and which uses the building wall as its primary source of support.

Proportion. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Pyramidal Roof. A roof with four identical sides rising steeply to a central peak.

Queen Anne. A popular late 19th-century revival style of early 18th-century English architecture, characterized by irregularity of plan, massing, and a variety of texture.

Quoins. A series of stone, bricks, or wood panels ornamenting the outside of a wall, and used to emphasize corners or angles of buildings.

Glossary of Terms

Rafters. The framing members of a roof, sloping down from the ridge to the plate.

Reconstruction. The act or process of reassembling, reproducing or replacing by new construction, the form, detail and appearance of the property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of the original materials.

Rehabilitation. The act or process of returning a building, object, site or structure to a state of utility through repair, remodeling, or alteration, that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site or structure, that are significant to its historical architectural and cultural value.

Relocation. Any change of the location of a building, object or structure in its present setting or to another setting.

Replication. Constructing a building so that it is an exact replica or imitation of a historic architectural style or period.

Resource. A source or collection of buildings, objects, sites, structures, or areas that exemplify the cultural, social, economic, political or architectural history of the nation, state or city.

Restoration. The act or process of accurately recovering the form and details of a building, object, site or structure, and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacements of missing earlier work.

Retain. To keep secure and intact. In the design guidelines, 'retain' and 'maintain' describe the act of keeping an element, detail or structure, and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Return. Molding carried around the corner, typically found on the gable end of a building.

Re-Use. To use again. An element, detail or structure might be reused in historic districts.

Rhythm. Regular occurrence of elements or features, such as spacing between buildings.

Ridge. The top horizontal member of a roof where the sloping surfaces meet; the peak of the roof.

Riser. The vertical part of a step.

Roof Sign. A sign mounted upon or above a roof or parapet of a building or structure, which is wholly or partially supported by said building or structure.

Rubble. Unfinished field or quarried stone.

Rusticated. Roughening of stonework or concrete blocks to give greater articulation to each block.

Sash. The movable framework holding the glass in a window.

Scale. Proportional elements that demonstrate the size, materials and style of buildings. The proportions of the elements of a building to one another and the whole, and to adjacent buildings.

Secondary structure. A smaller or lesser structure associated with a primary structure on a property.

Segmental Arch. An arch whose profile or radius is less than semicircle.

Setback. A line demarcating that portion of the lot specified must remain devoted to a yard, and the buildable portion of the lot. Building setbacks and "yard" are considered one and the same. See the Roswell Unified Development Code.

Setting. The sum of attributes of a locality, neighborhood or property that defines its character.

Sheathing. An exterior covering of boards or other surface applied to the frame of the structure. (See Siding)

Shed roof. A pitched roof with a single plane.

Shingle Style. Architectural style of the late 19th century, which features frame dwellings largely covered with wood shingles on both floors.

Shingles. Wood which is split into flat panels and different shapes. Wood shingles are common elements of the Queen Anne style.

Ship-lapped. A type of siding with a special "rabbit" that allows the tops and bottoms to fit into one another, creating a continuous overlap.

Sidelight. A vertical area of fixed glass on either side of a door or window.

Glossary of Terms

Siding. The exterior wall covering or sheathing of a structure.

Sill. The horizontal lower member of a window.

Site feature. A component of the property surrounding the structure, such as a fence, walkway, or landscaping.

Site wall. A low wall along the edge of a property; may also serve as a retaining wall.

Siting. The placement of a building, structure, or object on a site in relation to natural features, boundaries, and other parts of the built environment.

Slate. A type of stone that was used as a roof surface material for pre- 1945 dwellings.

Soffit. The area created by the eaves of the roof and the wall of a building when enclosed.

Spindles. Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Spire. The tall tapering element of a church tower.

Stabilization. The act or process of applying measures essential to the maintenance of a deteriorated building to establish structural stability and a weather resistant enclosure.

Steeple. The whole structure of both the tower and spire of a church.

Stormwater Management. The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, stream bank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare. See the Roswell Unified Development Code.

Street Face. That portion of a block with frontage on a street; there are generally two block faces with frontage on either side of a street.

Street Level Sign. Signs which are oriented principally to the pedestrian, and which are: located below the roof level of a one story building; located below the second floor of a multi-story building; or, attached to or below a canopy or awning.

Streetscape. The relationship of the street, landscaping, and buildings as seen by the eye in one view.

Stretcher. A brick laid with the long side exposed, as opposed to a "header."

String Course. A projecting band of masonry running horizontally around the exterior of a building.

Structure. Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground. Swimming pools, tennis courts, dog houses, and outdoor fenced animal runs are considered structures. Tents, vehicles, trailers and play equipment attached to the ground in some permanent or temporary way are considered structures. A structure may or may not be easily moved from a given location on the ground. See the Roswell Unified Development Code.

Studs. The upright framing members of a wood-frame building.

Style. A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive manner.

Surround. An encircling border or decorative frame, usually at windows or doors.

Swag. Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Transom. A horizontal window opening over a door or window, often with a hinged window.

Transparency: The relationship of solid building wall to open or glass areas.

Tree-lawn. The landscaped area between the street and sidewalk.

Tread. The horizontal part of a step.

Trim. The decorative framing of openings and other features on a façade.

Turret. A small slender tower.

Glossary of Terms

Tuscan. A classical order resembling the Doric but of greater simplicity.

Veranda. A covered porch or balcony on a building's exterior.

Vergeboard. The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving. Also called bargeboard.

Vernacular. A regional form or adaptation of an architectural style.

Voissoir. Wedge-shaped stone or brick component of an arch. The top-most voussoirs is a keystone.

Wall Dormer. Dormer created by the upward extension of a wall and a breaking of the roof line.

Wall Sign. Any sign that is attached to or painted on the outside face of a building. A wall sign is also erected parallel to the face of the building, supported by the building and does not extend more than 18-inches from the face of the building wall or above the roof lines of the building, to which the sign is affixed.

Water Table. A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard. Wood siding consisting of overlapping boards usually thicker at one edge than the other, placed horizontally on wood-frame buildings.

Historic Background

1835-1860

Roswell, Georgia was founded by and takes its name from an industrious man named Roswell King, who, having seen the area on a business trip to the gold fields of north Georgia, immediately recognized the area's potential for development. As the Native population was being removed from the area, King relocated there in 1837 and began to make a home. Soon several associates from coastal Georgia joined him to live and begin the construction of a cotton mill. In 1839, at the request of seven individuals, the Georgia General Assembly incorporated the Roswell Manufacturing Company.

Along with the construction of the mill, Roswell, now joined by his son Barrington, laid out a village with wide streets and a town square. In the west section of the village the principals of the mills constructed large houses in the latest style. Nearby, a Presbyterian Church was raised. To the east, on the hill adjacent the mill, rental housing for the workers was constructed. This included both small workers' cottages and two apartment buildings known as "The Bricks." Joining these two neighborhoods was the town square or "park" on which sat the company store (with the company store on its periphery). This was the basic layout of Roswell when it was incorporated in 1854.

Throughout the 1850s, Roswell continued to grow. The original cotton mill doubled in size. Downstream from the cotton mill, the Ivy woolen mill was constructed. To aid transportation, a covered bridge spanning the Chattahoochee River was built. By 1860 Roswell was an established small textile manufacturing village.

1860-1866

As hostilities between the North and the South loomed, demand for the products of the mills fell off. Following the outbreak of war, this situation completely reversed. Soon the mills at Roswell became important suppliers for the Confederate forces. The Roswell Manufacturing Mills produced rope and duckcloth for tents and shirting for bandages and cotton shirts. Ivy Mills produced "Roswell Gray" woolen cloth bearing the CSA insignia for uniforms. In addition to the textile industry, Roswell was strategic as a crossing on the Chattahoochee River.

Realizing the importance of the Roswell mills, General Sherman sent General Garrard with orders to "destroy all buildings." On his arrival, July 4, 1864, Garrard found retreating Confederate forces had burned the bridge across the Chattahoochee. The following day Garrard moved on Roswell and burned both the cotton and woolen mills. Sherman ordered the operatives of the mills, mostly women and children, be sent north on trains for committing treason against the Union.

With textile production destroyed the Union forces set to work in Roswell creating a staging area for the Battle of Atlanta. A trestle bridge was constructed across the Chattahoochee to provide a crossing for what would be the left flank of the Union forces in the Battle of Atlanta. The churches and large houses were pressed into service as officers headquarters, barracks, hospitals, and even stables.

Historic Background

1866-1900

Roswell moved quickly to rebuild after the war. The Roswell Manufacturing Company overcame shortages of material and capital to put the cotton mills back into production rebuilding the 1850s mill. The woolen mills, now know as Laurel Mills, were likewise rebuilt. The large houses came through the occupation relatively unscathed. In 1869, the covered bridge across the Chattahoochee was rebuilt. By the 1870s, Roswell was once again an active manufacturing center.

The 1880s saw new growth particularly in the northern section of Roswell. Entrepreneurs moving in from the country began to establish businesses in this area which came to be known as Uptown. Stores sprang up along Main (Canton) Street and Elizabeth Way. In 1881, the railroad was extended from Chamblee to the east bank of Vickery Creek. Roswell Manufacturing Company expanded production in 1882 with the construction of another mill building. Oxbo Mill or “the Pants Factory,” soon to be a mainstay of the town, was established in 1890.

1900-1950

Roswell continued to experience a slow steady growth through the first half of the twentieth century. Just prior to the onset of the Depression, the town encountered two setbacks: the woolen mills closed in the 1920s and the main buildings of the cotton mills burned in 1927. At the same time came the establishment of two new enterprises: the Roswell Seating Company and the Odom Machine Company. Cotton textile manufacture continued to play a role in Roswell; the 1882 factory survived the fire and maintained production.

As population steadily increased, the larger lots in town were subdivided and new houses filled the spaces between the former estates. City services increased bringing electricity, water and paved roads. With the advent of the automobile, businesses that were familiar to the town’s residents, such as livery stables and saw mills, moved out of town or simply disappeared. In their place came new businesses such as theaters, car dealerships and gas stations.

1950-PRESENT

The automobile has played an important role in the last forty years of Roswell. Originally a town twenty miles north of Atlanta, Roswell is now an integral part of a larger metro area. Consequently the town has grown substantially. Inhabited by 2,123 in 1950, Roswell’s population has grown to 88,000 plus by 2013. The town has continued to draw light industry and commercial enterprise. The coming years promise to bring continued growth and development.

GREEK REVIVAL ARCHITECTURE

The founding of Roswell coincides with the ascendancy of the popularity of the Greek Revival style in Georgia. The early houses of Roswell are both significant as examples of the evolution of Greek Revival and as forms rarely found in Georgia. Primrose Cottage was the first house to be built in the Greek Revival Style in Roswell. Its one story portico resembles the style used in New England Greek Revival homes. Located near Primrose Cottage is Holly Hill. Built as a summer home for a Savannah family, Holly Hill is built in the raised cottage style of coastal Georgia. Columned porches across the front and back with Greek Revival detailing are typical of coastal versions of the Greek Revival. The two houses represent the direct transplanting of the style as it developed in other areas.

Roswell King was familiar with building and architecture, having served as the overseer of the crew of slaves, who built Thomas Spalding's "South End" house on Sapelo Island. Due to this interest, King brought architect and builder, Willis Ball, from Connecticut for the construction of Barrington Hall. Willis Ball inventively combined information from handbooks of the day with his own ideas. An excellent example of this is a mantel in Barrington Hall, which matches a passage in Asher Benjamin's *Practical House Carpenter* (1835) line for line. In designing Barrington Hall, Ball chose a pedimented temple style for the house itself. Architectural historian Frederick Nichols cites this house as the first true example using this type of plan in Georgia.

Willis Ball was also the designer of the Presbyterian Church and is the assumed designer of Bulloch and Mimosa Halls as well. With the construction of Bulloch and Mimosa Halls, he further refined his design. Where as Barrington Hall's entrance is not located on a gabled end and therefore de-emphasized, Bulloch and Mimosa's entrances are located under the pedimented portico giving them a true temple appearance. The Presbyterian Church is also built in this fashion. Pedimented temple form houses were rarely built in Georgia and those in Roswell are, in Nichols' words, "superb examples of the temple house with the full pediment, the ultimate of the whole movement."

MILL AND VILLAGE

The cotton mill and village are greatly significant for a combination of features both typical and unique to Southern mills. The factory erected by Roswell King and his associates displays facets that are common to many textile mills of the South. The progression from a simple dam with a wooden raceway turning a waterwheel powering the machinery to a stone dam and metal raceway turning turbines to create electricity which powered the machinery typifies the evolution of mills. Roswell's mill village is another element shared by many Southern mills. The significant fact about Roswell's mill and village is their early construction date.

A combination of unique conditions produced the impetus for the founding of Roswell. Antebellum Southern culture considered the manufacturing industry distasteful, turning to it only when cotton prices fell. The Panic of 1837 caused just such a depression in prices. Also at that time, the area that is now Roswell had recently been obtained from the Native population, who were then being forcibly removed. Roswell King was experienced with the vagaries of cotton prices due to his position as manager of the Pierce Butler plantations, and aware of the potential for water-powered manufacture on Vickery Creek due to an earlier trip to North Georgia. Armed with this knowledge and experience, Roswell King acted on opportunity. He began a cotton mill when there were fewer than twenty in the entire state.

King's construction of the mill village in the 1840s and 50s easily makes it one of the first in the South. His New England origins are reflected in the layout and physical features of the village. The construction of "The Bricks," an apartment building for operatives, follows what is known as the Waltham System, which are rare in the South. The Rhode Island Plan, which consists of detached houses and eventually came to be traditional in the South, was also used in Roswell. While the west portion of the town was

laid out on a grid with a square, the houses in the Mill Village were set on streets that curve with the topography; this curvilinear pattern would later become typical of Southern mill villages and is distinct from those of New England. Several of the houses, however, are saltboxes, a form that is typically New England. The provision of a school, church, and store was a feature of both New England and Southern mill villages. These elements show the importance of Roswell's mill village as an example of the transition between the mill villages of the North and the eventual pattern of Southern mill villages.

CIVIL WAR

Location and industry destined Roswell to play an important role in the Civil War. The Roswell Manufacturing Company cotton mills and the Ivy woolen mills were in the exclusive employ of the Confederate government. Duckcloth and rope for tents and shirting for bandages were manufactured at the cotton mills. "Roswell Gray" cloth for uniforms was produced at the woolen mills. As Sherman approached Atlanta from the north he targeted the factories at Roswell for capture and destruction. On July 5 1864, General Gerrard, after clearing the mills of the workers and all usable supplies, ordered the factories burned. Sherman then ordered the mill workers sent north of the Ohio River where their services could no longer benefit the Confederates.

As a crossing on the Chattahoochee River, Roswell became an important staging area for the battle of Atlanta. Union engineers worked overtime building a low trestle upon the stone piers of the bridge burned by the retreating Confederate forces. Barrington Hall, Bulloch Hall and Great Oaks served as officers' quarters and barracks. "The Bricks" and the Presbyterian Church were pressed into service as hospitals. The Methodist Church was used as a stable for the horses. Troops were camped both in town and in the surrounding area. Most of these buildings are still standing in Roswell providing a unique opportunity to experience the setting of history first hand.

UPTOWN

Several of the homes in this area date to the earliest days of Roswell. Some were farm homes and their simple architecture reflects these origins. Other homes are representative of Roswell's expansion north from the Town Square and Mills. These homes are built in the several styles of the late 19th and early 20th century. This evolution from rural area to city created a variety of lot sizes and building setbacks. The size and scale of the houses vary as well. The major characteristic is the amalgamation of several time periods.

The commercial section of the Uptown area is much more homogeneous. The stores of Canton Street and Elizabeth Way are set even with the side walk and are rectangular in shape. Their heights are one to two stories; one story typical of 20th century buildings, two stories typical of 19th century buildings. Many have awnings or shed roof extensions to protect pedestrians as they shop. Parking still follows the traditional diagonal pattern. The Uptown commercial area is a very intact late 19th and early 20th century commercial district.

ALPHARETTA STREET

This area has been the focus of much growth in the last thirty-five years. Building owners have recognized the importance of Alpharetta Street as an entrance to the Historic District. They have striven to make new construction compatible with the nearby historic resources. Providing a good example, the City of Roswell recently constructed a new City Hall and Auditorium using a combination of traditional design and modern elements.

MILL VILLAGE

The Mill Village zone is comprised of a residential component and a commercial component each with their own visual characteristics. The residential area is located on a hill adjacent to Vickery Creek near the site of the original mills. Houses are located along streets that follow the topography. The streets are often narrow with simple rock curbing or none at all, no sidewalks, or streetlights. With the exception of two historic apartment buildings, "The Bricks," houses in the Mill Village are simple and well built. Moderate size and lack of architectural detail are characteristics of their original purpose as housing mill workers. These elements of the streetscape and dwellings in the residential section of the Mill Village maintain the naturalistic, rural feel of early southern mill villages.

The commercial section adjacent to the Mill Village is situated on the east and north sides of the town square. The Roswell Stores were originally the lone occupant of this, Roswell's first, business district. Its role as the company store is architecturally signified by the ornamental brickwork it shares with "The Bricks" and the original mills. Most of the structures that have subsequently been built in this area have followed the example of the Roswell Stores. They too are brick buildings one or two stories in height set directly on the sidewalk. Together they attest to the role of this area as the center of business and public life in the early days of Roswell.

ATLANTA STREET

This corridor connecting the Chattahoochee River and the town square has played a significant role in Roswell's history. The Ivy Woolen Mills, once the scene of bustling activity at the river's edge, are now ruins located on National Park property. Allenbrook and a raised coastal style cottage are among the first structures encountered on Atlanta Street's approach to Roswell from the river. Early twentieth century homes increasingly dot this street as one nears the Town Square and Park, reminders of Roswell's growth during that period. Sharing this corridor are more recent additions, such as apartments and commercial buildings. These structures are generally set back from the road and screened by trees.

Atlanta Street is significant as one of the main entry points to Roswell's Historic District. The abundance of trees and the remaining historic structures set the tone for entry into the district. Consequently, growth along this corridor should be compatible to this role.

MIMOSA BOULEVARD

Once known as Main Street, Mimosa Boulevard began as the social center for the principals 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. Also from this period, Roswell Presbyterian Church occupies a prominent place on the Boulevard as well. These properties create a stately atmosphere that draws visitors to Roswell.

Equally important in Roswell's history are the houses and structures which appeared on Mimosa Boulevard during the late 19th and early 20th century. Several large Victorian Era homes are located near the Park. At the north end of the street, houses of various styles of the early 20th 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 (later 1800s), and Early Twentieth 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. They exhibit classical ornamentation. Victorian Era houses have moderate size lots and are closer to the road. They too are large in size and scale. They are highly ornamented with turned and sawn woodwork. Many have elaborate porches. Houses of the Early Twentieth Century are generally on small lots and maintain a moderate setback. Scale is small. Ornamentation is varied reflecting the increased number of styles from which builders could choose.

The historic style of a house refers to its overall form and ornamentation. Individual styles are usually associated with specific time periods and reflect the culture and economy of that period. The information provided in this section is intended to provide general background information on typical historic house styles seen in Roswell.

GREEK REVIVAL 1830-1860

The Greek Revival grew out of the interest in classical building that arose at the end of the eighteenth century. This interest initially focused on Roman models until archeology proved Greece to be the birthplace of classicism. The Greek war for independence (1821-1830) and diminished affection for British influence following the War of 1812 enhanced interest in the United States for the Greek style. Its monumental proportions were well suited to public buildings where it was first used, but the style was soon adapted for residential buildings. Pattern books such as Asher Benjamin's *The American Builder's Companion* (1827) helped spread this building fashion throughout the country. Greek revival was the dominant style in antebellum Georgia after it achieved widespread popularity in the 1840s. In Roswell, the Greek Revival was the choice of the founders and is used almost exclusively on the large houses built prior to 1860.

Greek Revival houses are usually symmetrical, simple in detail, and constructed of brick or wood. Roofs are low pitched. The gable end of the roof may be on the front and detailed in imitation of a temple pediment. Porticos are often included. Attic windows may be incorporated in the frieze, as roofs are generally too low to accommodate dormer windows. Doorways, sometimes recessed, often have sidelights and rectangular transom windows. The popular color for high style Greek Revival houses was white, which was assumed at the time to be the appropriate color for Greek temples.

GREEK REVIVAL FEATURES

Plan Shape:	Rectangle
Height:	Generally 2 stories
Façade:	Symmetrical
Roof:	Gabled or hipped
Porch(es):	Full-height and often full-façade
Exterior Materials:	Clapboard or brick
Windows:	Double hung sash, sometimes triple hung on first floor front, commonly 6-over-6 or 9-over-9
Details:	Classical columns; transom and sidelights around door; emphasis on cornice

FOR ADDITIONAL INFORMATION

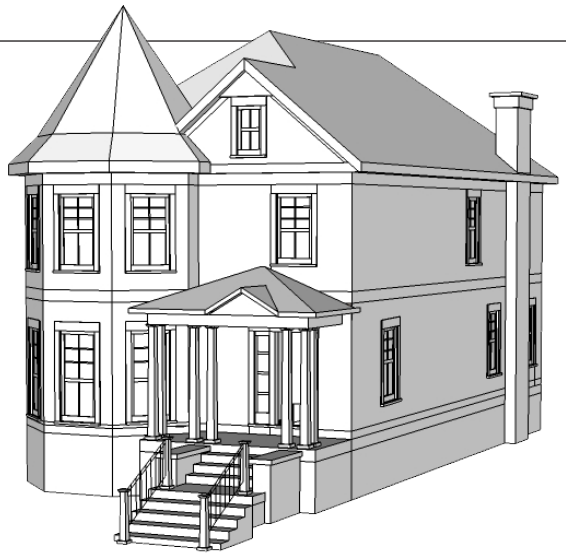
The Georgia Historic Preservation Division's guide to Residential Architectural Styles in Georgia provides additional information on historic house styles.

QUEEN ANNE 1880-1910

The Queen Anne Style began in England by a group of architects led by Richard Shaw who drew upon elements from an earlier period. While most of the elements were Medieval, the reign of Queen Anne was thought to be the period of influence and therefore lent its name to the movement. The style migrated to the United States in the mid-1870s, becoming popular by 1880. The first American examples followed Shaw's half-timbered designs, but during the 1880s the inventive American spindlework interpretation became dominant. Pattern books and magazines spread the style and the expanding rail network provided inexpensive pre-cut architectural details throughout much of the nation.

Queen Anne houses are brick with wood shingled or stuccoed upper floors, or wood with surfaces variously sided with clapboards and an assortment of shingle patterns. Houses are irregular in plan, asymmetrical in form, and have hip or multi-gabled roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay window, turrets, wrap-around porches, and tall chimneys with decorative brick patterns are typical. Queen Anne houses often have windows of many different designs.

Color was an important part of the Queen Anne style. First floors may have been painted one color, with a contrasting color used for upper stories, and one or more additional colors to highlight details.



QUEEN ANNE FEATURES

Plan Shape:	Irregular
Height:	1 or 2 stories
Façade:	Asymmetrical
Roof:	Steeply pitched; irregular; hipped, gabled or both
Porch(es):	Asymmetrical, often wrapping around two or more sides
Exterior Materials:	Commonly clapboard, sometimes brick, combined with various other materials
Windows:	Various shapes and sizes, double hung sash often 1-over-1, stained glass
Details:	Spindlework, turned porch supports, decorative bracketing, and gable ornament

COLONIAL REVIVAL 1880-1955

Colonial Revival style architecture was an outgrowth of the Philadelphia Centennial Exposition of 1876 where examples of colonial architecture were displayed. This renewed interest in the architectural heritage of the United States led to copies of the Georgian and Federal styles with secondary influences from Post medieval and Dutch Colonial prototypes. Early examples were rarely accurate copies. As more research was conducted and disseminated, houses came closer to duplicating the originals, reaching the height of exactness between 1915 and 1935. The economic depression of the 1930s , World War II, and changing postwar fashions led to a simplification of the style in the 1940s and 1950s.

Colonial Revival houses typically have symmetric front facades with a gable or hipped roof. Siding is brick or clapboard. Details may include decorative door crowns, pilasters, Palladian windows, columned porticos, dormer windows, and doors with fanlights and transoms. Dutch Colonial Revivals are identified by their use of gambreled roofs. Colors on wooden examples were often while, light grays or pastels with lighter or white trim.

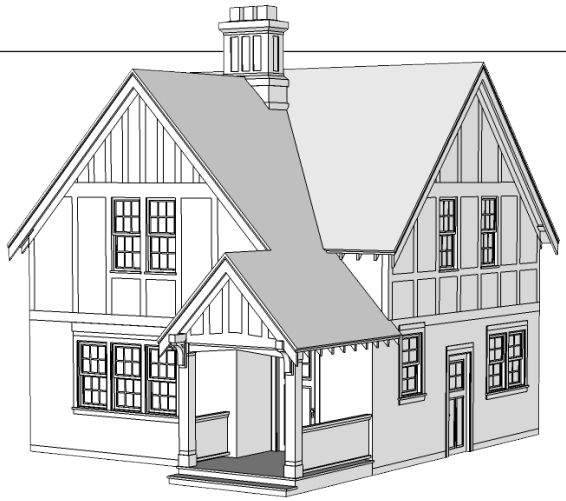
COLONIAL REVIVAL FEATURES

Plan Shape:	Rectangle
Height:	Generally 2 stories
Façade:	Usually symmetrical
Roof:	Gabled, hipped or gambreled
Porch(es):	One story entry or full width, often no front porch; side porches
Exterior Materials:	Clapboard or brick
Windows:	Double hung multi- and single paned, often paired
Details:	Columned porch supports, fanlight and sidelights at entrance, shutters, decorative door crowns

TUDOR REVIVAL 1890-1940

This style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. The earliest American houses in the style, built in the late 19th century, were architect designed and closely copied English models. Less pretentious examples clad with weatherboard, shingles, or stucco, arrived in the years between 1900 and 1920. The style expanded explosively in popularity during the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. Tudor Revival faded from fashion in the late 1930s.

Tudor Revival houses come in various sizes from one-and-a-half story cottages to two-and-a-half story mansions. Half-timbering is often used, typically stuccoed between the timbers. Houses may be any combination of brick rubble stone, and half-timbering. Casement windows or double hung windows are multi-paned, often with diamond shaped panes. Also characteristic are irregular plans, steeply pitched roofs, and decorative chimneys.



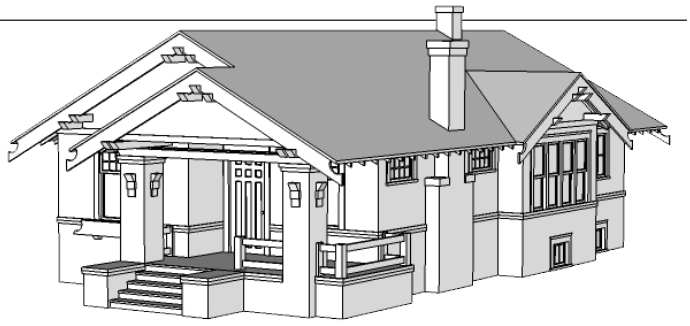
TUDOR REVIVAL FEATURES

Plan Shape:	Irregular
Height:	One or one-and-a-half story
Façade:	Asymmetric
Roof:	Several gables; steeply pitched
Porch(es):	No front porch
Exterior Materials:	Combination of brick, stone, wood and stucco
Windows:	Often paired double-hung or casement, multi-paned, diamond paned
Details:	Arched openings, shutters, decorative chimneys

CRAFTSMAN 1905-1930

The beginning of the Craftsman Style is attributed primarily to the work of the Greene Brothers work in Pasadena, California. Influenced by the English Arts and Crafts movement and Asian architecture, they began to design simple Craftsman-type bungalows about 1903. Trade and house magazines alike extensively publicized the style. Following this, a multitude of pattern books appeared, offering plans for Craftsman bungalows. Several companies sold completely pre-cut packages of lumber and detailing. This collection of sources lead the style to become the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California. Examples found in Roswell are one story vernacular expressions, often called simply Bungalows.

The standard Bungalow is square or rectangular in plan, one-and-a-half stories high, with a low pitched gable or jerkin-head roof, wide roof overhangs, and a gable or jerkin-head roofed front porch. A shed, gable, or jerkin-head roof dormer is also a common feature. Houses may be faced in brick, wood siding, or stone. The first floor may be sided in wood with a stuccoed upper floor. Exposed rafters and battered porch supports are characteristic. Typical paint colors are brown, tan, terra cotta, white, gray and muted greens.



CRAFTSMAN FEATURES

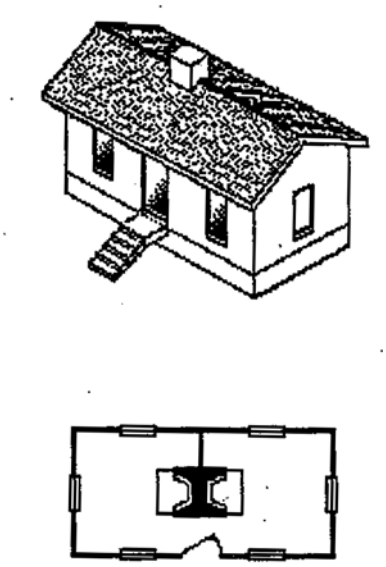
Plan Shape:	Usually rectangular
Height:	Typically 1-1/2 stories
Façade:	Usually asymmetrical
Roof:	Gabled or hipped; low pitch
Porch(es):	Full or partial facade with square or battered supports often resting on stone or brick piers
Exterior Materials:	Clapboard, brick or stone veneer, half-timbering
Windows:	Three-over-one rectangular sash with the upper sash having vertical divisions, often paired or grouped
Details:	Overhanging eaves with knee braces and exposed rafters

In addition to architectural style (such as Greek Revival), some houses can be categorized by type (such as Saddlebag). Such types relate to the overall form of the house, as well as its typical interior layout. In general, houses with the same floor plan and height can be considered to be of the same type. Identifying the historic house type can help determine whether it is commonly occurring in Georgia and when the house was likely built.

The information provided in this section is intended to provide general background information on typical historic house types seen in Roswell and is taken from *Georgia's Living Places*, 1991.

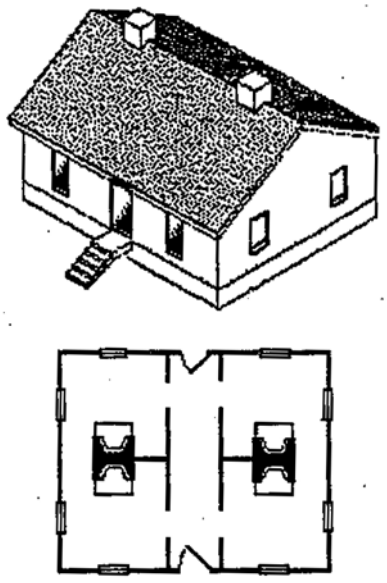
SADDLEBAG

One of the most distinctive and easily recognizable house types in Georgia, the saddlebag house derives its name from a central chimney flanked by two rooms. Rooms are usually square, and the roof is usually gabled. There are two subtypes, one with an exterior door into each room and one with a single, central door into a vestibule beside the chimney. Georgia's saddlebag houses seem to have been built mainly in three periods, with examples in each period strongly linked to three general settings. The earliest saddlebag houses, built in the 1830s and 1840s in rural agricultural areas, are quite rare statewide. In the last few decades of the century, saddlebags were popular alternatives for modest housing in outlying fringes of Georgia's towns and cities. Far more examples survive today from the great period of mill village construction, about 1910 to 1930.



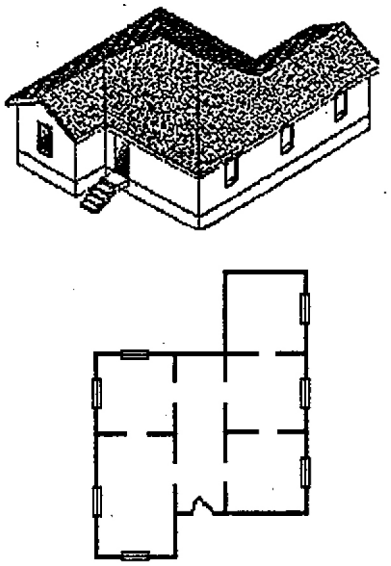
GEORGIAN COTTAGE

Possibly the single most popular and long-lived house type in Georgia, the Georgian cottage is named not for the state but for its floor plan, associated with 18th century English Georgian architecture. The Georgian plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly so; the roof is usually hipped but sometimes gabled; and chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair or rooms. Houses of this type were built in almost all periods of Georgia's history, well into the 20th century, but the greatest concentration is between 1850 and 1890. Most surviving examples are found in the Piedmont region.



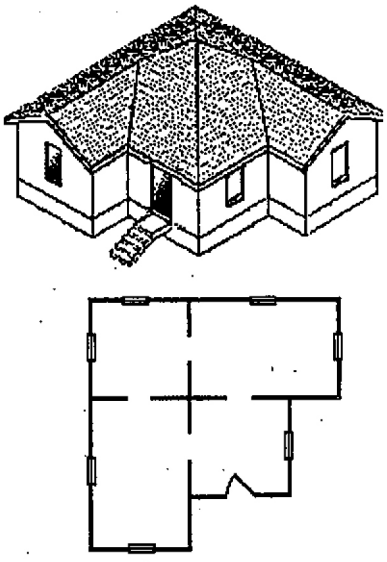
NEW SOUTH COTTAGE

Named after the turn-of-the-century period of great economic growth and regional confidence, the New South cottage was a very popular house type for middle and upper-class income Georgians between the 1890s and 1920s. Although examples survive statewide in both rural and urban areas, the greatest number are in a central band across the state, in the Piedmont and Upper Coastal Plan, and in the state's largest cities and towns. The New South cottage resembles the Queen Anne cottage in that it has a central square mass usually with a hipped roof, and gabled projections. The main distinguishing trait of the New South cottage is its emphasis on symmetry, the key element of which is the central hallway plan. The central hallway is flanked by pairs of rooms, one or both of which might project forward. A pair of gables may appear on the facade, either over projecting rooms or flush with the wall of the main mass, adding symmetry.



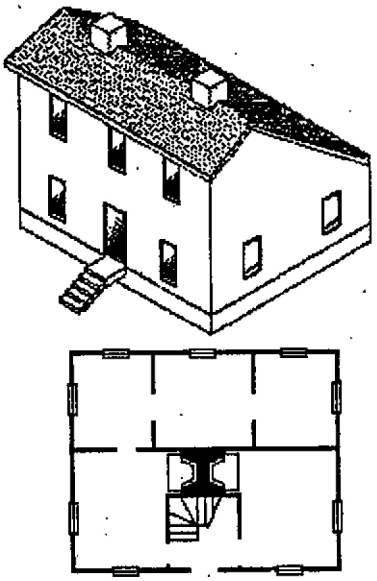
QUEEN ANNE COTTAGE

Although the name of the Queen Anne cottage derives from the architectural style with which it is frequently linked, the house type also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway - two traits that distinguish the Queen Anne cottage from another similar house type, the New South cottage. The roof is either pyramidal or hipped, and chimneys are usually found in the interior. Although not as common as the gabled ell cottage, the Queen Anne cottage does appear in both urban and rural areas as popular middle-class housing of the 1880s and 1890s.



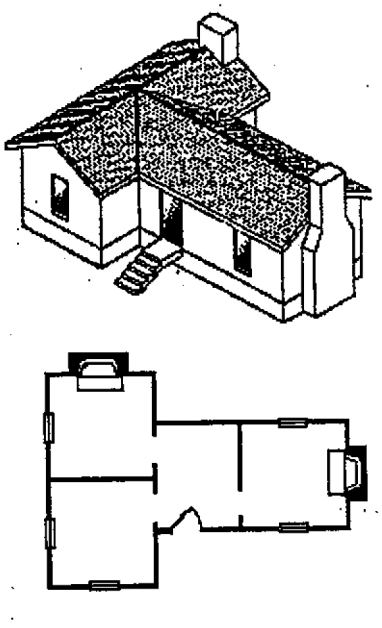
SALTBOX

This house type is an import from New England. Rare in Georgia, it is limited almost entirely to mill villages, many of which were built by companies based in New England. Roswell King's New England origins are the source of this type in Roswell. It consists of a rectangular block two rooms wide and deep, 1-1/2 stories in the front and only 1 story at the rear. The gabled roof has a short slope in the rear, giving the outline of a saltbox. Its period of popularity was about 1920 to 1940. Examples in Roswell sharing architectural details with "The Bricks" workers apartments are probably from the 1840s and 1850s.



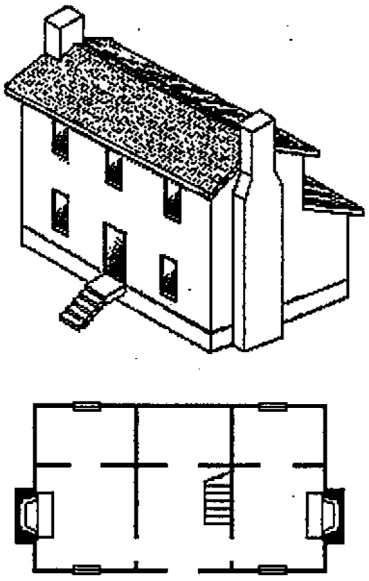
GABLED ELL COTTAGE

Of late-19th century house types in Georgia, the gabled ell cottage perhaps has the most examples. In plan, it is T- or L-shaped, and it usually, though not always, has a gabled roof. Sometimes called the gable-front-and-wing house type, the gabled ell cottage consists of a gable-front at one end of a recessed wing that is parallel to the facade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing. Fairly evenly distributed across Georgia, the gabled ell cottage was popular in both modest and well-to-do neighborhoods. Its period of greatest popularity was 1875 to 1915.



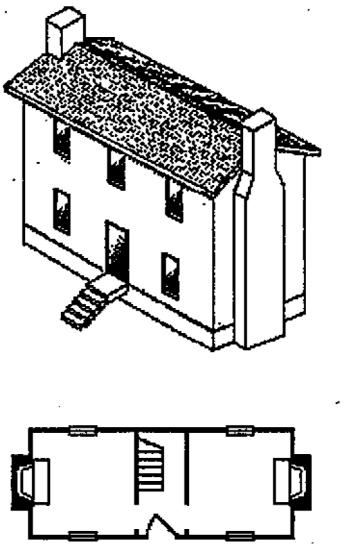
PLANTATION PLAIN

Georgians seem to have a special fondness for this house type, which is often mistakenly referred to as a style. One of the earliest house types in Georgia, the plantation plain is almost a strictly rural phenomenon. Many of the few surviving examples were built between 1820 and 1850 in the Piedmont and Coastal Plain regions. A plantation plain house has a two-story block at the front, with either a central hallway or hall-parlor plan, and a one-story range of rooms at the rear, consisting of either three rooms or, more commonly a short rear hallway flanked by a pair of rooms. The rear section is typically shed-roofed; the two-story block is usually gabled; and there is most often a full-width, one-story front porch.



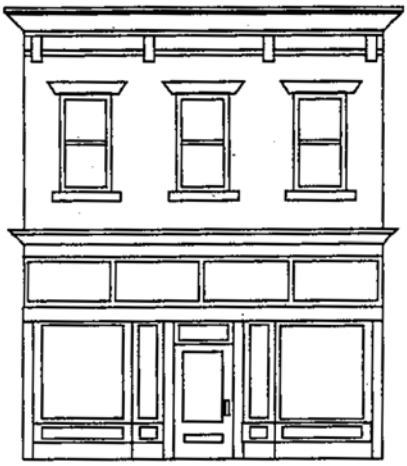
I-HOUSE

So-called because it is a common house type in Midwestern states beginning with the letter “I,” such as Illinois, Iowa and Indiana, the I-house is far less common in Georgia than in other southeastern states. Appearing sporadically in Georgia throughout the 19th century, most of the remaining I-houses were built in the 1840s, 1850s, 1870s and 1880s. I-houses have various floor plans corresponding to one story folk forms. The I-house type is uncommon in many areas of Georgia, as are two-story houses in general. Most survivors are found in small towns in the Piedmont and Upper Costal Plain regions of the state.



Roswell's historic commercial buildings are built in a range of simple architectural types. The information provided in this section is intended to provide general background information on typical historic commercial buildings seen in Roswell.

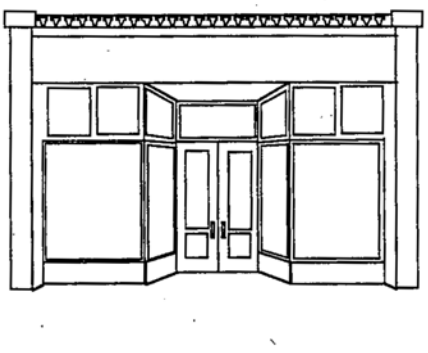
TWO-PART (1840-1940)



The two part commercial building is the most common type of commercial structure found in small to medium-sized communities. Usually no more than four stories in height, the structure is divided into two zones. The street-level houses public uses such as retail or banking. The upper floors hold more private uses such as offices or residences.

The first story facade serves as display for the business located there. Masonry or cast iron piers support the upper facade allowing the use of large display windows. The entrance is often recessed creating further display space. Below the display windows are panels called bulkheads, while above are often transom windows. These transom windows allow light to enter the interior, which was an important consideration in the days before electricity. Atop all this are a sign band and cornice providing separation from the upper floors. The upper floors have regularly spaced double-hung windows set in horizontal lines. These windows either appear singly or grouped depending on the date of construction. The upper stories clearly reflect the residential architectural styles in fashion during time of construction.

ONE-STORY (1880-1950)



The one-part commercial building is similar to the storefront portion of the two-part commercial building. These one-story buildings consist of large plate glass display windows, simple entrances, a sign area above the windows, as well as a decorative roof cornice. One-part commercial designs give a horizontal appearance, particularly those built from the 1920s up to World War II. Because the one-part commercial design spans a great time period, the exteriors tend to reflect the architectural styles appropriate to the time in which they were built. Buildings dating to the 1930s and 1940s often reflect no style at all and are plain masonry.

Exterior Building Color Background

The following information regarding exterior building color is provided as general background to support color selections that promote high-quality development compatible with the Roswell context. The use of specific paint colors is not stipulated by Roswell's Code of Ordinances.

GENERAL COLOR SCHEMES

An appropriate exterior color scheme for most buildings uses one or two muted base colors for primary façade areas and another color for trim and accents. The trim or accent color often contrasts with the base color. Additional coordinated accent colors may sometimes be associated with awnings, canopies or other building features. Brighter colors are usually reserved for small special accents to emphasize entryways or highlight special structural ornamentation.

COLOR VARIATIONS BY ARCHITECTURAL STYLE

Historically, typical color schemes varied by architectural style. For example, most Greek Revival-style buildings were painted white, while Craftsman-style structures often incorporated a wider range of muted base colors.

In some cases, exterior colors associated with specific architectural styles have varied over time. Paint analysis studies in recent decades indicate that original paint colors were sometimes brighter than originally thought and had faded over time or interacted with subsequent layers of paint. Technological advances that reduced manufacturing costs led to the widespread use of white as a primary exterior color. However, many architectural styles were not originally painted white.

See "Architectural Background" on page A-18 for additional information on typical colors associated with historic architectural styles in Roswell.

HPC Recommended Palette

The Historic Preservation Commission (HPC) has adopted two palettes which should be considered when selecting paint for use in the historic district:

- *Sherwin-Williams/Duron Exterior Preservation Palette*
- *Benjamin Moore Historical Colors*

The list above should be considered as an advisory recommendation rather than an endorsement of the specific paint makers. Similar colors and hues manufactured by other paint makers should also be considered.

Recommended Trees & Plantings

The City Arborist considers the native trees and plantings listed below to be appropriate species for Roswell.

OVERSTORY TREES (SPACING 30' ON CENTER)

- *Acer rubrum,* Red Maple
- *Betula nigra*, River Birch
- *Carya species,* Hickories, Pecans
- Ilex opaca, American Holly
- *Liquidambar styraciflua,* Sweetgum
- *Liriodendron tulipfera,* Tulip Poplar, Yellow Poplar
- *Magnolia grandiflora,* Southern Magnolia
- *Nyssa sylvatica,* Black Gum, Black Tupelo
- *Pinus species,* Pines (Loblolly, Slash, etc.)
- *Platanus occidentalis,* Sycamore
- *Quercus species,* Oaks
- *Ulmus species,* Elms

UNDERSTORY TREES (SPACING 15' ON CENTER)

- *Amelanchier arborea,* Serviceberry
- *Carpinus caroliniana,* American Hornbean
- *Cercis canadensis,* Eastern Redbud
- *Chionanthus virginicus,* Fringe tree, Grancy Graybeard
- *Cornus species,* Dogwoods
- *Ilex species,* Hollies
- *Largerstroemia species,* Crapemyrtle
- *Magnolia stellata,* Saucer Magnolia
- *Myrica cerifera,* Waxmyrtle
- *Oxydendrum aboreum,* Sourwood
- *Prunus serrulata,* Flowering Cherry
- *Sassafras albidum,* Sassafras

SHRUBS (SPACING 8' ON CENTER)

- Sambucus canadensis, Elderberry
- Ilex verticillata, Winterberry
- *Cephalanthus occidentalis,* Button Bush
- *Itea virginica,* Viginia Sweetspire
- *Viburnum prunifolium,* Blackhaw Vibrunum
- *Hamamelis virginiana,* Witch-hazel
- *Cornus amomum,* Swamp Dogwood
- *Aesculus parviflora,* Bottlebrush Buckeye