



CITY OF ROSWELL HISTORIC DISTRICT MASTER PLAN

Advisory Committee Meeting #3

January 8, 2018



Historic District Master Plan



Meeting Agenda

- Project Purpose & Process
- Preliminary Recommendations
- What we need from you
- Next Steps & Future Meetings

Advisory Committee Expectations

- The City of Roswell strives to provide a **positive experience** for those visiting city facilities and promotes an environment of **personal safety and security** – free from intimidation, threats or violent acts. All are expected to exhibit **common courtesy, civility, and respect for others**. Violations may result in the violator being removed from the premises.
- **Roles & Responsibilities of Advisory Committee Members:**
 - Promote the Master Plan positively to neighbors
 - Inform members of the community about public input opportunities
 - Provide constructive feedback to the City and Consultant Team



Purpose & Process

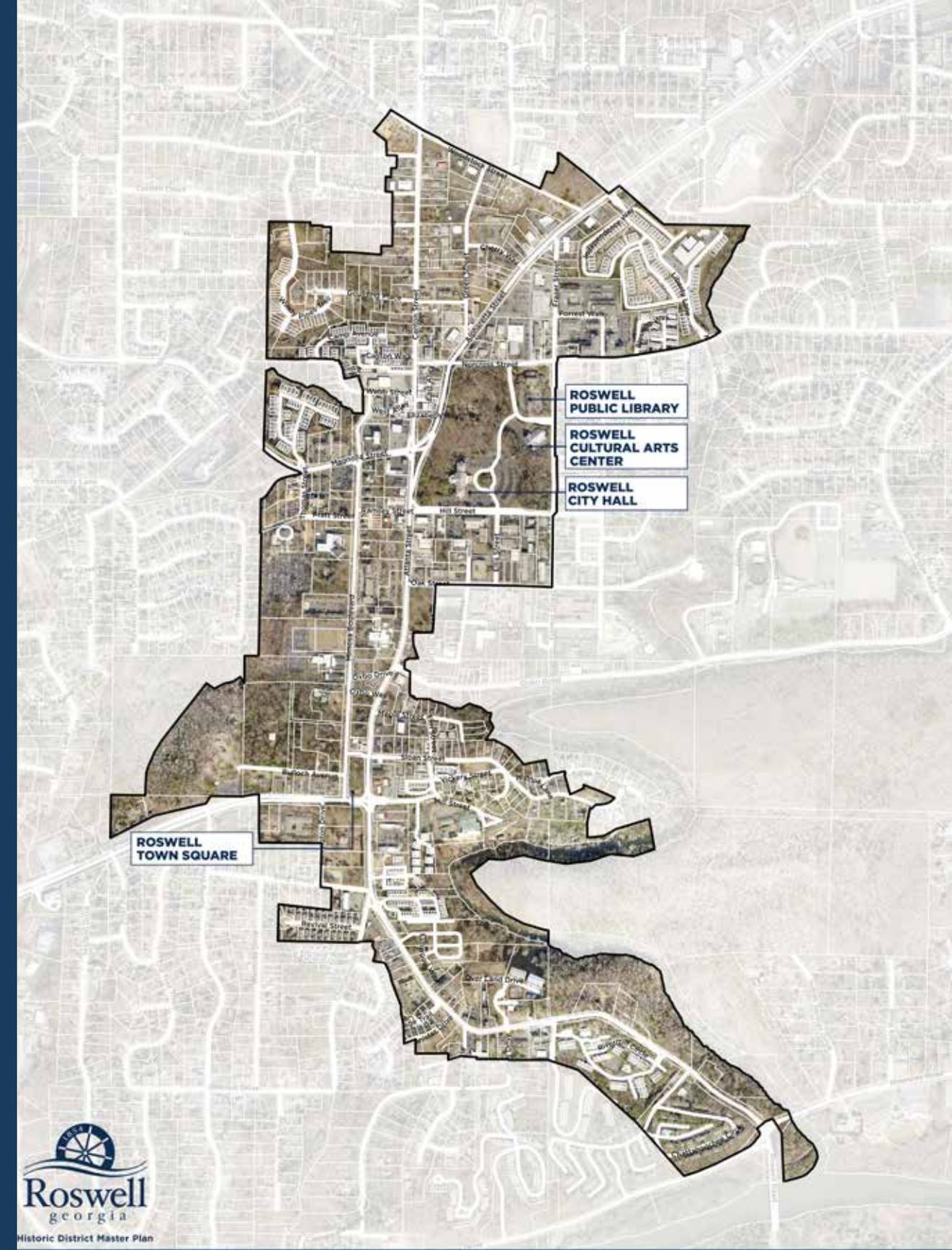
PROJECT PURPOSE

PROCESS

PROJECT PURPOSE

- Creating a **preservation-focused** master plan for Roswell's Historic District
- Establish a **detailed vision** for the district as a **sustainable and thriving** downtown that **protects** historic character and resources
- Recommend potential changes to City **regulations and standards** to support the vision

Commitment to preserving **local identity**



PROCESS

Existing Conditions & Historic Patterns Analysis

- Previous Plan Review
- Mapping
- Site Walks
- Historic Patterns Analysis
- Visioning

Walking
Tours

Master Plan Development

- Historic District Concept Plan
- Context Areas Concept Plans
- Additional graphics, charts, tables

Charrette

Implementation Plan

- Master Plan City Council Approval
- Code & Regulation Recommendations

Draft Plan
Open
House

Final Deliverables & Presentation

- Final report document
- Final presentation to Council with all recommendations

Public Involvement

Preliminary Recommendations

HISTORIC PRESERVATION

LAND USE

PARKS & OPEN SPACE

TRANSPORTATION

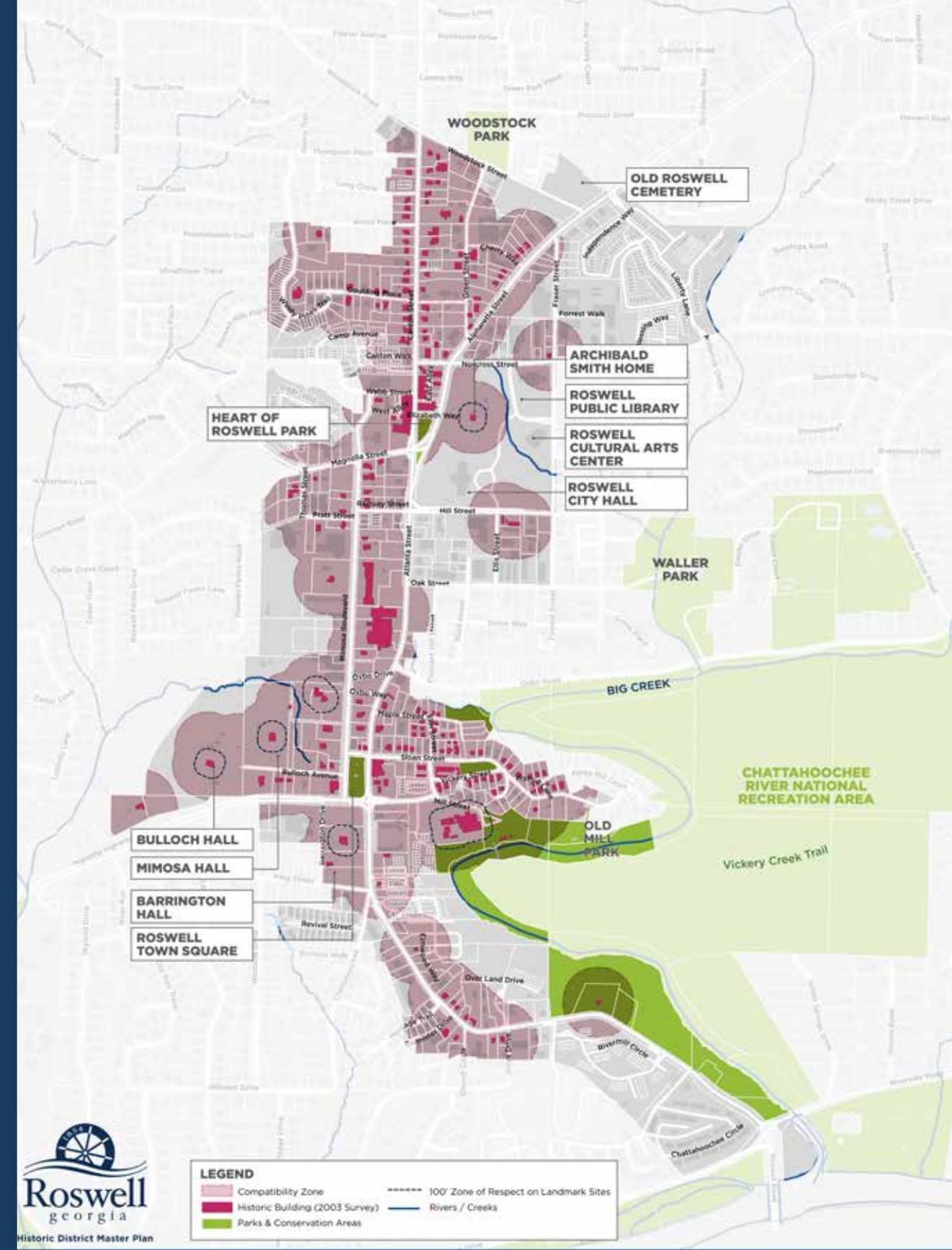
HISTORIC PRESERVATION - Compatibility Rule

- 1. Incorporate Compatibility Rule into the UDC's HOD Historic Overlay District to guide new development.**
 - Replaces current UDC Metrics in the “public frontage” for:
 - Setbacks & yard materials
 - Roof forms
 - Building types & heights
 - Building elements (porches, stoops, etc.)



HISTORIC PRESERVATION - Compatibility Rule

- Requires compatibility with **“official historic buildings”** within a **“compatibility zone”**
- “Official historic buildings” per the 2003 map
- “Compatibility zone” is the site plus any lots on along the same street within 300 feet
- Applicants must document existing patterns to demonstrate how proposed development conforms to the rule



HISTORIC PRESERVATION - Compatibility Rule

2. Continue to use type of the “**compatibility rule**” contained in the **Historic District Design Guidelines to regulate architecture.**
3. Update the **Official Historic Buildings map.**
- 3.
4. Prohibit new buildings on a site **from being in front** of an official historic building

May 12, 2014

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

HISTORIC PRESERVATION - Compatibility Rule

5. Establish “**zones of respect**” around historic houses on sites of 2+ acres.
- A **100-foot** “zone of respect” on the front and sides of the **historic house**;
 - A **50-foot** “zone of respect” around any **historic barns or carriage houses**; and
 - A **25-foot** “zone of respect” around any known **archaeological sites** that have been determined to be a significant aspects of the site’s historic status.



HISTORIC PRESERVATION - Compatibility Rule

- The “**zones of respect**” would prohibit any new buildings, increase in impervious surface, tree removal, landscape removal, or other similar land disturbing activities that could impact the historic resources on the site.
- This would apply only to the development site, not adjacent properties.



HISTORIC PRESERVATION - Compatibility Rule

Mimosa Hall Example

- Zone of Respect around the house
- Public Frontage line at the back of the building





Would not be allowed under the
Compatibility Rule





Would not be allowed under the
Compatibility Rule



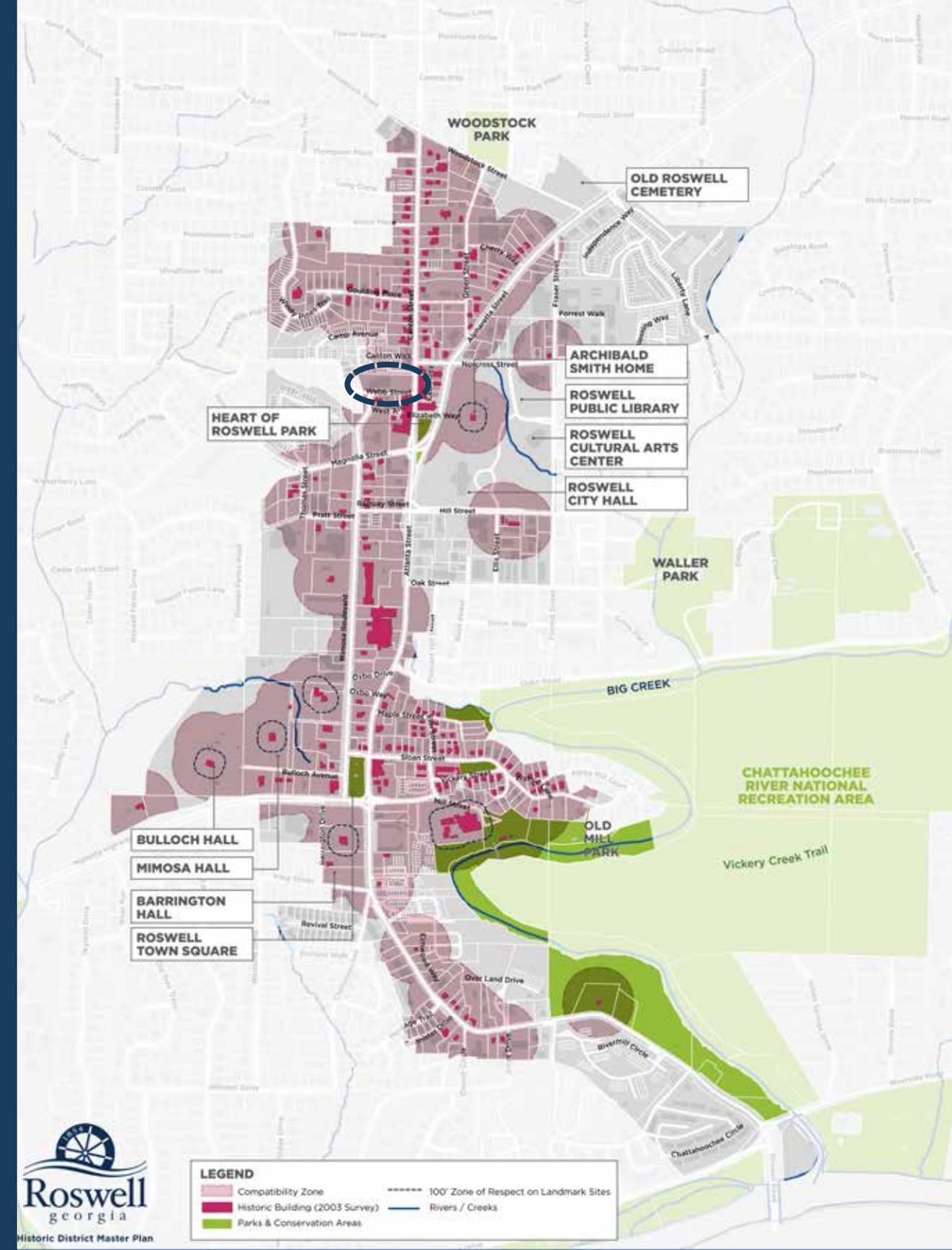
COMPATIBILITY RULE - Process

Step 1: Establish the site's compatibility zone.

- Measure 300' from property lines (all sides, including across streets)
- Identify properties along the same primary street

Step 2: Identify Official Historic Buildings.

- If none, stop; the rule does not apply



COMPATIBILITY RULE - Test Site

Steps 1 and 2:



Test Site



Official Historic Buildings



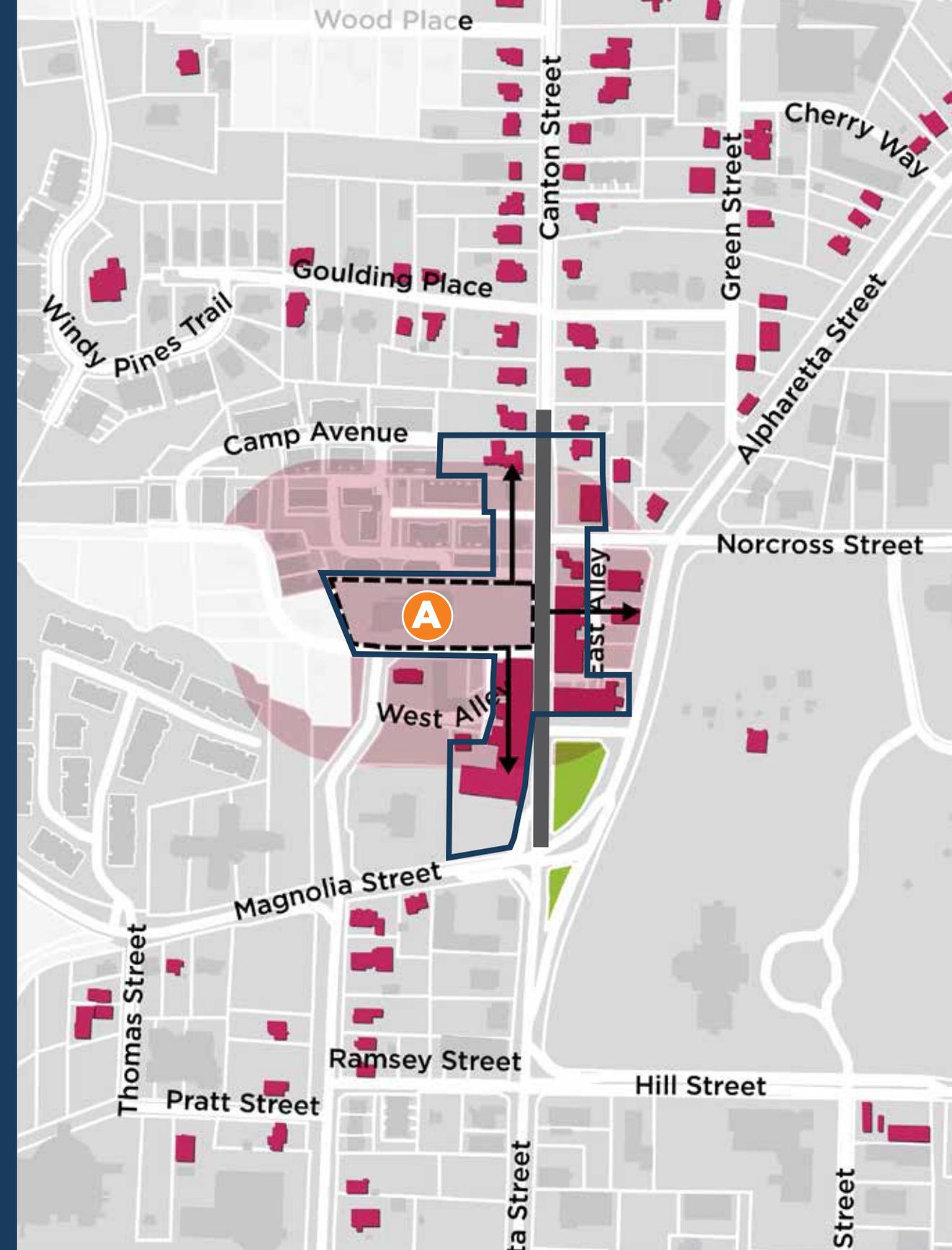
300' buffer



Primary Street



Compatibility Zone



COMPATIBILITY RULE - Process

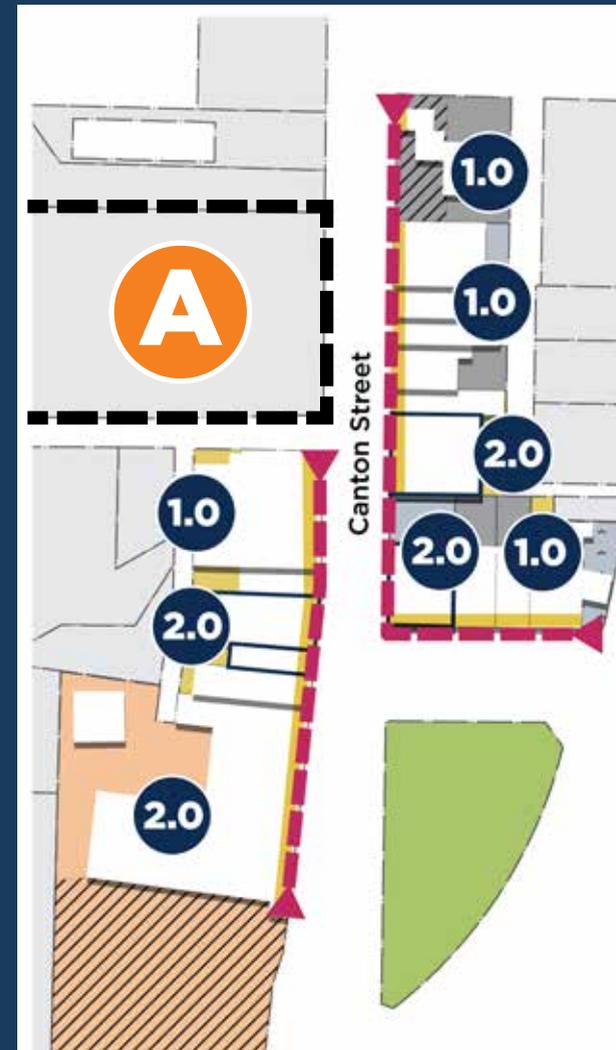
Test Site

Identify building types for official historic buildings within the compatibility zone of Site A



Document lot metrics by building type within the compatibility zone

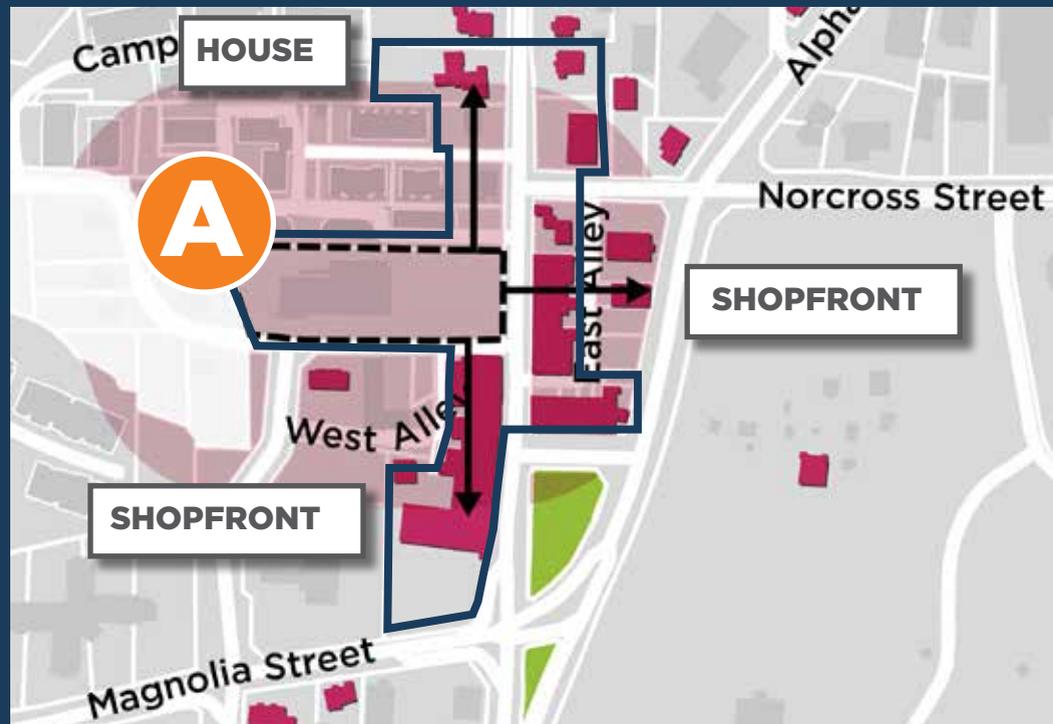
SHOPFRONT



COMPATIBILITY RULE - Process

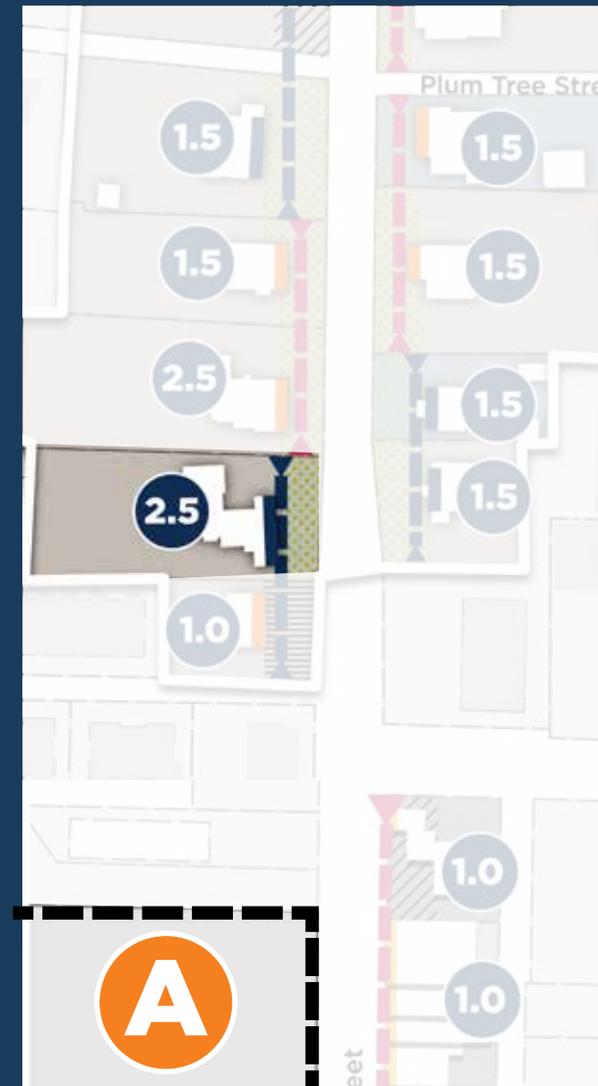
Test Site

Identify building types for official historic buildings within the compatibility zone of Site A



Document lot metrics by building type within the compatibility zone

HOUSE



LEGEND FOR LOT METRICS**

| ## | Building Height (Stories) | Yard Type |
|---|---------------------------|--|
|  | < 10% |  Landscape |
|  | 10-20% |  Half Parking |
|  | 20-40% |  Full Parking |
| | |  Outdoor Dining |
| Front Setbacks | | Building Frontage |
|  | 16' - 33' |  Full Porch |
|  | 36' - 56' |  Half Porch |
|  | 80' + |  Stoop |
| | |  Other |

Building Type: House w/
Stoop
Building Height: 2.5 stories
Front Setback: 40'
Side Setback: 10'
Side Setback: 12'
Frontage: Landscape

COMPATIBILITY RULE - Process

Test Site

Document lot metrics by building type within the compatibility zone



North - House



South - Mixed-Use & Shopfront

Same Side of Street

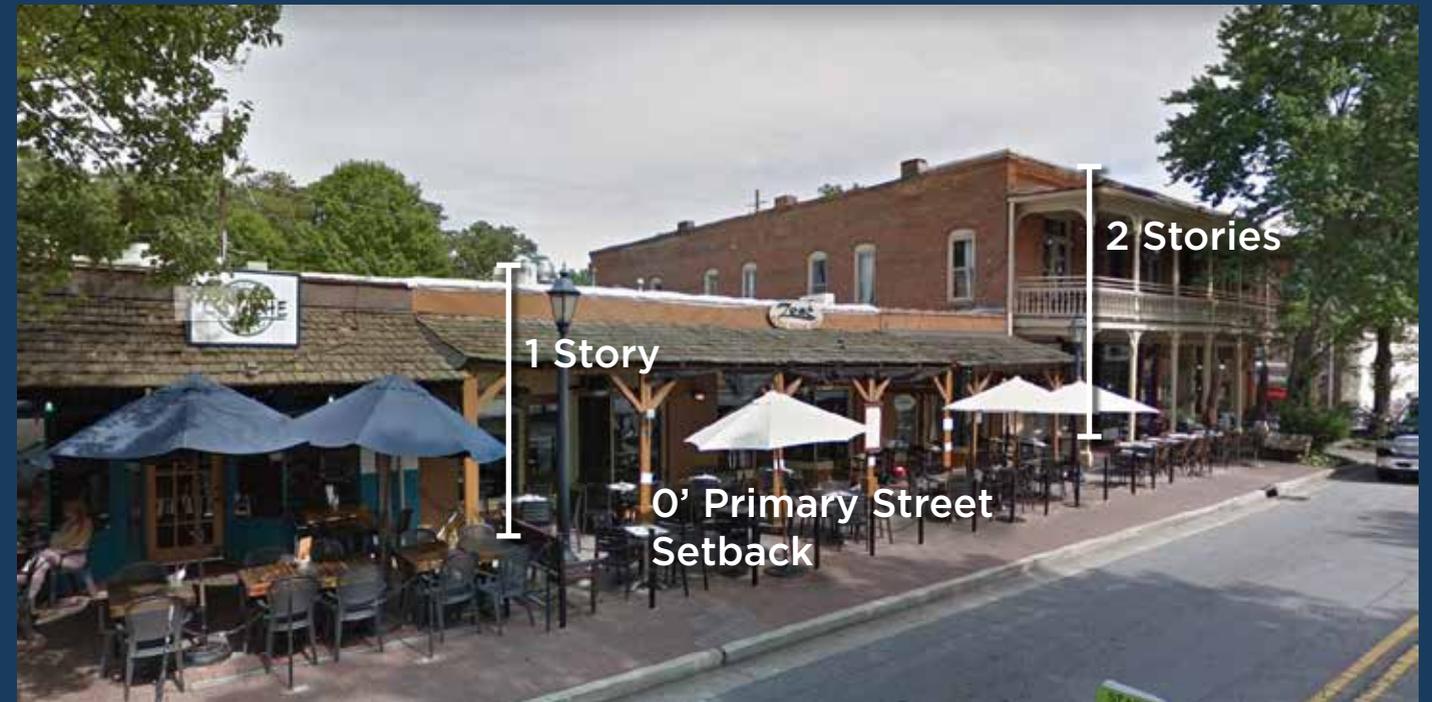
COMPATIBILITY RULE - Process

Test Site **A**

Document lot metrics by building type within the compatibility zone



North - Shopfront



South - Mixed-Use & Shopfront

Across Canton Street

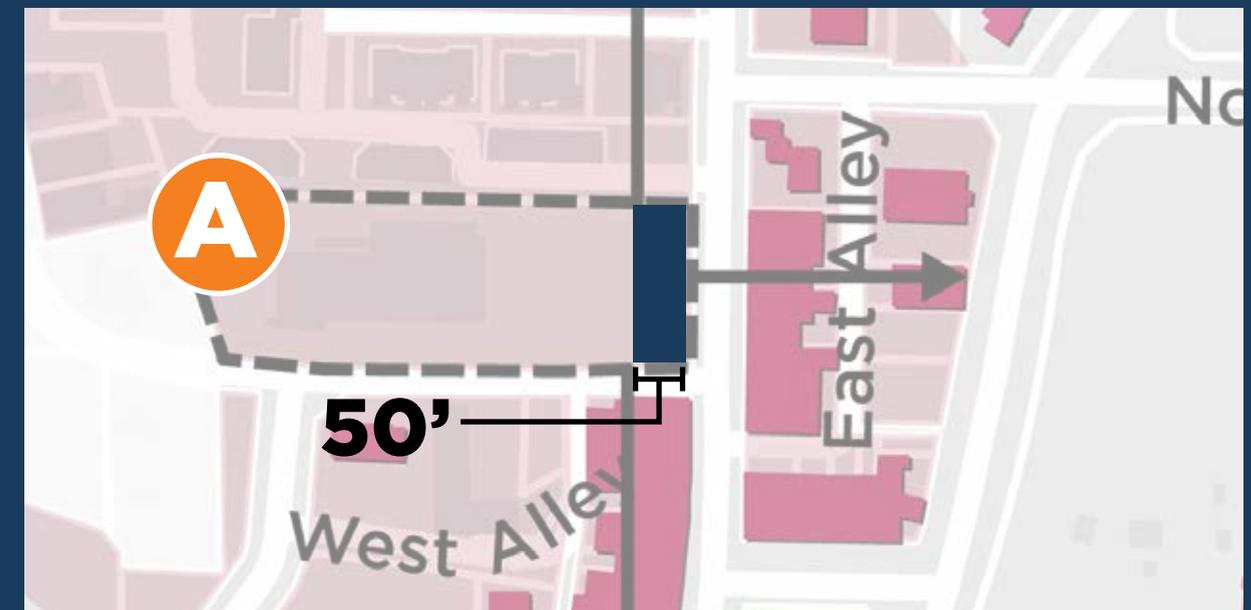
COMPATIBILITY RULE - Process

Test Site

- **New construction must conform to:**

- Building Type: Shopfront
- Building Stories: 1 to 2 stories
- Primary Street Setback: 0'
- Side Street Setback: 0 to 1'
- Rear Setback: 0'

- **Public frontage: 50' from primary street ROW sine**



COMPATIBILITY RULE - Process

Test Site **A** Plan



Portion of site not subject to Compatibility Rule, but to UDC

10-12' Side Setback

Public Frontage

Shopfront Building with 0' Primary Street Setback & 0' Secondary Street Setback

HISTORIC PRESERVATION - Site Characteristics

- 6. Preserve the wooded frontage along South Atlanta Street.**
- 7. Restrict** all exterior materials in areas not subject to the compatibility rule to exterior materials **found on historic buildings in Roswell, subject to HPC review.**
- 8.** Require the preservation and replanting of **trees that are visible from the street.**

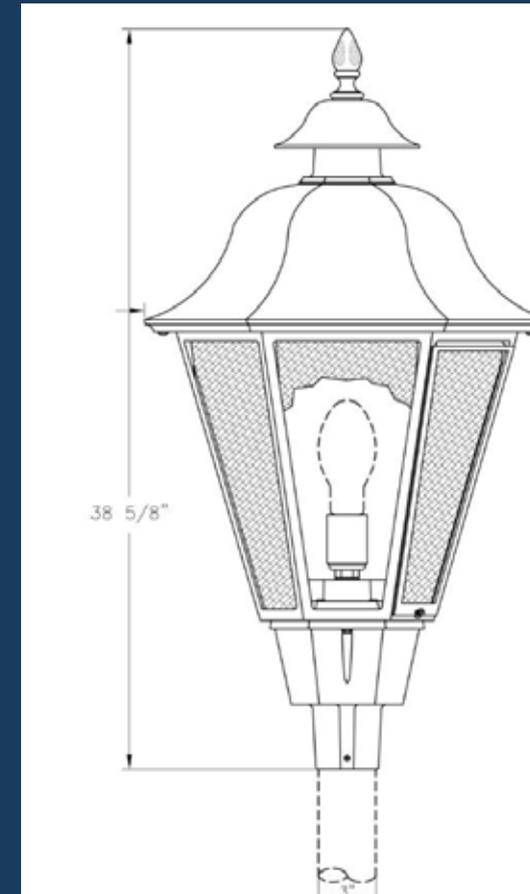


HISTORIC PRESERVATION - Lighting

9. Establish historically-sensitive street light fixtures

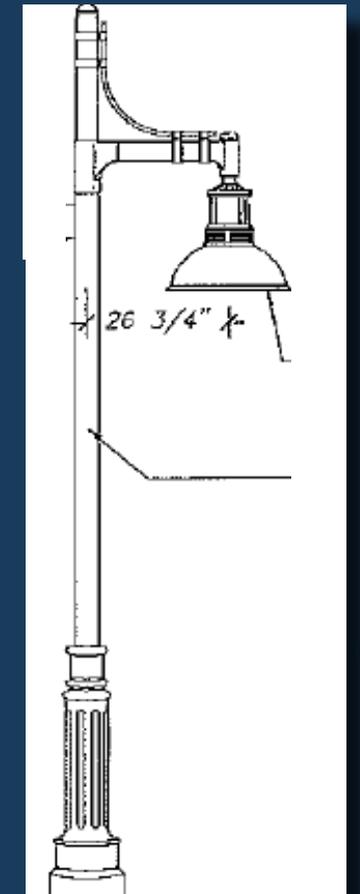
- Establish **two** lighting standards for street lights: **1. Historic District** & **2. Groveway**

10. Work with Georgia Power and other agencies to develop street light bulb standards that are compatible with the HD.



Historic District

1



Groveway

2

HISTORIC PRESERVATION - Art & Signage

- 11.** Encourage the use of **public art and markers** that tell the story of Roswell, including its different historic character areas and stories associated with specific sites.
- 12.** Add **signage and structures that indicate** the Historic District and different areas of the HD.



LAND USE

13. Promote a **balanced mix** of commercial uses

- Not just restaurants
- More office uses
- Grocery

14. Provide **housing options**:

- Not just townhouses
- Aging-in-place options
- Different prices

15. Encourage “green buildings” and green energy

- LEED-certification
- Solar energy
- Stormwater management



PARKS & OPEN SPACE

16. Improve **pedestrian lighting in public spaces** throughout the Historic District

17. Encourage **environmentally sustainable and green energy features** in parks and open space. This can include:

- Stormwater management in stormwater planters, bioswales, and bio-retention areas
- Solar power
- Energy efficient light fixtures



TRANSPORTATION

18. Make **intersection improvements** throughout the Historic District

- Improve the intersection of **Atlanta Street & Marietta Highway** for pedestrians with extended pedestrian lights and new crosswalk
- Improve all intersections around the Town Square for pedestrians

19. Improve the **walkway between City Hall to Canton Street** to encourage the use of parking

20. Permit the closure of Canton Street for events



TRANSPORTATION

21. Create a **trail system** throughout the Historic District that connects the different areas to **each other and to the CRNRA**

22. Add **new sidewalks and widen existing sidewalks**

- Atlanta Street - widen and add buffers
- Between Canton Street & Town Square and South Atlanta Street

23. Make pedestrian improvements on **Green Street**

- Add sidewalks
- Add a path between Green Street & Canton Street

24. Add mid-block crossings on major corridors

25. Implement traffic calming on **Mimosa Boulevard**

26. Explore additional traffic calming on **Canton Street**

27. Add **streets** to better connect the southern part of the HD

What we need from you



FEEDBACK

1. Do you agree with the approach? If not, what should we change?
2. Have we missed anything?
3. We will produce a master plan showing how this applies to sites susceptible to change & create a summary report.



Next Steps

EVENT @ GATE CITY BREWING

DRAFT PLAN PUBLIC OPEN HOUSE

ADVISORY COMMITTEE MEETING #4

UPCOMING Event @ Gate City Brewing

MONDAY, JANUARY 14TH

- Gate City Brewing
- 6:30 PM - 8:00 PM
- Hosted by Roswell Next, Positively Roswell, Historic Roswell Business Association
- **OPEN TO THE PUBLIC** to promote the Draft Plan Open House

UPCOMING Draft Plan Open House

WEDNESDAY, JANUARY 23RD

- Roswell City Hall
- 7:00 PM - 9:00 PM
- Present the Preliminary Recommendations to the Public for comment

UPCOMING *Advisory Committee #4*

TUESDAY, JANUARY 29TH

- Roswell City Hall
- 7:00 PM - 8:30 PM
- Review revisions to recommendations prior to City Council approval



Thank You!

Q&A