CHAPTER 5
NATURAL RESOURCES ELEMENT

> *What are the natural features which make a township handsome? A river, with its waterfalls and meadows, a lake, a hill, a cliff or individual rocks, a forest, and ancient trees standing singly. Such things are beautiful; they have a high use which dollars and cents never represent. If the inhabitants of a town were wise, they would seek to preserve these things, though at a considerable expense…*
>
> Henry David Thoreau, Journal, 1861
> (Quoted in Dramstad, Olson, and Forman 1996)

The Natural Resources Element provides the City with the opportunity to inventory natural and environmentally sensitive resources; to consider the issues, problems and opportunities associated with those resources; and to develop goals, policies and strategies for their appropriate use, conservation and protection that are consistent with those established for other Plan elements.

An assessment of natural resources must be conducted to consider how they can most wisely and responsibly be utilized, developed, managed or preserved in order to yield maximum long-range benefits to the community. The assessment should also consider the potential vulnerability of the community's natural resources to land development and other human activities and evaluate whether protecting them is important to the future health and economic well being of the community. Levels of community support for conservation of various natural resources should also be considered.

The results of this assessment should be considered in the development of needs and goals and an associated implementation strategy that sets forth any special treatment or protection to be provided these resources over the planning period. Any strategies developed by local governments for the protection of the resources, where applicable, must specifically reference the Department of Natural Resources' Rules for Environmental Planning Criteria developed pursuant to O.C.G.A. 12-2-8.

This element consists of the Natural Resources Element adopted as part of the 2020 Comprehensive Plan, but various components are updated where necessary.

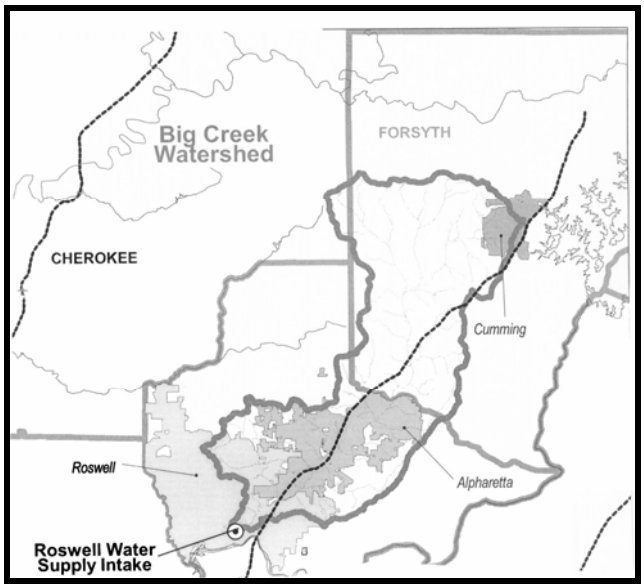
WATER SUPPLY WATERSHEDS

A water supply watershed is an area where rainfall runoff drains into a river, stream, or reservoir used as a source of public drinking water supply (Georgia Department of Community Affairs, n.d.). The Georgia Department of Natural Resources promulgated criteria for water supply watersheds (Rules of Georgia DNR 391-3-16-.01) in an effort to avoid the contamination of water sources to a point where they cannot be treated to meet drinking water standards. Such regulations can limit the amount of pollution that gets into the water supply and thus reduce the costs of purification and provide improved public health (Georgia Department of Community Affairs, n.d.). The City of Roswell currently has a water supply intake on Big Creek at Oxbo Road. The water supply watershed is classified by DNR rules as a “small” watershed (i.e., less

than 100 square miles). It should be noted that the Roswell Water Treatment Plant is proposed by the Metropolitan North Georgia Water Planning District to be decommissioned by 2030 (Source: Table 9-3, regional water plan).

Big Creek Water Supply Watershed

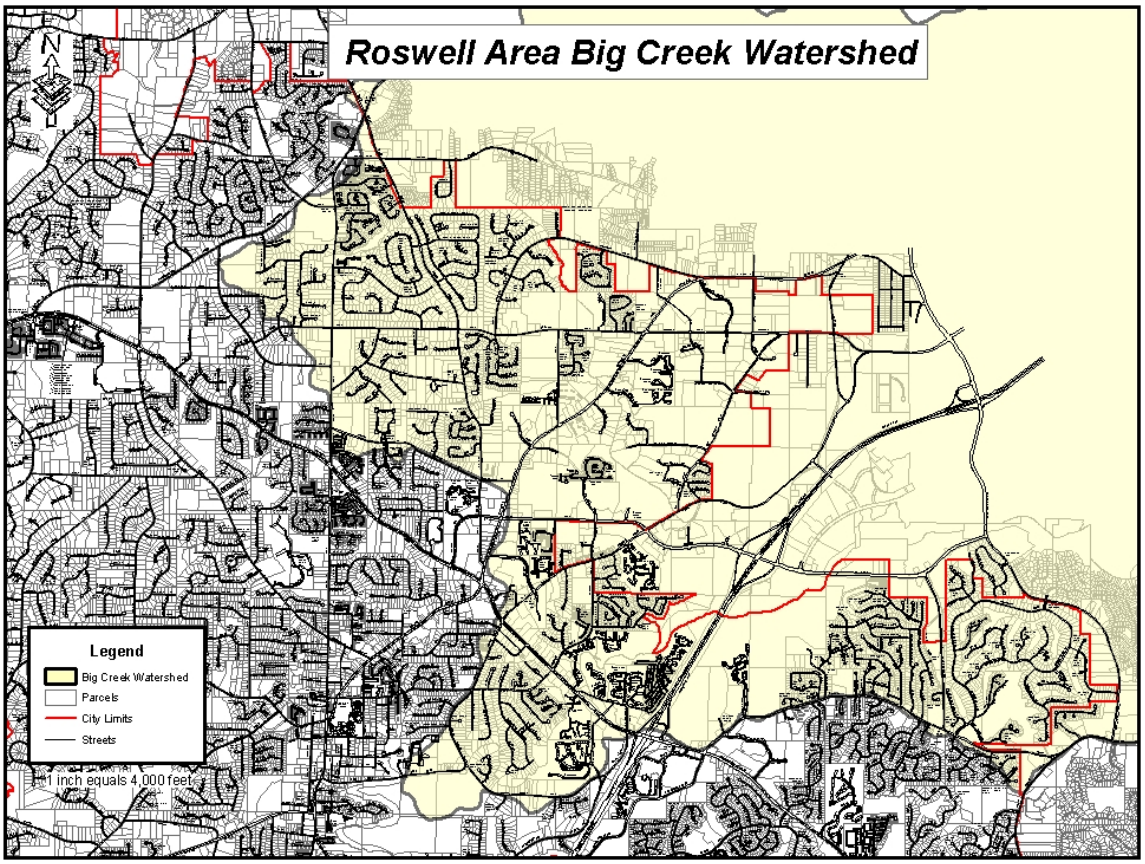
The Big Creek Water Supply Watershed (Map 5.1) encompasses approximately 99 square miles in Roswell, Alpharetta, unincorporated Fulton County, unincorporated Forsyth County, Cumming, and unincorporated Cherokee County. Roswell's geographic share of the entire water supply watershed is approximately 6,418 acres (10.11 percent of the total water supply watershed). (See Map 5.2; the shaded portion shows the watershed). The water supply watershed includes the following streams: Big Creek, Foe Killer Creek, Long Indian Creek, Camp Creek, Bentley Creek, Cheatham Creek, and Kelly Mill Creek. Only the first two creeks are in Roswell.



Map 5.1
Big Creek Watershed

Standards Applicable to Roswell's Portion of the Watershed

The specific standards to be applied depend on the distance from the water intake. For perennial streams within a seven-mile radius upstream of the water supply intake (see accompanying figure), a 100-foot wide buffer is required on both sides of the stream, impervious surfaces are not allowed within 150 feet of both sides of the stream, and septic tanks and septic tank drainfields are prohibited within 150 feet of the stream. Outside a seven-mile radius upstream of the water supply intake (which does not apply to Roswell), the buffer and impervious surface setbacks are 50 feet and 75 feet, respectively. In addition to the buffer and impervious surface setback requirements, regardless of distance from the water intake, hazardous waste treatment and disposal facilities are prohibited, sanitary landfills must have synthetic liners and leachate collection systems, and facilities handling hazardous materials must perform operations on impermeable surfaces having spill and leak collection systems. Roswell began implementation of the "Part V" (as in "Five") standards in 1997, via an amendment to the City's Zoning Ordinance. These requirements were recodified as Chapter 21.3, "Tributary Protection," in the revised Zoning Ordinance adopted in April 2003.



Map 5.2
Big Creek Watershed, Roswell

Big Creek Water Supply Watershed Study Master Plan

After many years, the Atlanta Regional Commission published a 312-page Big Creek Watershed Study Master Plan. The Big Creek Study was a cooperative effort among the affected jurisdictions and sponsored by the Atlanta Regional Commission.

The entire watershed is expected to increase from 15 percent impervious in 1995 to 35 percent impervious in 2020. If this projection holds true, the Big Creek small water supply watershed will exceed the 25 percent impervious standard established by the Georgia Department of Natural Resources (DNR) in its Rules for Environmental Planning Criteria. Those rules, however, provide that an alternative standard may be approved by DNR, and the Big Creek Study was based on the premise that an alternative standard for protection would need to be developed. The Big Creek Initiative, a consortium of the six governments in the watershed, is working on the alternative standard at the time of this writing.

The Big Creek Watershed will urbanize almost completely (86% developed) by the year 2020. As of the year 2000, it was 45 percent developed. All of the streams in the Big Creek Watershed are impaired by sediment and are impacted by urbanization.

The study recommends Best Management Practices (BMPs) (see Table 5.1 for representative examples) throughout the entire undeveloped portion of the watershed, along with other watershed management policies and programs. Scenario "7", the application of source and treatment controls throughout the undeveloped area of the basin, was found in the Master Plan to provide the best opportunity to achieve water quantity, water quality, and community goals.

Table 5.1
Best Management Practices for Water Pollution Control

Type of Practice	Best Management Practices
Source Control	• Public education • Planning management • Material use, exposure, and disposal controls • Spill prevention and cleanup • Illegal dumping and illicit connections • Street and storm drain maintenance
Treatment Control, Site Level	• Biofilters (vegetated swales/strips) • Infiltration • Media filtration • Water quality inlets
Treatment Control, Community Level	• Infiltration • Wet ponds • Constructed wetlands • Extended detention basin • Multiple system

Source: Camp Dresser & McKee 1999a.

Roswell's Implementation Efforts

Since 2000, Roswell has implemented strict watershed protection regulations. In fact, Roswell's regulations implement impervious surface limitations, buffers, and setbacks from streams on a citywide basis, not just in the Big Creek Water Supply Watershed (see Chapter 21.3, "Tributary Protection," and Chapter 21.1, "Watershed Protection," of the City of Roswell's Zoning Ordinance). There are a number of additional considerations that go into watershed protection, the implementation of which is ongoing (see Table 5.2).

Table 5.2
A Menu of Land Development Provisions to Protect Water Quality

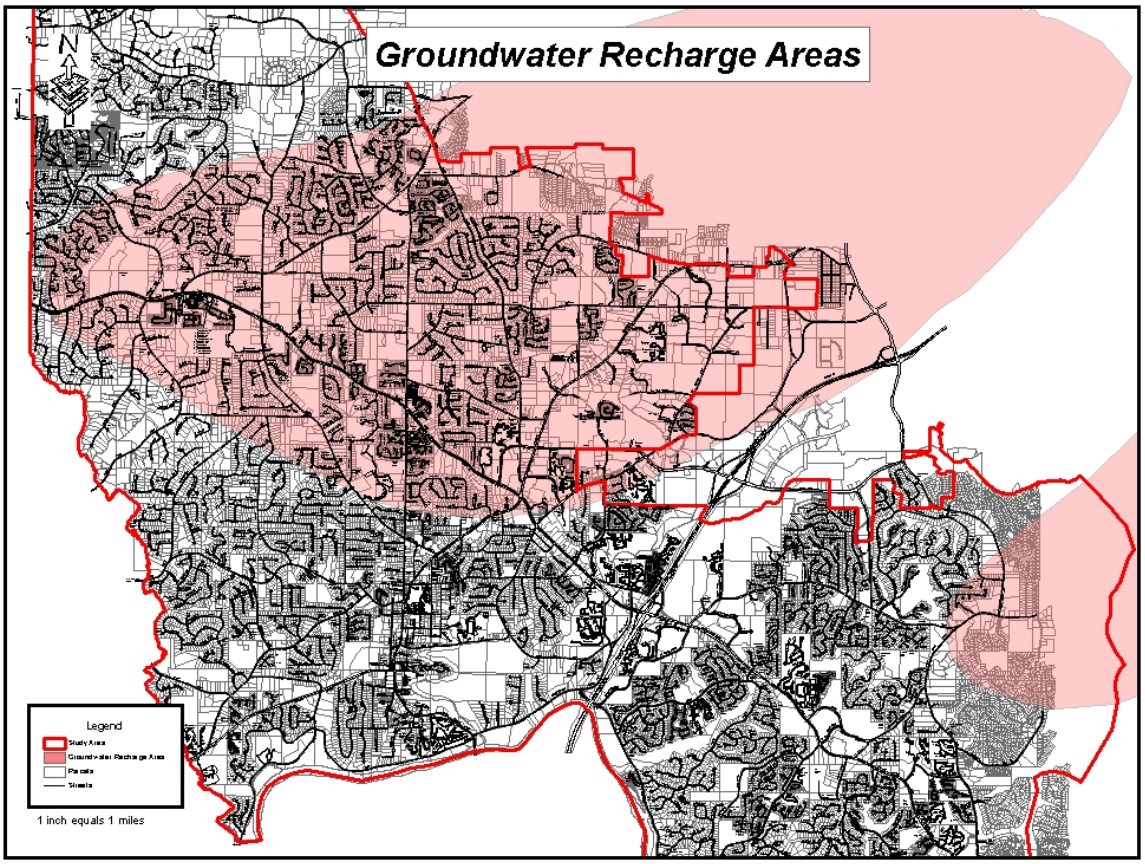
Provision	Purposes and Benefits of Implementation				
	Increase Infiltration/ Reduce Runoff	Reduce Development Costs	Reduce Auto Use and/or Pollution	Treatment or Filtering	Preserve Existing Vegetation
Density [1]	X	X			X
Stream buffers	X			X	X
Limit impervious cover	X	X			X
Mixed land uses		X	X		
Paths for walking/biking			X		
Infill development policies		X	X		X
Narrower street widths	X	X			X
Limit cul-de-sac radii	X	X			X
Reduce parking minimums	X	X			X
Use pervious pavements where appropriate	X				
Use vegetated swales		X		X	X
Swale biofiltration velocity control	X			X	
Treatment at "hot spots"				X	
Inlet labeling				X	
Limit clearing and grading	X	X			X

Source: Derived from University of Georgia School of Environmental Design, 1997.

GROUNDWATER RECHARGE AREAS

State planning standards require that the City's Comprehensive Plan include groundwater recharge areas as defined and provided for in the Rules for Environmental Planning Criteria. The state's environmental planning criteria define a "recharge area" as a portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. "Significant recharge areas" are also defined in the rules based on outcrop area, lithology, soil type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces. In the Piedmont, the significant recharge areas are those with thick soils and slopes of less than eight percent. The Georgia Department of Natural Resources (DNR) has produced a map titled "Hydrologic Atlas 18," that shows significant groundwater recharge areas in the state.

[1] Regulation on the basis of units per acre rather than a minimum lot size.



Map 5.3
Groundwater Recharge Areas in Roswell Area

There is a large significant groundwater recharge area within Roswell. Generally, that area lies north of Crossville Road and Holcomb Bridge Road, west of Georgia 400 (see Map 5.3, which shows two groundwater recharge areas in the Roswell area). The groundwater recharge area includes most of the Brookfield West subdivision in northwest Roswell, and the northern boundary follows generally Rucker Road. It is classified according to Hydrologic Atlas 18 as "low" pollution susceptibility. In addition, the southernmost boundary of another significant groundwater recharge area lies just east of the Roswell city limits (north and south of Old Alabama Road, east of Nesbit Ferry Road), in unincorporated Fulton County.

The Criteria for Protection of Groundwater Recharge Areas require the following for significant groundwater recharge areas with low pollution susceptibility:

- New sanitary landfills will not receive permits from DNR unless they have synthetic liners and leachate collection systems.

- New permits for the land disposal of hazardous wastes will not be issued by DNR.

- Facilities that are permitted to treat, store, handle, or dispose of hazardous waste must perform their operations on an impermeable surface pad having a spill and leak collection system as prescribed by DNR.

- New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, must have secondary containment for 110 percent of the volume of such tanks or 110 percent of the volume of the largest tank in a cluster of tanks.

- New agricultural waste impoundment sites exceeding 50 acre-feet[2] must have clay liners meeting certain specifications.

- New homes and mobile home parks served by septic tank drain fields shall be on lots having 110 percent of the subdivision minimum lot or space size identified in Table MT-1 and MT-2, respectively, of the Georgia Department of Human Resources' (DHR's) Manual for On-Site Sewage Management Systems; however, the local government can exempt development on lots of record. (Note: Table MT-1 prescribes minimum lot sizes based on slope class and soil grouping; minimum lot sizes range from 30,000 to 66,000 square feet). If the City requires a larger lot size than required by the DHR, then the large lot size applies.

Roswell began implementation of the "Part V" standards in 1997, via an amendment to the City's Zoning Ordinance. The protection criteria for groundwater recharge areas are now codified as Chapter 21.2 of the Roswell Zoning Ordinance. By and large, these standards have not come into play because the City's minimum lot sizes in unsewered areas are larger than the minimum lot sizes required by the Part V standards. Furthermore, the uses potentially dangerous to groundwater quality are excluded by the City's Zoning Ordinance.

WETLANDS

Wetlands (see Map 5.4) are areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water-saturated soil. A wetland does not have to be flooded or saturated for more than one week of the year in order to develop the vegetation and soil characteristics that qualify it as a wetland (Georgia Department of Community Affairs n.d.). Wetlands generally include swamps, marshes, bogs, and similar areas.

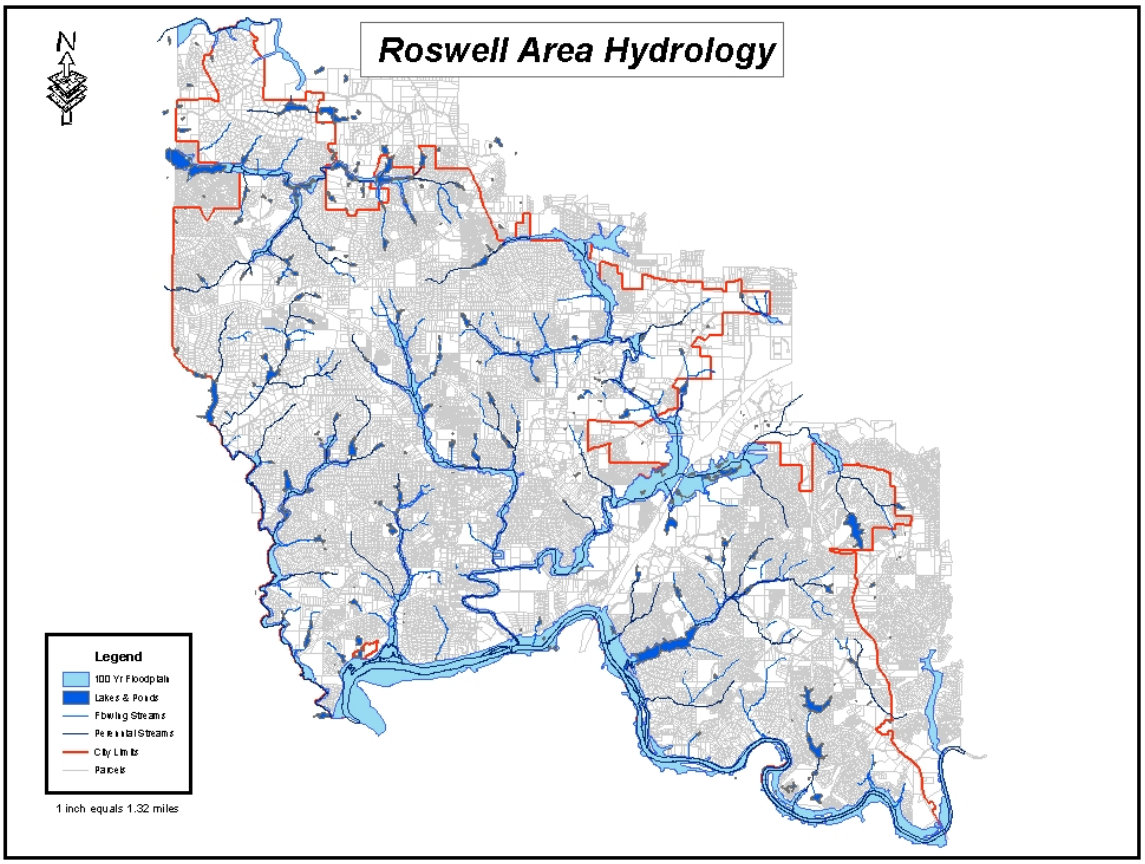
Local governments are required by the environmental planning criteria to acknowledge the importance of wetlands for the public good in the land use planning process. Wetlands are also required to be appropriately identified and mapped in local land use plans (Ga. DNR Rule 391-3-16-.03). Nearly all of Roswell's wetlands are small areas within or adjacent to streams.

Beyond these two requirements, the DNR rules are somewhat ambiguous with regard to local land use plans and regulations. The rules indicate that land use plans should address eight considerations with regard to wetlands. It appears that the intent of the rules is to consider various impacts when the alteration of wetlands is proposed as part of the land use planning or development process. Accordingly, the eight considerations are included in the City's policies that apply in the case where the City evaluates a proposal to disturb a wetland. The only

[2] This is a technical term used in the Rules for Environmental Planning Criteria. It is defined by a dictionary as "the volume (as of irrigation water) that would cover one acre to a depth of one foot."

ordinance requirement suggested by the Georgia Department of Community Affairs (n.d.) relative to wetlands is that local permits should not be issued for projects that appear to contain wetlands until the Corps of Engineers has determined whether the wetlands are jurisdictional, in which case a Section 404 permit must be obtained prior to the issuance of a local permit.

Roswell began implementation of these standards in 1997, via an amendment to the City's Zoning Ordinance. Wetland regulations are codified as Chapter 21.3 of Roswell's Zoning Ordinance. The most significant wetlands in Roswell are located adjacent to the Chattahoochee River south of Willeo Road and Azalea Drive, and along Big Creek just east of Georgia 400.



Map 5.4
Hydrology, Roswell Area

Importance of Wetlands

Wetlands serve many functions and have a number of values. Wetlands temporarily store flood waters, thereby preventing flood damage, and they can also protect lands from erosion by reducing the velocity of water currents. They serve as pollution filters by helping to remove sediment, absorb chemicals and nutrients, and produce oxygen. Wetlands have important environmental values including improving water quality by intercepting stormwater runoff, preventing eutrophication of natural waters, and supporting delicate aquatic ecosystems

(nutrient retention and removal, food chain support, migratory waterfowl usage, providing other wildlife habitat, etc.). Many wetlands are areas of groundwater recharge, and they also can provide a source of recreation (hunting and fishing), aesthetics, and scientific research (Kundell and Woolf 1986).

Federal Regulation of Wetlands

The United States Army Corps of Engineers' Section 404 permitting process governs the discharge of fill material into wetlands and other water bodies. Under Section 404 of the Clean Water Act (33 U.S.C. 1344), the Corps of Engineers is authorized to issue individual and general permits. For permits to be issued, they must be consistent with the U.S. Environmental Protection Agency's guidelines, which include limitations on the issuance of permits if there is a "practicable alternative" or if adverse effects would occur on the aquatic ecosystem. EPA can veto a proposed Corps 404 permit if unacceptable adverse effects would occur on water supply or natural areas (Stokes 1990).

Big Creek Park Wetlands Enhancement Demonstration Project

The City-owned Big Creek Park is located along Big Creek, approximately two miles north of where Big Creek joins the Chattahoochee River (east of State Route 400). The master plan for the park includes approximately 30 acres of property that has been selected for a Wetlands Enhancement Demonstration Project. It is intended to demonstrate improvements on the overall quality of an urban watershed and wetlands system through the use of innovative approaches to manage both the quality and quantity of urban stormwater runoff. Project objectives include the following:

- Demonstrate urban stormwater "best management practices" for improving water quality.
- Demonstrate groundwater recharge through the wetlands to improve low-flow conditions in Big Creek during drought periods.
- Demonstrate wetlands enhancement such as improved wetland hydrology and habitat diversity.
- Construct a network of trails for public use with the ability to provide public education pertaining to water quality, wetlands, and stormwater management. The greenway trail will connect with Alpharetta's Big Creek Greenway.

Construction began in Fall 2004. Monitoring will take place for four years after construction and results will be reported to the U.S. Environmental Protection Agency.

PROTECTED RIPARIAN CORRIDORS

Metropolitan River Protection Act

The Metropolitan River Protection Act (MRPA), adopted in 1973 and amended in 1998, designates a corridor of land that extends 2,000 feet from the banks of the Chattahoochee River, from Buford Dam to the downstream limits of Fulton and Douglas counties, as an area requiring special protection.

Segments of rivers covered by the Metropolitan River Protection Act are specifically excluded from the definition of "protected river" as provided in the Rules for Environmental Planning Criteria. This means that the Chattahoochee River in Roswell is regulated under the

Metropolitan River Protection Act (O.C.G.A. 12-5-440 through 12-5-457) rather than the Environmental Planning Criteria for Protected River Corridors.

Chattahoochee River Tributary Protection

In 1984, pursuant to requirements of the Metropolitan River Protection Act, the Roswell Mayor and City Council adopted a Chattahoochee Tributary Map, which identifies "first class" and "second class" streams flowing within the City, and regulations pertaining to the protection of those streams. First class stream boundaries correspond with all lands shown as "zone A" on federal flood insurance rate maps, while second class stream boundaries include other stream channels and adjacent young alluvium soil types. Land disturbing activity within tributary protection areas is strictly regulated by Chapter 21.3, "Tributary Protection," in the revised zoning ordinance adopted in April 2003.

Chattahoochee River Corridor Plan and Regulations

Development within the river corridor is guided by development standards adopted by the Atlanta Regional Commission as the "Chattahoochee Corridor Plan." That plan enunciates seven goals and nine policies for public and private development within the river corridor. These goals and policies are hereby incorporated into the Roswell Comprehensive Plan 2025.

A key aspect of the river corridor protection plan is the mapping and regulation of "land vulnerability categories." In 1972, as part of the Chattahoochee Corridor Study, the Atlanta Regional Commission mapped the entire corridor as lying within one of these categories. The vulnerability maps were readopted in 1998. Land disturbance and impervious surface are regulated within the corridor according to regulations summarized in Table 5.3.

Table 5.3
Vulnerability Categories and Development Regulations
Applicable in the Chattahoochee River Corridor

Vulnerability Category	Percent Maximum Land Disturbance	Percent Maximum Impervious Surface
A	90	75
B	80	60
C	70	45
D	50	30
E	30	15
F	10	2

Source: Atlanta Regional Commission. September 23, 1998. Chattahoochee Corridor Plan.

The Chattahoochee Corridor Plan also establishes flood plain and buffer zone standards. The Atlanta Regional Commission readopted rules and regulations in 1998 that establish procedures and additional standards for development within the river corridor. MRPA gives local governments in the corridor the responsibility to implement the plan by reviewing and permitting development projects within the corridor, to monitor land-disturbing activities in the corridor, and to enforce restrictions in accordance with MRPA and the Plan (Atlanta Regional Commission 1992).

The Atlanta Regional Commission studied riverfront conditions in 1988 to determine the level of compliance with buffer zone standards established in the Chattahoochee Corridor Plan. It indicates that Roswell has about 4.7 miles of river frontage. Almost all of the development examined in that study was found to exist prior to the Metropolitan River Protection Act or prior to when review procedures for consistency with MRPA were established.

FLOOD PLAINS

Flood plains have been mapped by the Federal Emergency Management Agency. Flood plains also are shown on maps available in the Community Development Department (for general locations, see Map 5.4 in this Natural Resources Element). Flood plains are generally represented as parks, recreation, and conservation in the future land use plan. Flood plains exist along the Chattahoochee River, Big Creek, Foe Killer Creek, Willeo Creek, Pine Grove Branch, Pine Grove Creek, Riverside Creek, Hogwaller Creek, Crossville Branch, Crossville Creek, Hughes Branch, Strickland Creek, and Seven Branch.

SOIL TYPES

Soils provide a variety of functions and affect septic tank usage and construction of public utilities. Development without regard to the properties of soils can lead to wet basements, cracked foundations, flooding, damage to underground utilities, land slides, and erosion problems. The soils in Roswell include Congaree-Chewacla-Wickham, which are found along Big Creek and have major limitations on development, and Lloyd-Cecil-Madison, which are well-drained, have few limitations, and occur on rolling and hilly uplands (Cooper Ross 1996). The majority of the soils in Roswell have minor limitations such as susceptibility to moderate erosion and drainage problems (Presnell-Kidd Associates 1979). The importance of soils with regard to on-site septic systems has diminished somewhat in Roswell over time, because the vast majority of development is served by sanitary sewer.

PHYSIOGRAPHY, TOPOGRAPHY AND STEEP SLOPES

The physiography of an area contributes to the visual character and variety of the landscape, and it has great influence on natural drainage patterns, stormwater runoff velocity, and soil erosion (Presnell-Kidd Associates 1979). Roswell is located within the Piedmont physiographic province of the southeastern United States. The western half of North Fulton County lies within the Central Upland District, which is characterized by a series of low, linear ridges separated by broad, open valleys. The eastern half of North Fulton County lies within the Gainesville Ridges District, which is a series of northeast-trending, low, linear, parallel ridges separated by narrow valleys (Brown and Caldwell 1999; Georgia Department of Natural Resources 1976).

Topography is generally rolling to hilly. Elevations in North Fulton County range from 1200 feet above mean sea level in the upper portion to 860 feet at the Chattahoochee River. Areas with the most severe slopes are situated along the banks of the Chattahoochee River and various streams that feed into the river.

Roswell passed an ordinance that requires submittal of a Steep Slope and Erodible Soils Evaluation for all land disturbing activities on any slope (or any fill) in excess of 25 percent within 500 feet of any state waters or stream identified on the Water Resources Protection Map, latest version. The evaluation must provide a score for slope, slope length, soil erodibility, vegetative cover, and sediment delivery. If a segment of a subdrainage area has a total score of thirty-five (35) or greater it must be designated as a buffer and no development shall be

approved in that segment. Segments with total scores of twenty-five (25) or thirty (30) require the application of additional protection measures.

PRIME AGRICULTURAL AND FOREST LAND

Minimum planning standards require that the City identify areas valued for agricultural or forestry production that may warrant special management practices. Hardwood trees, such as oak and hickory, are found along streams, ravines, and slopes of the Chattahoochee River (also see later subsection on trees indigenous to the region). However, pine tree stands are more common (Presnell-Kidd Associates 1979). Farmland is increasingly scarce if not nonexistent as of the year 2005; some farmland may still exist in scattered locations in northwest Roswell. Therefore, the Comprehensive Plan does not call for special protective measures to protect agricultural and forest lands.

However, some attention is given to policies (including tree protection) that encourage maintenance of the urban forest, which is an ecosystem that consists of all trees, associated vegetation, animal life, and other natural resources in an urban area. The urban forest ecosystem exists along streets, in open green spaces, as undeveloped forested areas, in parks and on other public, private and commercial properties. Urban forestry is the management of that ecosystem. To respond to these concerns, the City adopted a Master Tree Planting Plan on November 15, 2004.

In 2002, American Forests conducted an assessment of the tree cover for the City of Roswell, covering 25,000 acres.[3] The project resulted in production of a land cover classification data layer using Geographic Information Systems (GIS) technology. CITYgreen® software was used to calculate the environmental and economic values of Roswell's urban forest. The analysis revealed that the tree cover overall is currently (2002) at 45 percent, higher than most U.S. cities east of the Mississippi River.

Ten sample sites were used to calculate the environmental and economic values of Roswell's urban forest. The assessment found that Roswell's urban forest provides ecological benefits which include slowing storm-water runoff, mitigating air pollution and reducing residential energy consumption. Significant additional facts and findings of the assessment are summarized below.

- Without the total stormwater retention capacity of Roswell's urban forest, the cost of building the infrastructure to handle the increase in stormwater runoff would be approximately $144 million (based on construction costs of $2 per cubic foot).

- The value of the urban forest in terms of removing nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone, and particulate matter of 10 microns or less is $2.7 billion annually.

- Tree shading reduces air conditioning use of Roswell's single-family homes at an annual savings of $8.58 million.

[3] *Regional Ecosystem Analysis, Roswell, Georgia: Calculating the Value of Nature*. August 2002. Washington, DC: American Forests.

In addition to quantifying the impacts of Roswell's urban forest, the "green data layer" can be used in decision-making processes, thus adding a new dimension to planning and development discussions.

The assessment recommends that a balance be achieved between the natural and the built landscape to take full advantage of the ecological benefits of tree cover. The goals recommended by American Forests (2002) include:

- 40 percent tree canopy overall.
- 50 percent tree canopy in suburban residential.
- 25 percent tree canopy in urban residential
- 15 percent tree canopy in central business districts.

PLANT AND ANIMAL HABITATS

Rare and Important Species

Table 5.4 indicates plant and animal species native to North Fulton County that are or may become endangered.

Table 5.4
Important Plant and Animal Species, North Fulton County

Type of Species	Name	Status
Plant	Piedmont barren strawberry	Not legally protected
Plant	Pink lady's slipper	State protected species
Plant	Yellow lady's slipper	State protected species
Plant	False hellebore	State protected species
Plant	Bar star-vine	State protected species
Animal	Red-Cockaded woodpecker	Endangered species
Animal	Bald eagle	State protected species
Animal	Indiana bat	Endangered species
Animal	Bachman's sparrow	Not legally protected

Source: U.S. Department of the Interior, Fish and Wildlife Service, Division of Ecological Services, Brunswick, Georgia, June 1991. As reported in Cooper Ross 1996.

The Pink Lady's-Slipper, also known as the Moccasin Flower, is a showy plant with hairy basal leaves and a capsule fruit. It is most frequently found in acid soils on pinelands, and occasionally on the edges of Rhododendron thickets and rarely in bogs. The Yellow Lady's-Slipper, also known as the Golden Slipper, is a showy plant with a yellow-colored lip petal and a capsule fruit. It is found mostly in rich, moist, hardwood coves and forests (Georgia Department of Natural Resources, n.d.). In the past, researchers at the University of Georgia and the Chattahoochee Nature Center have engaged in the cultivation of rare plants and returned them to their original landscape (Seabrook 1990).

The Indiana Bat (Myotis Sodalis) is a nocturnal insectivore with a fine and fluffy, dark gray fur. Its preferred habitat is caves with moderately cool temperatures and high humidity. The Red-Cockaded Woodpecker is an endangered species that feeds in the upper regions of large pines and nests in over-mature pines. The Southern Bald Eagle is a bird of inland waterways and

estuarine systems. It requires wetland areas for hunting and has declined in population due to habitat destruction (Georgia Department of Natural Resources 1977).

The Georgia Natural Heritage Program Database System (GNHPDS) contains information on the location of rare animals, plants and natural communities in Georgia to the precision of one quarter of a USGS 7.5 minute quadrangle map (quarter quad). Species known to exist in Roswell are shown in Table 5.5.

The Chattahoochee River in Roswell is a trout fishery. It is stocked with hatchery-reared trout to help meet the demand for fishing.

Table 5.5
Rare Animals, Plants and Natural Communities in Roswell

Species	Common Name	State Status	Habitat in Georgia	Location in Roswell (quarter of quadrangle map)
Schisandra glabra	Bay Starvine	Threatened	Stream terraces	SE Roswell
Waldsteinia lobata	Piedmont Barren Strawberry	Threatened	Stream terraces and adjacent gneiss outcrops	SE Roswell
Cyprinella callitaenia	Bluestripe Shiner	Threatened	Brownwater streams	SW Roswell
Lampsilis subangulata	Shiny-rayed Pocketbook	Endangered	Sandy/rocky medium-sized rivers & creeks	SW Roswell
Notropis hypsilepis	Highscale Shiner	Threatened	Blackwater & brownwater streams	SW Roswell
Rhus michauxii	Dwarf Sumac	Endangered	Open forests over ultramafic rock	SE Roswell; NE, SE, SW Mountain Park

Source: Georgia Natural Heritage Program Database System. Element Occurrences by Quarter Quad. Georgia Natural Heritage Program, Nongame Wildlife and Heritage Section, Social Circle, GA. December 1999.

Significant Habitat Areas

Fulton County's Department of Planning and Economic Development (now Environment and Community Development) identified three ecologically significant wildlife habitats that are now within the city limits of Roswell. First, the Chattahoochee River Park (south of Willeo and Azalea roads) contains freshwater wetland plants such as cattails, alders, cottonwoods, willows, and many show annual flowering herbs. Wildlife in this area includes beaver, waterfowl, frogs, and fish. Second, the area between Lackey Road and the Cherokee County line, which is now developed in part as the "Litchfield Hundred" subdivision, contains a forest of oak, beech, sycamore, elm and poplar to 20 inches in diameter within a narrow, steep hillside with a north-facing slope. Rare understory herbs and plants typical of climates farther north are found in this area. Third, an area east and west of Mountain Park Road (mostly developed as the "Brookfield West" and "Wildwood Springs" subdivisions, respectively) contains oak trees 40 inches in diameter growing alongside 20 inch diameter poplar, pine, sycamore and beech trees. Wildlife in this area includes turtles, toads, opossum, and raccoon (Fulton County Department of Planning and Economic Development 1988).

Etowah Habitat Conservation Plan

Rocky Creek and Little River, in northwest Roswell, are tributaries of the Etowah River. The City of Roswell has been a charter participant in the development of the Etowah River Habitat Conservation Plan (HCP). This plan, under the guidance of the University of Georgia, Institute of Ecology, will establish goals and priorities for protection of wildlife habitat in the basin, as well as regulations for adoption by member governments.

Habitat Protection Planning

There are many ways that urban development affects the natural ecosystem that were, until recently, not well articulated. For instance, once an individual parcel or subdivision becomes bounded with walls and/or fences, that parcel ceases to be "an indistinct piece of a whole to being an independent element." Nature does not need the boundaries that we draw and the walls that we build (Freyfogle 1998). Disturbing the soil on one property may increase the chance that exotic plants may grow there and eventually invade other portions of the site and beyond.

Even a recreational trail creates small-scale disturbances that allow access to exotic plants that otherwise may not have been able to enter an area. Zoning boundaries and boundaries between developments create distinct ecological boundary zones that can filter, block, or concentrate the movement of animals, seeds, wind, water, and nutrients, thereby isolating areas from one another and resulting in long-term and far-reaching ecological impacts on lands abutting the boundary (Landres et al. 1998).

Landscape ecology, which analyzes how plants and animals are spatially distributed and move through land mosaics, has emerged in the past decade to be usable to practicing land use planners. Descriptions of key terms and principles of landscape ecology are provided in Table 5.6.

Although the City of Roswell has few large areas of prime wildlife habitat (the Big Creek Unit of the Chattahoochee River National Recreation Area being one major exception), the principles of landscape ecology can apply to land use planning and environmental protection in suburban environments such as Roswell. Plan policies support the review of developments for their impact on wildlife habitats.

Table 5.6
Terms and Principles of Landscape Ecology

Term	Description and Principles
Patch	An area, whether consisting of vegetation, pasture, disturbed area, or resource (e.g., wetland), that exhibits a degree of isolation. Patches may be as small as a single tree. A large patch is likely to have more habitats present, and therefore contain a greater number of species than a small patch. Removal of even small patches can cause habitat loss, reduce the population size of certain species, and reduce habitat diversity.
Edge	The outer portion of a patch where the environment differs significantly from the interior of the patch. Higher proportions of edge habitats (i.e., such as in the division of a patch) give rise to a greater number of edge species and a reduction in the number of interior species. Shapes of patches can be manipulated to accomplish ecological function or objective. Edges act as filters that dampen influences of the surroundings on the patch interior. Most natural edges are curvilinear, complex, and soft (unlike most man-made edges that are straight, simple, and hard). The presence of coves and lobes along an edge provides greater habitat diversity. Circular edges tend to increase the numbers of interior species. The ecologically optimum is one that is "spaceship" shaped, with a rounded core, plus some curvilinear boundaries and "fingers" for species dispersal.
Corridors	Stream or river systems are corridors of exceptional significance. Corridors may also act as barriers or filters to species movement (e.g., roads, power lines, and trails). A row of "stepping stones" (small patches) is not as good for species movement as a corridor, but it is better than no corridor at all.
Connectivity	Providing higher quality linkages between habitat patches results in strong positive net benefits for enhancing biodiversity.

Source: Dramstad, Olson, and Forman 1996.

MAJOR PARK, RECREATION AND CONSERVATION AREAS

In an effort to protect the Chattahoochee River and provide for recreation, Congress in 1978 established the Chattahoochee River National Recreational Area. This area serves as a series of parks that dot the river and provide recreation opportunities for metropolitan Atlanta residents (Atlanta Regional Commission 1992).

Vickery Creek Unit

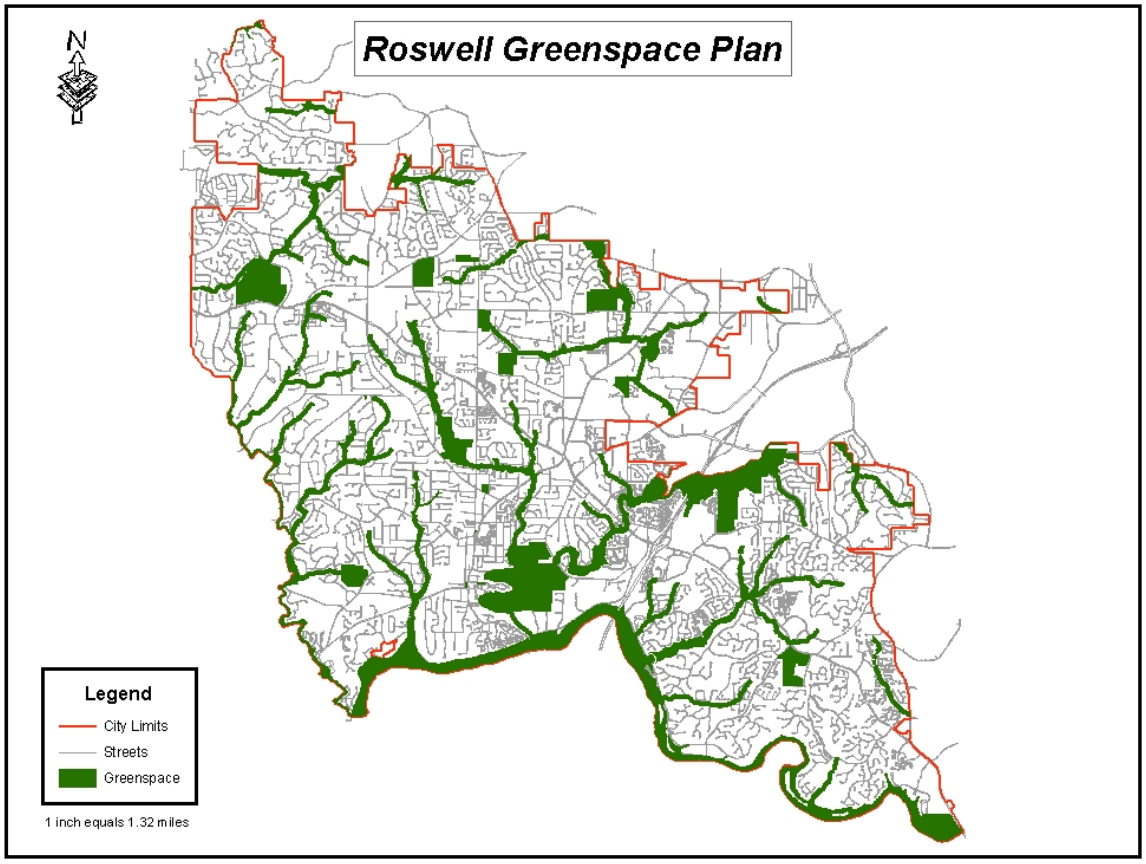
The Vickery Creek Unit of the Chattahoochee River National Recreation Area is located within the city limits of Roswell. That area consists of approximately 280 acres and includes forests, Civil War trenches, and Cherokee Indian grounds adjacent to Vickery or Big Creek. This area is managed by the superintendent of the Chattahoochee River National Recreation Area, United States National Park Service. The City has had an active cooperative relationship with the National Park Service with regard to planning for recreation facilities.

Chattahoochee River Park

Most of the Chattahoochee River fronting along Willeo Road and Azalea Drive between Willeo Creek and Atlanta Street is in the Chattahoochee River Park, which is administered by the United States National Park Service, Fulton County and the City of Roswell. The riverfront in this area contains a number of shallow inlets, marshes, and other wetlands that form one of the upper reaches of the Bull Sluice Lake impoundment. The Chattahoochee Nature Center includes a system of boardwalks and open pavilions that provide access to the Nature Center's wetlands and riverfront (Atlanta Regional Commission 1988).

GREENSPACE PROGRAM

Roswell has made a commitment to permanently protect 5,000 acres of greenspace and has made efforts to attain a goal of providing 20 percent of the City's geographic area as greenspace (see Map 5.5., Roswell Greenspace Plan).



Map 5.5
Roswell Greenspace Plan

SCENIC VIEWS AND SITES

Minimum Planning Standards require that the Natural Resources Element include significant visual landmarks and vistas that may warrant special management practices. Significant natural features include the Big Creek Gorge, the Chattahoochee River, the Piedmont ridgeline and tree cover along the Chattahoochee River, and rolling wooded areas in the northwest sections of Roswell. Other scenic resources include the view of Sweat Mountain from Woodstock Road, the Chattahoochee River backwater along Willeo Road and Azalea Drive, and the view to the north of Grimes Bridge Road. The visual and aesthetic character of Roswell fulfills a vital function by attracting new, high quality development and providing positive psychological values for both residents and visitors (Presnell-Kidd Associates 1979).

CONSERVATION RESOURCES AND PROGRAMS

Two key resources in Roswell are the Roswell Urban Forest Foundation and the Chattahoochee Nature Center. A number of conservation programs were described in the 2020 Comprehensive Plan. That detailed listing is omitted here in favor of a summary description of key programs that might be relevant to Roswell during the planning horizon.

Georgia Urban Forest Council

The Georgia Urban Forest Council, headquartered in Macon, works in conjunction with the Georgia Forestry Commission to improve urban forestry programs throughout the state. The Council provides education, technical support, leadership and policy development in order to improve the quality of life in urban areas. The Council is involved in projects such as the following: Landmark and Historic Tree Program; Urban and Community Forestry Assistance Grant Program; Arborist Certification; Project Learning Tree; tree protection and land development ordinances; increasing the availability of desirable trees for the public; Georgia's Annual Urban Forestry Conference; and the Annual Urban Forestry Awards Program.

Tree City USA

Tree City USA recognition can contribute to a community's pride. Tree City USA can serve as a blueprint for planting and maintaining the community's trees. Roswell has been a “Tree City USA” since the early 1990s. To become a Tree City USA, a City must have: a tree board charged by ordinance to develop and administer a comprehensive city tree management program; a city tree ordinance; a community forestry program with an annual budget of at least $2 per capita; and the City must issue a proclamation declaring the observance of Arbor Day in the City, and sponsor an Arbor Day celebration. The City’s arborist works to maintain the City’s Tree City USA certification.

The Trust for Public Land

The Trust for Public Land, Southeast Region, is working to protect the Chattahoochee River, which is considered by some to be the most endangered urban river in America. The Trust has launched the Chattahoochee River Land Protection Campaign to protect natural lands along the river from North Georgia to Columbus - helping restore the quality of drinking water while providing a major new recreational resource for metro Atlanta (Trust for Public Land 1999). Roswell has worked with the Trust to help fund and acquire a continuous greenway which protects five miles of natural lands along the Chattahoochee River.

GOALS AND POLICIES

Citywide Environmental Strategies

1. Limit development to a level that does not exceed the capabilities and requirements of a healthy environment.

2. Limit development in environmentally sensitive areas such as water supply watersheds, severe topography, and areas with drainage problems.

3. Prohibit development within flood plains.

4. Identify and maintain a system of greenspaces in the City, linked to other greenways such as Alpharetta's.

5. Maintain and improve the quality of the City's land, air, and water resources as the principal determinants of the nature and extent of development.

6. Provide permanent buffers to protect critical environmental features.

7. Use a systems approach to environmental planning.

8. Conserve and protect natural resources, including air quality, trees, natural vegetation, existing topography, streams, creeks, wetlands, watersheds, and water quality.

9. Establish 100 foot buffers on both sides of all streams and creeks and prohibit impervious surfaces within 150 feet of all streams and creeks except for development of trail systems.

10. Evaluate each proposed development's compatibility with the existing environment to determine the limitations and capabilities of the site for development.

11. Channel development into areas that are already disturbed.

12. Apply impervious surface limitations citywide.

13. Restore and enhance environmental functions damaged by prior site activities.

14. Vigorously enforce existing environmental codes.

15. Ensure that local governments follow the same environmental policies as required of private developers.

16. Acquire the most critical open space sites in the city.

17. Development should respect, and blend with, the existing topography of the land.

18. Permanently protect at least 20 percent (20%) of the City's geographic area as greenspace.

Chattahoochee Corridor Goals

The following goals were adopted by the Atlanta Regional Commission in the Chattahoochee Corridor Plan, September 23, 1998, and are incorporated by reference.

1. Preservation and protection of water quality as a principal objective.

2. Protection of recreational values. These values include scenic views, historic and other unique areas, and controlled public access and use.

3. Protection of private property rights of landowners.

4. Prevention of activities which contribute to floods and flood damage.

5. Control of erosion and siltation.

6. Control of intensity of development.

7. Location and design of land uses in such a way as to minimize the adverse impact of urban development on the Chattahoochee River (the "River") and flood plains.

Chattahoochee Corridor Policies

The following policies were adopted by the Atlanta Regional Commission in the Chattahoochee Corridor Plan, September 23, 1998, and are incorporated by reference.

1. No regional-scale public facility constructed within the Chattahoochee Corridor by or for a federal, state, or local government or agency thereof will be considered to be consistent with the Chattahoochee Corridor Plan unless it is included in the relevant regional development guide adopted or amended by the Atlanta Regional Commission pursuant to Code Section 50-8-92. Any such public facility should be designed and constructed so as to be consistent with all applicable standards in the Plan unless specifically exempted from a given standard.

2. Additional transportation crossings of the Chattahoochee River within the corridor should be minimized.

3. Any utility construction proposed should be carefully assessed to insure against physical and visual damage to the landscape. Utility easements, particularly at river crossings, should be coordinated and combined to minimize the number of additional easements and crossings needed. Areas of high scenic, historic or other unique value should not be permanently scarred.

4. Development should be fitted to the natural features of the site and may consider but not be limited to, slope, soils, drainage and vegetation, geology and aspect.

5. The location and intensity of development should be sited so as to minimize the negative effects of that development on water quality both during and after construction. Major considerations concerning water quality should include: organic pollution from infiltration and surface runoff; erosion and sedimentation; water temperature elevation; nutrients such as nitrogen and phosphorous; and toxic materials.

6. Flood plain storage should not be decreased from its present state. Examples of flood plain land uses that are consistent with this policy are: improved or unimproved outdoor recreation; at-grade parking; agriculture, horticulture and pasture, excluding temporary or permanent buildings; fences, provided that the type, design or location will not inhibit the flow of floodwaters; public and private utility lines; roads and bridges.

7. Land and water uses within the corridor should be consistent and compatible with local government land use plans, the adopted Chattahoochee Corridor Plan, and regional development guides.

8. Projects submitted for review should not include boundary adjustments, out parcels or other strategies that have, or may have, the effect of being in conflict with the spirit and purpose of the Metropolitan River Protection Act and the Chattahoochee Corridor Plan.

9. In order for the Atlanta Regional Commission to find that a proposed land-disturbing activity, while not consistent with the Plan in all respects, will provide a level of land and water resource protection equivalent to a land-disturbing activity that is consistent with the Plan, the Commission shall consider legal, physical, biological, or hydrologic conditions within the area under review that may prevent the achievement of full consistency with the Plan. The burden shall be upon the applicant to provide that a proposed land-disturbing activity will provide a level of land and water resource protection equivalent to a land-disturbing activity that is consistent with the Plan.

Tributary Protection Policies

1. Restrict or prohibit land disturbing activities, adjacent to tributary streams, which lead to increases in erosion or to increased flood heights and velocities.

2. Control the alteration of natural flood plains, stream channels, and natural protective barriers.

3. Preserve and protect water and land resources in the Chattahoochee River Watershed by protecting fish and wildlife habitats and water quality, preventing erosion of stream banks or siltation of stream waters, and maintaining cool water temperatures and adequate food supplies.

4. Protect, conserve, and promote the orderly and efficient development of water and land resources.

Flood Plains

Utilize areas of flood plain for open space and recreational purpose, whenever possible.

Wetlands

Design around significant wetlands. Preservation is preferred over any form of destruction with mitigation. When roads must cross wetlands, they should be designed to cross at the point of minimum impact, ordinarily the narrowest point.

Establish upland buffers around retained wetlands and natural water bodies. Preserve significant uplands, too.

Any proposal for development involving the alteration of, or an impact on, wetlands should be evaluated according to the following (based on Ga. DNR Rule 391-3-16-.03):

- Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
- Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare, or endangered species.
- Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
- Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
- Whether an alteration or impact would be temporary in nature.
- Whether the project contains significant state historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places."
- Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
- Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

Drainage and Erosion Control Practices

1. Minimize runoff by clustering development on the least porous soils and using infiltration devices and permeable pavements.
2. Detain runoff with open, natural drainage systems.
3. Design man-made lakes and stormwater ponds for maximum habitat value.
4. Encourage development of land in harmony with natural run-off patterns to reduce development costs, ground cover disruption and replacement, and erosion problems.
5. Reduce point and non-point pollution problems created by urban development.

Steep Slopes

Policy: Development should be restricted on steep slopes to reduce costs of soils lost to erosion, minimize landslides and water quality degradation, and reduce siltation which decreases flood storage capacities of streams and rivers.

Objective: Ensure that development as applicable complies with the Steep Slopes Ordinance, which requires steep slopes and erodible soils evaluations for selected properties with steep slopes.

Scenic Views

Policy: Preserve scenic views, where possible.

Objective: In the site development review process, consider the impact of development on known scenic views, including but not limited to, the Big Creek Gorge, the Chattahoochee River, the Piedmont ridgeline and tree cover along the Chattahoochee north to the Holcomb Bridge Road-Georgia 400 interchange, rolling wooded areas in the northwest sections of Roswell, and the view of Sweat Mountain from Woodstock Road.

Urban Forest

Whenever possible, strive to meet the following goals for retention of tree canopy:

- 40 percent tree canopy overall.
- 50 percent tree canopy in suburban residential.
- 25 percent tree canopy in urban residential
- 15 percent tree canopy in central business districts.

Trees and Landscaping Practices

1. Use reclaimed water and integrated pest management on large landscaped areas (Best Environmental Practice No. 11, adopted by the Atlanta Regional Commission 1997).

2. Use and require the use of Xeriscape landscaping.

3. Continue to promote the preservation of trees as part of the land development and construction process on nonresidential and residential properties, including maintenance of a minimum tree density.

4. Continue to prevent the indiscriminate removal of trees and reduction of canopy cover within the City.

5. Continue to prevent massive grading of land, both developed and undeveloped, without provision for replacement of trees.

6. Require the planting of street trees in subdivisions.

7. Maintain the strength of the City's Tree Preservation Ordinance by discouraging clear-cutting, requiring the preservation or planting of more hardwoods, and increasing fines for violations. Promote tree canopies along public roads in Roswell.

Wildlife Habitat Practices

1. Continue to participate in the development and implementation of the Etowah Habitat Conservation Plan.

2. Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges, and connected by wildlife corridors.

3. Maintain buffers between areas dominated by human activities and core areas of wildlife habitat.

4. Facilitate wildlife movement across areas dominated by human activities.

5. Mimic features of the natural local landscape in developed areas.

Greenspace

Implement goals and policies of the City regarding its Greenspace Program.

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CHAPTER 6
HISTORIC PRESERVATION ELEMENT

INTRODUCTION

The Historic Preservation Element of the Roswell Comprehensive Plan 2025 functions both as a component of the Comprehensive Plan and as an independent document intended to guide actions related to historic preservation. The Historic Preservation Element provides City of Roswell officials, the staff, the Historic Preservation Commission (HPC) and all residents of Roswell with a variety of background information as well as specific goals, objectives, and strategies to advance historic preservation in the City.[1] During the planning process of updating the Comprehensive Plan for the year 2025, this Historic Preservation Element was reevaluated, additional information was included, the original site-specific historic resources inventory data were omitted, and the results of a more recent historic properties survey were included in summary form.[2]

This element provides a summary of the City's historic development and cultural resources, divided into landscape, archaeological and historic resources. The current status of the historic preservation program in Roswell is discussed. Historic preservation goals and objectives are outlined, and an action strategy based on these goals and objectives is presented in table form. The action strategy is the "work program" for the HPC to make historic preservation as viable a part of community life and development in Roswell as possible. The action strategy also suggests other groups and individuals that should assist in completing the recommended actions. The action strategy has been designed as a flexible tool. It should be periodically re-evaluated and revised to respond to the accomplishments and the changing conditions in the City. This element also summarizes an array of historic preservation tools and techniques.

Historic preservation in Roswell has maintained its preeminence since the establishment of the Historic Roswell Zoning District in 1971. The original district boundaries were established at the outset of the program and were expanded in 1988 to include a much larger area. The Historic Preservation Commission (HPC), established in 1988, provides the community with expertise in evaluating actions that might impact historic properties. Roswell became a Certified Local Government (CLG) in 1992, making the community eligible for grant funds that promote historic preservation (some of which have been acquired over the years). The CLG program makes Roswell's HPC part of a Statewide network of preservation commissions.

Roswell's current National Register listings include two (2) individual properties and one (1) historic district. The individually listed properties are Bulloch Hall and Barrington Hall. The listed district is the Roswell Historic District, which includes approximately one-third of the local historic district. All three of these National Register listings date from the 1970s. Currently, the

[1] This element was originally developed and adopted in the 2020 Comprehensive Plan. It was initially prepared under the guidance of the City of Roswell Community Development Department and the Roswell Historic Preservation Commission (HPC) by The Jaeger Company, a consulting planning and design firm, working with Cooper-Ross, prime consultant for the 2020 Comprehensive Plan. During the 2020 planning process, several work sessions were held with the HPC in the development of the preservation element. In addition, the HPC held a public hearing on the draft 2020 preservation element.

[2] As a part of the 2025 plan work scope, in the fall of 2004, The Jaeger Company was hired to provide a limited review of this element's goals, policies, and objectives, and to set a framework for subdividing the single local historic district into three or more character areas for purposes of fine-tuning design guidelines. A separate report was produced and the major results of which are integrated into this element.

City has underway the listing of Hembree Farm and Smith Plantation on the National Register (the State has approved), and Canton Street is under review as of March 2005.

This element provides detailed information on how the City's significant resource base can be preserved and the planning tools available to accomplish this goal. In order to continue preserving Roswell's historic resources, it is necessary to understand its past. The following historical narrative provides readers a historical account from which contemporary preservation policies can be better understood. The history discusses the City's founding and early years; the early families associated with the City's beginnings and early growth; the first homes and community buildings constructed; early industrial development, particularly the Roswell Manufacturing Company; and the Civil War era and its effect on the City.

HISTORICAL NARRATIVE[3]

In the beginning Roswell was a planned community – a colony – on the newly opened North Georgia frontier. Streets, homes, a town square, industries, churches and a cemetery were carefully laid out taking advantage of the natural topography as it was found. Vickery, now Big Creek, provided water power for a cotton factory and later a woolen mill which supported a New England village-type way of life with the well-sited and handsome, columned homes of mill-owners and the neat smaller homes of mill employees, all within walking distance of the Presbyterian Church. That was how it began.

What has happened to change the status quo largely came about because of the historical development of a nearby settlement, which coincidentally was also begun in the late 1830's when Roswell was colonized. In 1837, twenty miles south of Roswell, a railroad surveyor's zero mile post was set up in the red clay to mark a terminus of tracks from Tennessee. This railroad terminus, later named Atlanta, would grow to become one of the country's largest, and most typically modern metropolitan areas.

1830-1865

Histories of Roswell usually begin about 1830 with Roswell King's horseback trip from coastal Darien, Georgia to the gold fields of North Georgia. That aspect of the story must be told but for planning purposes a better beginning is February 16, 1854, when the Georgia General Assembly passed "An Act to Incorporate the Town of Roswell, in the County of Cobb." This is a better beginning, not because the events leading up to that Act are not important, but because the language used to describe the newly incorporated town contains several points of reference which help to put the early history of Roswell into proper perspective. The Act reads:

> *The Village at and around the factory buildings of the Roswell Manufacturing Company in the County of Cobb. . .embracing an area of one mile in every direction from the Presbyterian Church in said Village, be and the same is hereby incorporated by the name and style of the Town of Roswell.*

Translated into the simplest modern terms, this quotation indicates that Roswell was originally a manufacturing village founded by Presbyterians in that part of Cobb County which was later

[3] In 1973, Kidd and Associates prepared a *Historic Area Study: A Plan to Preserve Roswell's Historical Character* for the U.S. Department of Housing and Urban Development, as part of Roswell's first Comprehensive Plan. This historical account is drawn largely if not exclusively from that publication.

added to Fulton. In other words, "Roswell Manufacturing Company," "County of Cobb" and "Presbyterian Church" are perhaps the most important reference points for the early history of the town. Which of these elements – the economy as represented by the Company; the geography and politics as represented by the County; or the religion and philosophy of the founders as represented by the Church – is more fundamental to the story is difficult to decide. Each aspect molded and gave a distinct pattern to the town; each aspect survives as a present day feature of modern Roswell; each played its part in the drama of Roswell's history; and each needs to be recognized and protected as fundamental aspects of Roswell's ongoing heritage.

On December 11, 1839, at the request of seven individuals, the Georgia General Assembly incorporated the Roswell Manufacturing Company. (This was fifteen years before the town itself received an official charter.) These individuals were already doing business at a cotton factory erected by them in Roswell. The Act said:

> Certain individuals hereinafter named, have erected a Cotton Factory at Roswell, in the County of Cobb, and are desirous of being incorporated.

Seven names are given; however, only five would be well-known to those who are already familiar with Roswell history. They are the heads of families which came up from coastal Georgia to begin a new colony on the North Georgia frontier. The five whose names will reoccur over and over again in Roswell history were:

> Roswell King (Town Name)
> Barrington King (Barrington Hall)
> John Dunwoody (Mimosa Hall)
> James S. Bulloch (Bulloch Hall)
> Mrs. Eliza King Bayard (Primrose Cottage)

Major credit for the entire Roswell enterprise is given to the two men – father and son – who head the list; and it is the first man on the list – Roswell King – who gave the enterprise its name. Short biographical sketches of these men will explain what led up to the 1839 incorporation of the Roswell Manufacturing Company, the 1854 incorporation of the town, and bring this section of the history up to 1864 when General Garrard burned the factories.

Roswell King moved to Darien, Georgia, in 1788 from Windsor, Connecticut where he was born in 1765. He became a religious, civic and business leader of that coastal community. In late 1829 and early 1830 (when King was 65 years of age), he represented the Bank of Darien on a trip through northeast Georgia and western North Carolina, both areas only just beginning to be opened for white settlement. He was sent by the Bank to investigate opportunities to be found in the new gold mining developments in these areas. Traveling on horseback, he crossed the Chattahoochee at the ford near the mouth of Vickery (Big) Creek as he headed north for the gold mining town of Auraria near present day Dahlonega. As he rode up the trail which is now State Route 9, King evidently took careful note of the countryside. After he returned to Darien, in thanks for his trip, the officers of the Bank gave him a gold medal dated February 1, 1830. No known record exists as to what King told his associates about North Georgia, but he was evidently impressed with the potentialities of the area where Big Creek runs into the Chattahoochee. Some of the more important reasons he probably gave for future settlement include the following:

1. Former Cherokee Indian lands now available for white settlement, including agricultural and manufacturing opportunities.

2. An abundant water supply for domestic use but primarily as an energy source for powering mills.

3. Topographic conditions – the plateau above the river and creek suitable for homesites and the narrow flood plain of the creek suitable for dam sites and mill buildings.

4. Healthy upcountry climate when compared to that of the malarial coastal low country.

5. Natural beauty and scenery.

King was obviously able to sell himself and some of his associates on the move, for by 1838 a cotton factory and dam were being built on Big Creek, and King, with his son and son's family, were living in a log house on the north end of what is now Mimosa Boulevard. The next year, King's friends, relatives and associates were beginning to arrive in the new community. On October 20th King and fourteen others organized the Roswell Presbyterian Church. This took place not in a log cabin, but in the parlor of the first of the major houses in the settlement – "Primrose Cottage" – built by King for his widowed daughter who was one of the incorporators of the Roswell Manufacturing Company.

King, in 1839, when the Company was incorporated, was 74 years of age and would live less than five more years. On February 15, 1844, he died and was buried in the newly selected burial ground on "Factory Hill" overlooking the factory he, his son, and friends had founded. It remains for his son, Barrington, to tell the rest of the story of how Roswell came into being.

Barrington King was born in Darien, Georgia on March, 9, 1798, and died in Roswell, Georgia on January 17, 1866. "On the sixth day of August in the year of our Lord one thousand eight hundred and thirty eight," he bought:

> All that tract of land, situated and lying in originally Cherokee, now Cobb County – and known in the survey of said County by the number three hundred and eighty three. . .containing forty acres.

It was on part of this land that he built his home – Barrington Hall. While it was being built, he lived for a time, as mentioned above, in his father's log house. He also lived in a frame house later used as a kitchen, which stood until recently to the rear of Barrington Hall. To build Barrington Hall he engaged a builder-architect from Connecticut, Willis Ball, who used the Greek Revival style and remained in Roswell until 1844. Ball evidently assisted John Dunwoody (Mimosa Hall) and Major Bulloch (Bulloch Hall) in the design and construction of their homes.

The Kings, father and son, laid out the village with wide streets, a town square and gave building sites for an academy and two churches, Presbyterian and Methodist. Ball evidently built the Presbyterian Church but probably had no connection with the Methodist building, now a Masonic Hall. It is said that Barrington King was personally responsible for seeing to the design and construction of Holly Hill as a summer home for Robert A. Lewis of Savannah. Lewis was evidently not active in the factory project but came here to escape the coast during the hottest, most malaria-infested, time of the year. Other part-time residents went to nearby Marietta.

The architectural taste of the Kings, but particularly that of the son and younger man, deserves a separate paragraph. Their influence molded the town's original Greek Revival character, much of which survives today. At the time they planned and laid out Roswell, the Greek Revival style was the most popular and up-to-date fashion. The young American Republic, beginning in the days of Thomas Jefferson, looked for architectural inspiration to the ancient classical monuments of Greece and Rome. During the struggles of Greece for independence from the oppressive Turks, new American towns took on names like Athens and Troy. What one writer has said applies especially to what happened at Roswell:

> This manner called "Greek Revival" penetrated almost all sections of the country. It moved with the advancing frontier and is seen in surprising refinement and beauty in localities which were wilderness but a few years before. The designers of this period seemed to possess an innate talent for adapting the new architectural fashion to the requirements of the region.

This applies especially to Roswell, for Barrington King in the early 1840's with Willis Ball's carpentry skills and the good taste of the first settlers, was able to transform the formerly Indian ruled wilderness plateau above the Chattahoochee River into a classical village which might have been located in settled old New England rather than on the North Georgia frontier. It is important also to note that the King's architectural talents were not confined only to the large temple-form residences and Presbyterian Church but also can be seen in the "Old Bricks," "Old Store," "Old Mill," and salt box type residences located on Factory Hill. No doubt it is partly due to the quality, refinement, suitability and lasting beauty of all of the original Roswell buildings which were touched by the Kings and their assistants, that they have survived into the present day.

When Roswell King died in 1844 – Willis Ball evidently left that year – Barrington became President of the Roswell Manufacturing Company, and Roswell had its basic outlines with many of the major landmarks already standing. The Rev. George White, who lived in Marietta, gave the following description of Roswell as it existed in 1850:

> Roswell, a pretty village, so called from Roswell King, Esq., situated 13 miles from Marietta and one mile from the Chattahoochee. Settled by persons chiefly from the seaboard of Georgia and South Carolina, and is the seat of an extensive cotton factory. It has one store, one church, one male and female academy, etc. The water power is fine. Goods manufactured have a high character, and are sent to Tennessee, Alabama and to various parts of Georgia.

Four years later the Rev. White noted that "1 wool factory" and "1 flouring mill" had been added to the "establishment of the Roswell Manufacturing Company."

The calm and business-as-usual atmosphere of this little manufacturing village began to be profoundly disturbed by the War early in July, 1864. On July 5th and 6th, Brigadier General Kenner Garrard's cavalry corps, a division of Major General Sherman's Union Army, occupied the town. Garrard sketched Roswell and described it as, "a very pretty factory town of about 4,000 inhabitants." General Sherman's own description of the occupation tells almost all that is necessary. In a dispatch to Major General H. W. Halleck, July 7, 1864, 11:00 a.m. Sherman wrote:

> General Garrard reports to me that he is in possession of Roswell where there were several valuable cotton and woolen factories in full operation, also paper mills, all of which, by my order, he destroyed by fire. They had been for years engaged exclusively at work for the Confederate Government, and the owner of the woolen factory displayed the French flag; but as he failed also to show the United States flag, General Garrard burned it also. The main cotton factory was valued at a million of United States dollars. The cloth on hand is reserved for use of United States hospitals, and I have ordered General Garrard to arrest for treason all owners and employees, foreign and native, and send them under guard to Marietta, whence I will send them North. Being exempt from conscription, they are as much governed by the rules of war as if in ranks. The women can find employment in Indiana. This whole region was devoted to manufactories, but I will destroy every one of them.

Most of Roswell's prominent families had refugeed to other parts of Georgia. The Barrington Kings went to Savannah leaving the factory operating to the last under the supervision of Olney Eldridge. Retreating in the face of General Garrard's calvary, on July 5th, the Confederates burned the wooden bridge over the Chattahoochee and by July 7th, Roswell was completely occupied by General Garrard's entire division. Dr. Nathaniel Pratt, minister of the Presbyterian Church, remained in Roswell during the Union occupation and managed to save the silver communion service and other church fixtures. According to Dr. Pratt "45,000 to 50,000 men remained 15 days" and "1,000 wagons and 6,000 mules parked on my premises." Barrington Hall and Great Oaks were used as headquarters; the Presbyterian Church, Mimosa Hall and the Bricks as hospitals; and Holly Hill as a garrison.

It is perhaps a miracle that no more damage was done and that so much of original Roswell survived the war and occupation by thousands of troops.

1865-1900[4]

In June of 1865 Barrington King returned from Savannah. In a letter dated June 15th he wrote:

> I am astonished at so little destruction to the house and lot. . . Much is lost of the comforts we left – yet thankful to a kind Providence for what we have remaining.

But perhaps more importantly he said:

> We will examine the mills in the morning. I think best to commence at once some improvements.

This he did, for on November 18 of that year (1865) he wrote:

[4] This section was originally subtitled 1865 to 1970 in the 1973 report. Many histories of early Roswell have been written over the years so that the stories of the city's founding and its first decades are well known. The growth and development of Roswell after the Civil War and into the late 20th century are documented in a number of written sources, such as *Roswell: A Pictorial History* published in 1985 and revised in 1994.

> The weather continues mild and we are pushing our brick work. 2nd story half up. We have about 70 men at work, requiring my whole attention.

Unfortunately, Barrington King did not live long enough to see the fruition of this building program which he began almost immediately after the war was over. On January 17th, 1866, he died from injuries received when he was kicked by a horse and was buried in the Presbyterian Church Cemetery. The Roswell Manufacturing Company elected as his successor General Granger Hansell, who purchased Phoenix (Mimosa) Hall as his residence in 1869. Thereafter, the Manufacturing Company continued to prosper and continued to be a major feature of life in Roswell.

The industries that had defined Roswell in its first decades were rebuilt and restarted after the Civil War and flourished during the 1870s and 1880s. The Roswell Manufacturing Company had been rebuilt and opened a second factory in 1882. Oxbo Mill was opened around 1890. Ivy Mills was rebuilt and renamed Laurel Mills.

The City itself grew during the decades of the 1870s and 1880s. By 1881, a railroad line had been completed from Chamblee to Roswell, providing important transportation links. The "Uptown Roswell" commercial area began to spring up several blocks north of the commercial downtown during this period. Main (Mimosa) Street served as the City center's main corridor and the connection between these two significant business areas.

A description of Roswell in the 1883-84 issue of the Marietta and Acworth City Directory reads as follows:

> On through the town is a well kept street lined with cottages, some two hundred yards apart, leading to the store and offices of the Roswell Manufacturing Company, the same street leads you ½ mile further to the business portion, consisting of tasty stores, all enjoying a prosperous trade from the surrounding countryside. The greatest surprise awaits the visitor to learn that there are about 1,200 people living here. The buildings and general improvements are substantial, some of which are elegant, standing on spacious and well kept grounds, evidently the good taste of the proprietors. Churches and good schools complete the list.[5]

[5] Darlene M. Walsh, ed., *Roswell: A Pictorial History* (Roswell: The Roswell Historical Society, Inc., 1985), Chapter IV.

The Early Twentieth Century

In 1900 George G. Smith wrote in his *Georgia and the Georgia People*:

> Mr. Roswell King from Darien, when cotton manufacturing began on a large scale in Georgia, established the Roswell Cottonmills, and founded a charming village around them, which is now known as Roswell. This factory was well managed from its foundation, and has been one of the most profitable mills in the State.

The turn of the 20th century continued Roswell's trend of progress and growth, yet the City remained a small town surrounded by rural countryside. By 1910, the town "...had a good public school system, two mills making an excellent cotton market for prosperous farmers, twenty business houses, two hotels, five physicians, and one of the finest railroad lines in Georgia."[6]

By 1900, the population of the Roswell Militia District, which included the City of Roswell, was 1,329. The City's population made up the majority of the militia district residents. The City consisted of a fairly small area focused around a central core. Most Roswell residents lived in neighborhoods closely clustered around the City's commercial centers and along its main corridors. Surrounding the City core was rural countryside dotted with farms and small crossroads communities. Area farmers grew largely cotton to supply nearby mills. Local African-American communities were located near the mills and on the outskirts of town. The Oxbo Road community on Pleasant Hill Street was an intown neighborhood where the African-American public school was located.

In 1901, the covered bridge over the Chattahoochee River was widened to two lanes, a sign of increasing transportation needs to and from the City. Automobiles arrived in Roswell soon after, and street paving had begun by the early 1920s. Due to increased car and truck traffic, the railroad discontinued its passenger service in 1921. In 1925, an eight-arch-span concrete bridge was constructed over the river to replace the covered bridge.

Other significant technological changes took place during these early decades of the 20th century to move Roswell quickly forward. Telephone service came in 1901, and electricity was placed in most homes and businesses in town during the early 1920s. Local industries that had long been in business began to slow during this period. Fire destroyed the Roswell Manufacturing Company's mill building that had been rebuilt after the Civil War, although the 1882 mill continued to operate. Laurel Mills also closed during this decade.

The 1924 Sanborn Fire Insurance Map provides a picture of the community during this decade. This is the only Sanborn Map of Roswell that shows the town; previous maps illustrate only the mill complexes.

In 1926, industry received an even worse blow than Sherman gave – the major buildings were destroyed by lightning, and due to the Depression, were never rebuilt. Dramatic and monumental ruins up and down Vickery Creek, the original rock dam constructed in the late 1830's, the dwellings on Factory Hill, the Old Mill, the Old Stores, the Old Bricks and the 1882

[6] Walsh, Chapter V.

Southern Manufacturing Company, all survive to remind us that when the town was incorporated in 1854, the Act described Roswell as:

> The Village at and around factory building of the Roswell Manufacturing Company. . . . . .

The 1930s Depression slowed the City's overall economy and growth. While cotton farming continued to be strong into the early 1930s, the boll weevil and soil erosion eventually led to more diversified farming. Farmers planted pine trees to stop erosion and began to raise cattle and poultry rather than cotton.

In 1930, Roswell's population had grown to 1,432 within a militia district of 1,568. The Roswell Militia District seceded from Cobb County and became a part of Fulton County in 1932. Roswell's mayor at the time gave as the reasons for this action "...to secure a lower tax rate, better schools, more paved roads, and a more accessible County site for the transaction of legal business." [7]

The New Deal Era

The Works Progress Administration (WPA), begun by President Franklin Roosevelt in 1933, brought several projects and a number of jobs to Roswell. Projects included the grading of the downtown Park Square and the addition of a wall of fieldstone around its edge, a fieldstone fountain, and walkways. Parts of Mimosa Boulevard and Atlanta Street were paved. The Public Works Administration (PWA) brought a new, modern water system to the City in 1936.

Aerial photographs taken over several decades provide a picture of the development of the City during the 20th century. The 1938 aerial shows a small town surrounded with rural, agricultural farmland and forested areas. Much of the farmland appears to have been under cultivation at the time. Development was concentrated in the City's central core along major streets and arteries.

Roswell remained a small town in 1940. The 1940 census documented a population of 1,622 in Roswell and 2,734 in the militia district. A 1940 article in *The Atlanta Constitution* chronicled the business atmosphere of Roswell at that time. The mayor was quoted as saying, "People drive to Atlanta to shop, and business is bad. Roswell needs more industries....If we can build Roswell up as a fine place for well to do Atlantans to come and build, they'd buy groceries and gas and stuff here. We want to see swank station wagons around the park where ox teams stood in the old days. Others say Roswell should draw trade on its history with antique shops. The combination of all three would be fine."[8] This quote seems to be a visionary prediction of the tremendous development to come.

Post-World War II Era

After World War II, more and more people began to move to north Fulton County to escape the urban City and enjoy the rural countryside. This movement brought steady and increased growth to areas such as Roswell. The 1950 census showed a population of 2,123 in the City. Businesses and industries had grown as well. However, Roswell remained in the middle of a rich agricultural section with major emphasis on poultry, feed and grains, and truck farming.

[7] Walsh, Chapter VI.
[8] Walsh, Chapter VI.

The 1949 aerial photograph substantiates these changes. More development had taken place within and along the edges of the City, while the City still retained its well-defined central core. Roads leading from the City were better established and had increased in number. More City streets had also been laid out. The surrounding area remained rural and agricultural.

The 1950s were an era of rapid growth and change for Roswell. The business community was thriving. The 1912 City Charter had been revised in 1950 to provide for "...more efficient government, new town planning and zoning, improved traffic and parking regulations, better budget and financial procedures, and improved sanitary and health regulations—all being indicative of the move to a more responsible and a more responsive City government."[9] Plans for Georgia Highway 400 began in 1954, although the road was not completed and dedicated until 1971.

The 1960 aerial shows the result of this era of growth. While still a well-defined cluster, the City had begun to spread out into the surrounding countryside in several places. The first residential subdivisions on the outskirts of the City's core had been constructed during the 1950s, particularly south toward the river and on the east and west sides of the northern section of the City. Increased development and decreased agricultural land can be seen in the rural areas as well. More houses are located along major roads. Chicken houses can be seen. Less land appears to be under cultivation.

Annexation of land into the City limits began in earnest during the 1957-1962 mayoral administration. Aggressive annexation from this time on increased the City's size by leaps and bounds over the next several decades. The 1966 aerial shows continued growth in the same manner as in 1960.

Decades of Modern Development

The City's population in 1970 was 5,430, increased by both new residents and continued annexation. By 1973, the population had almost doubled to approximately 10,000.

The 1972 aerial verifies this explosion of growth compared to the slow but steady growth of the previous decades. Georgia 400 had clearly been a catalyst for development along its corridor. Residential subdivisions had increased dramatically by this time. Development was beginning to significantly infill the rural agricultural land around the City.

The decades of the 1980s and 1990s brought unprecedented growth to Roswell. By 1982, the population had swelled to 25,000. The City continues to grow today both in size and in population. Annexations have added more land to the City limits, and people continue to relocate to the area. Roswell has become a large suburban community in metropolitan Atlanta. This growth and development has dramatically changed the historic landscape of Roswell and its surrounding area. Little is left of the once rural, agricultural land that surrounded the City's small core. Subdivisions and shopping centers have infilled almost all of the cultivated fields and forested areas that gave Roswell its rural environment.

The historic City core has been infilled and replaced in many areas with a great deal of new development yet much still remains of Roswell's intown historic fabric. Thanks to the City's aggressive historic preservation efforts begun during the 1970s and continuing through the last

[9] Walsh, Chapter VII.

two decades of tremendous growth, many of the central City's historic houses and community buildings, downtown commercial structures, and historic open spaces have been kept intact and are interpreted to help both residents and visitors understand and appreciate the history of this significant City.

ROSWELL'S CULTURAL RESOURCES

While Roswell has changed dramatically over the last three decades, the City contains numerous cultural resources. These include structural and landscape resources as well as prehistoric and historic archaeological sites. The City has an intact concentration of cultural resources in its central core. These include historic buildings and structures; historic landscapes, greenspaces, and streetscapes; and archaeological sites associated with the prehistoric and historic occupation of the City's well-chosen site. Many of these intown resources are included in the local historic district, while fewer are listed in the National Register. However, as already noted, the City is at the time of this writing (March 2005) actively pursuing National Register nominations for Hembree Farm, Smith Plantation, and the Canton Street District.

Other historic resources are scattered throughout the City limits outside the City's central core in areas that were largely rural until the 1970s and 1980s. These include scattered farmhouses and outbuildings, former fields and pastureland, and rural community buildings.

The following sections provide an overview of the City's cultural resources.

The Cultural Landscape

Roswell's cultural landscape includes areas that are associated with historic events or persons or that exhibit cultural or aesthetic values. While much growth and land development has dramatically changed the City's cultural landscape, many areas remain that tell the story of the historic landscape.

One of the largest and most significant cultural landscapes in Roswell is the Vickery Creek Park area. The area consists of a natural bluff that overlooks the creek and the Chattahoochee River. It is historically significant as the site of Roswell's early industrial enterprises. The area is adjacent to the Chattahoochee River National Recreation Site, providing one large green space in close proximity to the City. A pedestrian connection across Vickery Creek provides access to these significant public park spaces.

Additional parkland, much of which is also protected as part of the Chattahoochee River National Recreation Site, is located along the banks of the creek within the corporate limits of Roswell. Cultural resources, in addition to the mill ruins referenced above, are situated within this parkland.

The remaining rural areas surrounding Roswell's central core are also significant cultural landscapes. They represent the farming activities that historically took place throughout the area. Open areas that were once cultivated fields, pasture land, forested tracts, and farmsteads with barns and other outbuildings are the remains of these rural and agricultural landscapes. Recent growth, both of residential subdivisions and commercial development, has infilled most of the historically open areas once abundant around the City.

Significant cultural landscapes in the City's core include the landscaped town square, which has been a central part of the City's town plan since its founding, as well as the streetscapes of the plan's historic grid street pattern. Intact landscape settings also remain adjacent to historic residences, institutions, and in a few cases, commercial buildings.

Several major cemeteries within the City limits offer a variety of historic landscape features – mature trees, funerary art, walls, and fences. Founders' Cemetery, Old Roswell Cemetery, and Presbyterian Church Cemetery are three such spaces. There are also other historic gravesites in other locations within the City.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Roswell's historic resources were inventoried in 1988, when the local historic district boundaries were expanded to their present configuration. The inventory, entitled "Official Historic Properties Map of the City of Roswell," was based on information from City and County tax records. This 1988 site-by-site inventory, which included those resources constructed up through 1970, was reproduced in total in the 2020 Comprehensive Plan but has been omitted here (but its importance is retained by this reference to it).[10]

Antebellum Historic Resources

An exceptional "antebellum only" inventory was provided in the 1973 Historic *Area Study: A Plan to Preserve Roswell's Historic Character*. While this information is dated, it is so important to Roswell's history that it requires retention here.

1. **Chattahoochee River Crossing:** SR 9 north of Atlanta, at Chattahoochee Landing Apartments. Roswell King crossed the River near here on his trip to Dahlonega and western North Carolina in 1839 when he discovered what later became Roswell. The first bridge to span the River was of the covered variety. It was burned in 1864 during the Civil War and later rebuilt.

2. **Laurel or Ivy Mill:** on Big Creek near its confluence with the Chattahoochee River; antebellum. Not a great deal is known or remains of this woolen mill which was burned by Federal troops in 1864, during the Atlanta Campaign. Women operatives of the mill were sent north after Roswell's capture so that their skills would not benefit the Confederacy. The mill stood from about 1855 until 1864 and then was rebuilt by Barrington King and his son, James Roswell King (1827-1897).

3. **Lover's Rock:** northern end of an old railroad cut (post Civil War). This rock shelter is a scenic and cultural resource similar to others found along the Chattahoochee and its tributaries. The shelters were used by Indian inhabitants of the area as living areas.

4. **Allenbrook:** Atlanta Street; circa 1857; two-story structure made of hand-molded clay bricks. It was both the home and office of the manager of Laurel Mill located below it on Big Creek.

[10] In 1988, Michael D. Hitt researched Fulton County tax information and books on the history of Roswell to document the dates of construction of structures within the City's historic district. Hitt's work was the most detailed attempt to document the dates of structures in the historic district. Review by historians reveal that some of the dates for antebellum structures may not be accurate. However, dates of structures built since the end of World War II are considered accurate because they are based on County tax records. The inventory includes only structures built before 1971.

5. **Raised Cottage:** Atlanta Street; antebellum; high basement balustraded porch with slender columns supported by brick trellis, end chimneys. The raised cottage style was common along the Georgia coast and this example in the upcountry illustrates the many ties of Roswell's settlers with their low country homes. Located near the woolen mill area, this cottage was conceivably the residence of one of the mill superintendents.

6. **Cottage:** opposite Raised Cottage, Atlanta Street; antebellum; simple frame structure with early mantelpiece in the front north room.

7. **Fine Arts Alliance:** Atlanta Street; antebellum; one-story frame structures; projecting pedimented porch was added later. The former residence of the John Foster family.

8. **Barrington Hall:** Marietta Street and Mimosa Boulevard; 1842. Located on about six acres across from the town square, Barrington Hall is an essential component of the original planned community and is an outstanding example of the Greek Revival temple form house with columns on three sides. Built by Willis Ball, a Connecticut carpenter, for Barrington King, and is a constant reminder of Roswell's and Georgia's heritage.

9. **Town Square:** bounded by Atlanta, Marietta and Sloan Streets and Mimosa Boulevard. This open space has been a fundamental element of the town plan as laid out by Roswell King. It serves as a connector between the older residential section and the business and mill section beyond Atlanta Street.

10. **House Site:** Bulloch Avenue. The antebellum frame house which originally stood there has recently been relocated in Crabapple.

11. **Dolvin House:** Bulloch Avenue; Late Victorian; frame with wide front veranda. One of the few Victorian houses in the City, it has added significance due to its siting adjacent to Bulloch Hall and across from Mimosa Hall – two of Roswell's irreplaceable landmarks.

12. **Bulloch Hall:** Bulloch Avenue; circa 1840. A vital element of original old Roswell, Bulloch Hall is one of Georgia's few examples of the full temple form Greek Revival house with pedimented portico. Built by Willis Ball, builder of Barrington Hall, to the desired design of Major James S. Bulloch, one of Roswell's earliest settlers. Here Bulloch's daughter, Mittie, married Theodore Roosevelt, Sr. Their son, Theodore Roosevelt, Jr. later became the 26th President of the United States. President Roosevelt visited Bulloch Hall in the fall of 1905 when the home belonged to Mrs. J. B. Wing.

13. **Mimosa or Phoenix Hall:** Bulloch Avenue; completed in 1847; Greek Revival with pedimented portico, brick stuccoed and scored to resemble stone. The first house built on the site in 1842 burned the night of its housewarming. In 1869 the house was purchased by the Hansell family. In 1917 Neel Reid, one of Atlanta's most gifted architects, purchased and restored Mimosa Hall and also designed the courtyard and grounds. The house has been back in the Hansell family for some time and is presently owned by Mr. and Mrs. C. Edward Hansell.

14. **Holly Hill:** Mimosa Boulevard; built between 1842 and 1847; raised cottage with columned porticoes on front and rear facades. Barrington King built Holly Hill as a summer house for Robert A. Lewis, a Savannah cotton broker. An example of a coastal

version of Greek Revival architecture, Holly Hill is yet more elaborate than its Atlanta Street kin, indicating the greater wealth and position of its original owner.

15. **Primrose Cottage:** Mimosa Boulevard; circa 1839; two-story with hip roof, reminiscent of New England Greek Revival style houses with its one-story classic portico. An unusual hand-turned Rosemary Pine fence separates the house from the street. This fence is said to have been made by a Mr. Minhinett, an Englishman brought by Roswell King to help in building the town. The cottage was built for Mrs. Eliza King Hand, widowed daughter of Roswell King, (and) was the first permanent residence completed in Roswell.

16. **Mimosa Boulevard Houses:** Several houses located across the street from Primrose Cottage are significant. Although not antebellum or especially distinguished individually, they contribute to the district as compatible later additions to the original Mimosa Boulevard neighborhood laid out by the Kings in the late 1830's.

17. **Great Oaks:** Mimosa Boulevard; 1842; two-story with pediment in roof line and Classic portico. Built of locally fired bricks, Great Oaks was originally the home of the Reverend Nathaniel A. Pratt, minister of the Presbyterian Church. During the Civil War, Federal troops used the home as their headquarters.

18. **Roswell King's Cabin Site:** near the intersection of Mimosa Boulevard and Magnolia Street. This is the site of King's cabin in which he lived when the town was being settled. It is situated at the opposite end of the Boulevard from his son's magnificent home – Barrington Hall.

19. **Presbyterian Church:** Mimosa Boulevard: 1840; simple temple form, Greek Revival style with four fluted Doric columns forming a portico and short square steeple. Designed and built by Mr. Willis Ball who also was responsible for Bulloch and Barrington Halls. The Church was organized in 1839 in Primrose Cottage.

20. **Presbyterian Church Cemetery:** 300 yards to the rear of the Church on the east side of Atlanta Street. Set off and first used as a cemetery in 1841.

21. **Old House:** south east corner of Maple Street; possibly antebellum; rests in high basement.

22. **Roswell Stores:** Atlanta Street; circa 1839 to the early 1900's. This group of buildings, on the east side of the town square, became the center of commercial activities from a few years after Roswell was founded. The earliest structure, made of bricks and axe-hewn timbers, was built about 1840 and served as the commissary for the Roswell Manufacturing Company. It features unusual decorative brick work, similar examples of which are found in the Old Bricks and other historic structures in Roswell. It was on top of an old vault in this old bricks store that a sizeable quantity of Confederate currency and bonds was recently found.

23. **The Old Bricks:** Sloan Street: circa 1840. These buildings originally housed workers at the Roswell Mills. Constructed in two units, the building closest to Atlanta Street has four units and entrances and the other has six. The roof line of the larger building terraces, at pilasters which separate the units, to fit the slope of the land.

24. **Southern Mills Building:** Mill Street; 1882. This is one of the last surviving operational parts of the Roswell Manufacturing Company, chartered in 1839. After the original mill complex was burned during the Civil War, it was rebuilt but was burned again in 1926 when struck by lightning. This structure survived because it was separate from the main complex up stream. It has an interesting Victorian cupola and the date 1882 in wood over the entrance. (Converted to commercial space, now houses offices and retail space and special events facility.)

25. **Old Mill (Machine Shop, Mill Ruins):** off Mill Street on Big Creek, circa 1853. A two-story brick building which is late Georgian in style and is the last surviving physical remains of the original 1839 Roswell Manufacturing Company.

26. **Mill Ruins:** on Big Creek. The City of Roswell, without the Roswell Manufacturing Company, would never have been, for the Mill located here, seen now only as ruins, supported the town. Roswell King, discovering the site and realizing its suitability for manufacturing, set about establishing both a town and cotton mill – each to benefit the other. The Mills became important assets to Georgia and eventually the Confederacy, which is why Sherman destroyed the operations in 1864.

27. **The Founders Cemetery:** east end of Sloan Street overlooking Big Creek. This is the original old town cemetery. A tall monument marks the grave of Roswell King. James S. Bulloch of Bulloch Hall and John Dunwoody of Mimosa Hall are also buried here.

28. **Factory Hill House:** Mill, Millview, Sloan and Vickery Streets; antebellum. The houses in this section of Roswell were built as residences for workers at the Roswell Mills. At least 15 houses are of an identifiable style or age. A modified New England like salt box style is seen in a number of these houses. Five of these houses have central chimneys as they would in New England, and each of these have the wooden detail mentioned in the discussion of the Old Bricks apartments.

29. **Smith Plantation House:** Alpharetta Street; circa 1842-46. A simple but elegant 2-story frame structure with slender wooden columns constructed with wooden pegs. Original outbuildings, including a kitchen, barn, corn crib, carriage house and servants quarters, are still intact. When Archibald Smith came to Roswell in 1838, he acquired 160 acres to farm rather than investing in the mill industry.

30. **The Smith Triangle (Heart of Roswell Park):** bounded by Alpharetta and Canton Streets and Elizabeth Way.

31. **Elizabeth Way Stores:** circa 1900. Facing the Heart of Roswell Park, this group of old brick stores are part of Roswell's uptown business district and therefore contribute to the City's commercial life.

32. **Canton Street Stores:** Located around the Heart of Roswell, the block of store-fronts on Canton Street lend themselves well to historic preservation. The most significant building is a two-story brick structure with a white 2-story Victorian veranda, some of the smaller stores also have interesting architectural details.

33. **Minton House:** Norcross Street; 1849; 1½ story brick building with small round columns and single central dormers. This building is set back from the street behind graceful trees.

34. **Masonic Hall (Old Methodist Church):** Alpharetta Street at Green Street; circa 1859. Land on which this building sits was given to the Methodists by Barrington King. Church services were first conducted here in 1859 and continued until 1920 when the congregation was relocated.

35. **Methodist Cemetery (Old Roswell Cemetery):** Alpharetta Street and Woodstock Street. This old cemetery served the Methodist Church, not the Masonic Hall.

36. **Canton Street House (Perry House):** intersection of Canton and Woodstock Streets; 2-story white frame with hip roof and 1-story screened porch. This structure's appearance gives the impression of being out in the country as indeed it was at one time.

37. **Naylor Hall:** Canton Street; antebellum; 2-story with 1-story wing additions and porte-cochere, 4 columns support a pedimented portico. The original portion of this home was built by Barrington King for Mr. Proudfoot, Manager of the Roswell Mills. During the Civil War, Federal troops destroyed all but four rooms of the original structure. A later owner restored Naylor Hall and it is presently owned by Mrs. Jane Tuggle and her daughters. Sited far from the street, it makes a very real contribution to Historic Uptown Roswell.

38. **Ball Place:** Canton Street; circa 1872; 2-story white frame with green shutters, end chimneys and slender columns supporting the 1-story low-pedimented portico. Within the immediate neighborhood of Naylor Hall, the Ball Place illustrates how later, simpler houses encroach upon more significant historic landmarks and then are encroached upon themselves by even smaller, less significant structures. The Ball Place is itself compatible with Naylor Hall and the Canton Street House. Preservation plans, while allowing for inevitable neighborhood growth, must encourage the maintenance of the neighborhood's historical and architectural integrity.

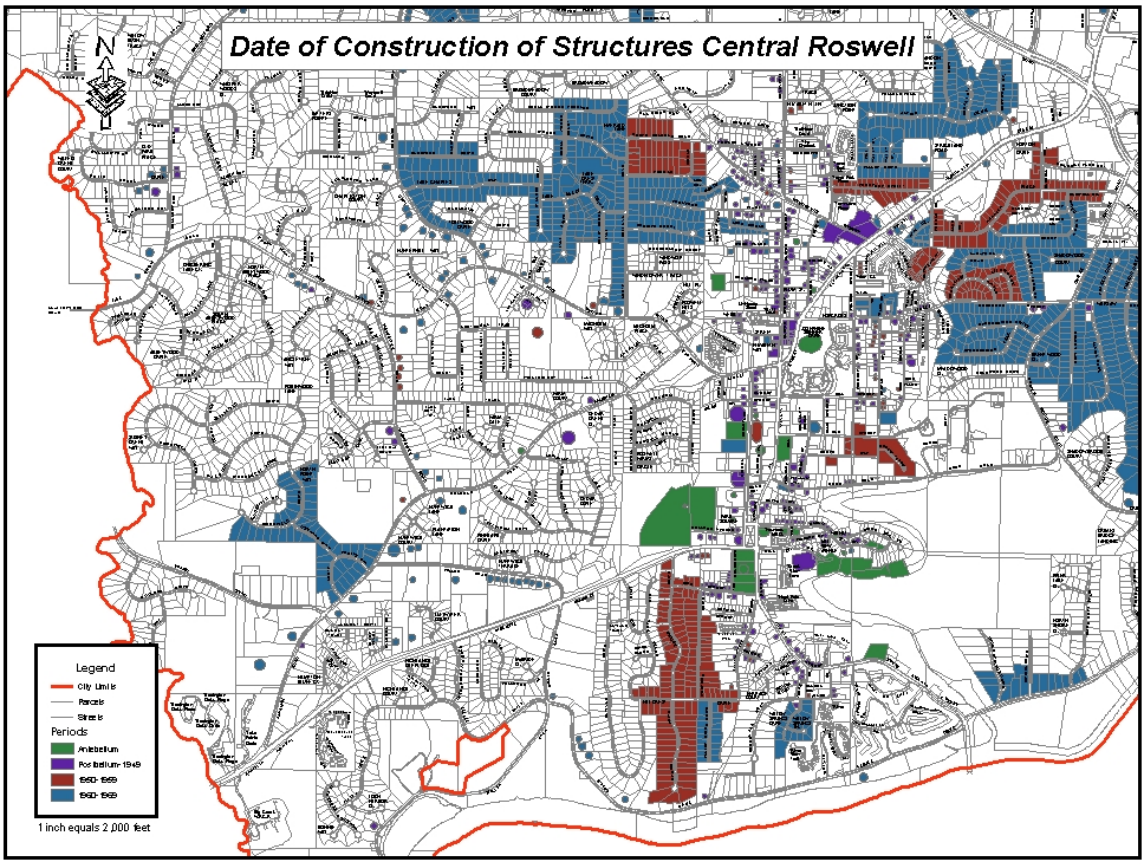
39. **Goulding House:** Goulding Place; circa 1857; 2-story brick with full pedimented portico, 2 massive doric columns and steep hip roof. This house was built for the Rev. Francis R. Goulding – Minister, inventor and author of Young Marooners and Marooner's Island, two popular boys' books. Cresting a hill at the end of this tree shaded street, Goulding House is a major contribution to Roswell's sense of history. Owned and occupied by the James Wright family, it is another one of Roswell's several examples of private residential preservation which must be encouraged.

Resource Inventories

A comprehensive historic resources survey of unincorporated North Fulton County was completed in 1995. The City of Roswell was not included in this survey. The survey was sponsored by the Historic Preservation Division of the Georgia Department of Natural Resources.

In the year 2000, the City applied for and received a grant from the Georgia Department of Natural Resources to conduct a comprehensive historic resources survey. That survey was initiated in July 2000 and completed in 2001. It is on file with the Community Development Department. This windshield survey was not comprehensive, but it was the first step taken

toward a more intensive survey effort. Resources identified in the windshield survey were placed within four categories based on probable date of construction: (1) antebellum; (2) postbellum-1949; (3) 1950-1959; and (4) 1960-1969. See Map 6.1 for a partial reproduction of that inventory (Central Roswell).



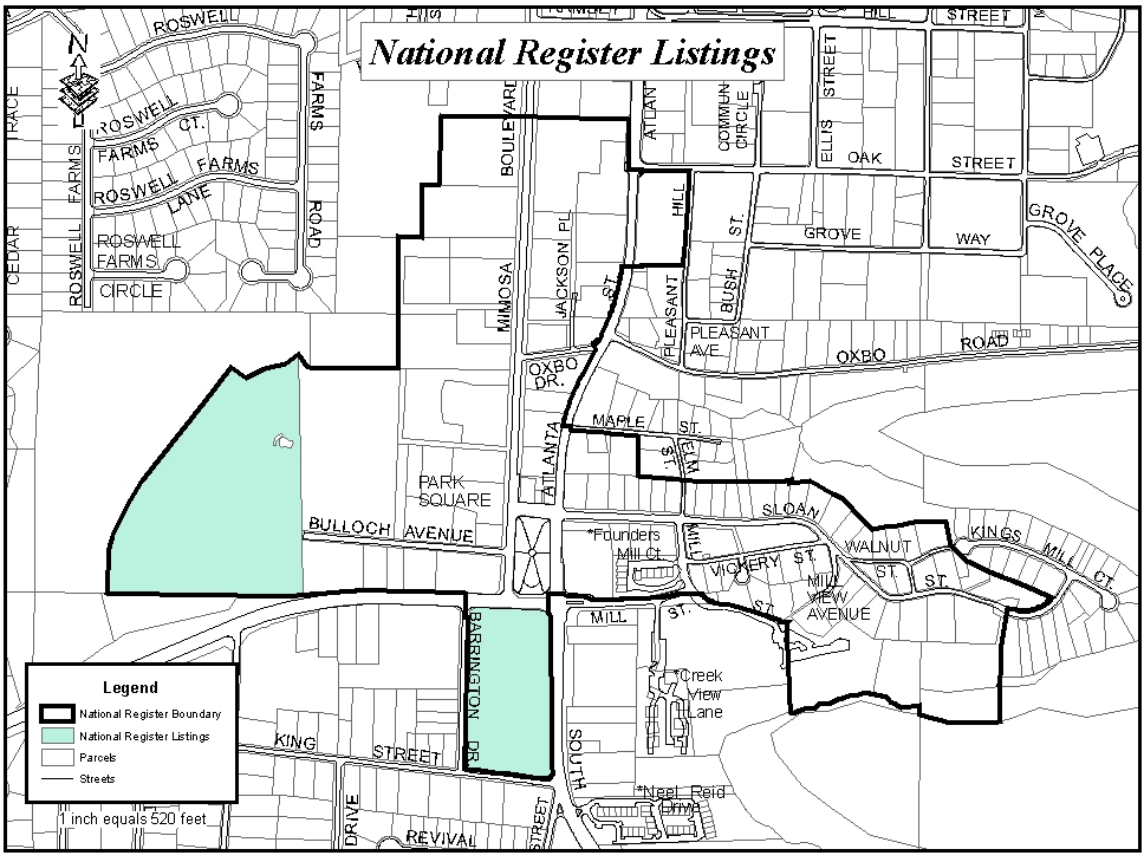
Map 6.1
Date of Construction of Structures
Central Roswell

While "historic resources" are generally considered to be 50 years of age or older, resources constructed from 1950-1959 and 1960-1969 were identified to allow for planning purposes in the 2020 Comprehensive Plan.

The majority of historic resources remaining in Roswell are focused in the City's central core. The historic town plan of grid streets is itself a significant historic landscape. Other resources are scattered throughout the once rural areas outside the City center. These resources may be classified according to use based on the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning.

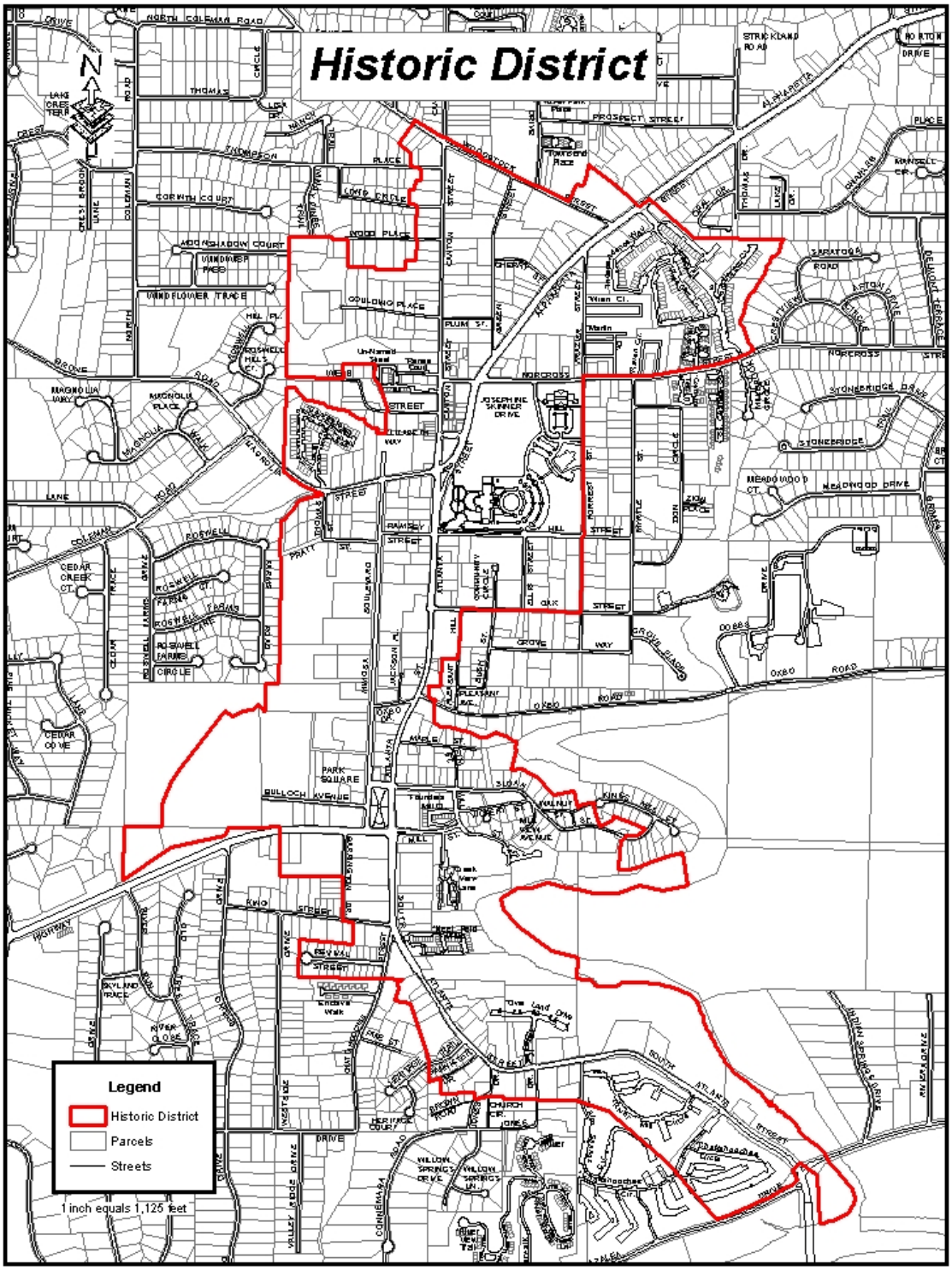
Historic Districts

Map 6.2 shows the boundary of the City's National Register Historic District. The two shaded properties, Bulloch Hall (to the west) and Barrington Hall (the southernmost property) are individually listed on the National Register in addition to being an integral part of the historic district.



Map 6.2
National Register Listings

Roswell's historic preservation program has grown over the last three decades since the local historic district was first established in 1971. The City designated a special Zoning District as Historic Roswell (H-R) that included properties fronting on Mimosa Boulevard, Bulloch Avenue, and Park Square. This local district, along with Sloan Street, Mill Street, Founders' Cemetery, the dam and mill ruins, and the Old Roswell Stores, was listed in the National Register of Historic Places soon afterward. In 1988, the local historic district boundaries were expanded to its current size of approximately 640 acres.



Map 6.3
Local Historic District

Residential Resources

Roswell's residential architecture is one of its most outstanding features. The City's collection of large antebellum residences and estates as well as the more modest residential structures of the mill workers provide tangible evidence of Roswell's social and industrial history. Several outstanding examples of the Greek Revival style fashionable in Georgia during the 1840s and 1850s can be found here. Only a very small number of antebellum houses remain outside the City's central core, and they generally have later additions and alterations that disguise their early construction date.

The largest number of historic residences in the City date from the postbellum to early 20th century period. Concentrated particularly along Canton Street north of downtown, these houses include many fine Victorian-era structures, turn-of-the-century Neoclassical Revival examples, and 1910s to 1930s Craftsman bungalows. Houses from this period are also found scattered throughout the City limits. The older houses were built as rural farmhouses.

More modest houses from the early to mid 20th century were also constructed throughout the City. A number of small neighborhoods of modest houses remain around the fringes of the City's central core. These houses generally have minimal or no stylistic features, but are also important residential resources within the City's historic development.

During the 1950s, the first residential subdivisions were developed around the City's historic core. These neighborhoods were laid out with curvilinear streets and contain some of the first ranch houses to be constructed here. The apartment/housing complex on Oak Street and Grove Way was also constructed during this period. Many 1950s houses sprang up along the major roads leading out from the City through the countryside.

Subdivision development reached even farther out from the City's center during the 1960s and 1970s. Fully developed ranch houses on curvilinear streets were typical of these neighborhoods. More and more infill continued throughout the surrounding area that was becoming less and less rural. Several apartment complexes were constructed as well. By 1966, apartments on Myrtle Street at Zion Circle, on Renee Court off Canton Street, and on Mimosa Boulevard south of the Methodist Church, had been built. By 1972, another apartment complex had been constructed on Forrest Street west of the high school, and on the bluff overlooking the Chattahoochee River at Atlanta Street (although this complex has been significantly altered since its construction).

Commercial Resources

The majority of the City's historic commercial resources are concentrated around Park Square and on Canton Street at Elizabeth Way, the two main areas of historic commercial development in Roswell. Most of the commercial buildings in these two areas are attached brick structures typical of commercial buildings constructed during the late 19th and early 20th centuries. The antebellum Old Roswell Stores are unique commercial resources.

A small number of historic commercial structures are located outside the central City. These remaining buildings were generally constructed as crossroads community stores that served nearby rural residents. Other scattered commercial resources constructed during the 1950s and 1960s as the City grew from increased development, will become historic over the next 10 to 20 years.

Industrial Resources

The most significant historic *industrial* resources in Roswell are the remains of the mill complexes located on Vickery Creek and the Chattahoochee River. These include the Roswell Manufacturing Company's remaining mill building, mill ruins, and dam in Vickery Creek Park. The mill building has been successfully re-used for office space, while the ruins and dam are highlighted as an educational component of a recreational green space.

Institutional Resources

Roswell contains a number of historic institutional resources including churches, schools, and governmental buildings. The 1840 Presbyterian Church and its associated cemetery is the City's oldest institutional building and dates from the early years of the community's founding. The 1859 Old Methodist Church building, which serves as the Masonic Hall, is located on Alpharetta Street. During the 1920s, both Baptist and Methodist churches were constructed on Mimosa Boulevard.

A number of historic rural church buildings remain scattered throughout the City limits, some with their associated cemeteries. Examples include a church and cemetery on Nesbit Ferry Road, and a church and cemetery at Nesbit Ferry and Jones Bridge Roads (outside the City limits).

The majority of school buildings in the City were constructed from the 1950s to the present. The elementary school on Mimosa Boulevard constructed in 1950 replaced previous school buildings and has had additions. The high school off Alpharetta Street was built in 1954 (now redeveloped as lofts and townhouses). The school in Mountain Park dates from the 1960s. An earlier school building remains on Nesbit Ferry Road at Haynes Bridge Road. The earliest section of the building appears to date from the 1920s or 1930s.

The original Fulton County Health Center constructed in 1945 by the City as a public works facility was located on North Atlanta Street. The building was used by the police department during the 1950s. Previous City Halls and other governmental buildings have been replaced with a new City complex constructed during the 1990s.

Rural Resources

Several types of resources remain that represent the rural, agrarian lifestyle common in the area surrounding the City's central core until the 1970s and 1980s. These rural resources include scattered farmhouses, some remaining agricultural buildings such as barns, open fields that were once agricultural crop or pasture land, and community meeting places such as churches and cemeteries and crossroads stores.

Archaeological Sites

The Georgia Archaeological site files were consulted to identify known archaeological sites within the project area. The known archaeological sites represent only a fraction of the archaeological sites that are likely to exist within the project area. Only small portions have actually been subjected to intensive archaeological survey.

Currently, 54 archaeological sites have been recorded within the study area. Seventy-eight percent (78%) of these sites have been identified by professional archaeologists. Almost all of the recorded sites have been identified according to their cultural period, or the period within which they were occupied. The sites in Roswell's study area exhibit a wide range of cultural periods, beginning in the Archaic period (c.8000 BC-c.4000 BC) and extending into the 20th century. The majority of those sites which have been dated (89 percent) are multi-component in nature, meaning that the site has a variety of cultural artifacts that have been deposited over multiple time periods.

The sites located within the study area encompass a rich and varied section of Georgia's history. These sites include many different types of artifacts, ranging from early prehistoric sites with Aboriginal lithic (stone tool production) scatter to historic 20th century home sites with standing structures. Many sites have been occupied over a long period of time and have a variety of site types represented, from Aboriginal artifact scatters to house structures which are evidenced by standing chimneys and foundations. Another very significant archaeological resource is the remains of several 19th century textile mills on Vickery (Big) Creek built by Roswell King and his descendants. There are also the remains of grist and saw mills constructed on several streams by the original settlers, who moved into the area with Roswell King in the 1830s and 1840s.

A predictive model indicating areas with potential for archaeological sites was developed for the Comprehensive Plan. The model used to locate archaeological resources within the Roswell planning area takes into account several factors. Commonly, large prehistoric habitation sites are located in close proximity to significant water sources, such as rivers and creeks. Smaller settlements and short-term use sites (campsites, hunting stations) may be located in a wider variety of physiographic locales, such as upland areas and stream terraces. Archaeological sites are less frequently found along steep ridge slopes or in swampy wetland areas. Historic archaeological sites are often found in proximity to historic roads or farm roads, agricultural fields, and waterways.

Areas associated with historic properties, such as houses, farmsteads, mills, and urban buildings have the potential to contain archaeological deposits. Both developed urban areas and areas of sparse development are located within the Roswell study area. Obviously, current land use was a factor in assessing the archaeological potential of the planning area. Topographic maps and maps showing floodplain areas, land parcels, and the location of structures were used to assess the archaeological potential of the modern landscape within the study area. The model outlines areas with “medium probability” and “high probability” that may contain archaeological sites. Areas not shaded on the model maps are considered to have a “low probability” of containing archaeological sites.

Although it would be impossible to map and accurately predict all areas that have the potential to contain archaeological sites, some general predictions can be made. All FEMA Q-3 floodplain areas, excluding wetlands, are considered high probability areas for archaeological sites. Generally, undeveloped ridges and ridge tops in close proximity to rivers, creeks, and drainages were also considered “high probability” areas. Similarly, undeveloped ridges farther from water sources were thought to have “medium potential” to contain archaeological sites. Houses, neighborhoods, golf courses, or other developments are situated on many of the ridges and ridge tops within the Roswell planning area. Grading associated with road and house construction has diminished the archaeological potential of these areas.

Though not mapped, it should be noted that there is the potential for historic archaeological resources to be located near waterways and along historic roads. Some of these sites may contain historic structures, while others may no longer contain standing structures. These sites may include the remains of mills, bridges, ferries, and house sites.

It is important to note that Roswell extended the jurisdiction of the Historic Preservation Commission to archaeological sites when it adopted a new zoning ordinance in 2003. Chapter 10.34 of the new zoning ordinance offers protection to archaeological resources by requiring that a certificate of appropriateness be issued by the HPC for any disturbance land, development of property, or construction of a building on or within 100 feet of an archaeological site. Upon development being proposed on a site with an identified archaeological resource, the owner of property containing a documented archaeological site must file with the City a report prepared by a professional archeologist recognized by the Georgia Council of Professional Archaeologists. That information is then used as a basis for the HPC deciding on a certificate of appropriateness.

HISTORIC PRESERVATION PROGRAM HISTORY

Various preservation plans for the historic district have been written. As already noted, in 1973, a plan for the historic district entitled *Historic Area Study: A Plan to Preserve Roswell's Historic Character* was completed. A second plan, *Preservation Plan for the Roswell Historic District*, was compiled in 1987. A downtown revitalization report entitled *Historic Roswell: An Appraisal and Evaluation* was done in 1989.

The City's Historic Preservation Ordinance was adopted in 1988. With this ordinance, the Roswell Historic Preservation Commission (HPC) was created and charged with overseeing historic preservation activities within the historic district. The City adopted the "City of Roswell Historic District Design Guidelines" in 1997 to provide guidance to the HPC and local residents when making alterations to properties within the historic district.

Roswell's historic preservation program became a Certified Local Government (CLG) Program in 1992. This designation means that the City government has been certified to participate in the national framework of historic preservation programs. Requirements for certification include (a) enforcing appropriate State and/or local legislation for the designation and protection of historic properties; (b) establishing an adequate and qualified historic preservation review commission; (c) maintaining a system for the survey and inventory of historic properties compatible with the State survey program; (d) providing for adequate public participation in the local historic preservation program; and (e) satisfactorily performing responsibilities delegated to local governments by the 1980 amendments to the National Historic Preservation Act.

EXPANSION OF THE LOCAL HISTORIC DISTRICT

As part of the initial draft of this element for the 2020 plan, The Jaeger Company made a recommendation based on a windshield survey that the local historic district be expanded to include the following areas:

- African-American Neighborhood in the Pleasant Hill Street area on the district's east side.
- Residential area along Woodstock Road and Canton Street on the district's north side.
- Residential areas on Webb Street drawn out of the district's original boundaries.

In addition to these recommended additions, The Jaeger Company recommended that the following areas be further studied for possible addition to the local historic district:

- Residential area along Forrest and Myrtle Streets on the district's east side.
- Residential structures on Wood Place and Thompson Place just outside the district's west boundary.

The City provided notice to owners of property proposed by The Jaeger Company for inclusion in the local historic district and held a public hearing before the Historic Preservation Commission on May 10, 2000. At that time, the City received some input about the proposed historic district boundary change. Concerns about this proposal centered on three aspects in particular:

1. There was some concern expressed that inclusion of certain residential properties (such as those along Bush Street and Pleasant Hill Street) would, because of the City's more liberal zoning provisions inside the local historic district boundary, cause these residential areas to destabilize and transition to office and/or commercial uses. It was apparent that certain residents would oppose inclusion of their properties within the local historic district, out of concern that the stability of their residential neighborhood be maintained.

2. Some residents proposed for inclusion within the local historic district raised concerns about the level of review required by the Historic Preservation Commission for seemingly minor changes to the exterior of buildings, such as the colors of paint and minor additions. There was sentiment expressed by certain property owners that they did not want to be subject to the additional review by the Historic Preservation Commission.

3. Concern was raised as to increases in taxation that may result from inclusion within the local historic district, given the more liberalized land uses allowed within the historic district and the propensity of tax assessors to value land and structures for their highest and best use.

HISTORIC CHARACTER AREAS

The 2020 Comprehensive Plan recommended that the City divide its single historic district (for purposes of administration of design guidelines) into three distinct "character areas." This idea was pursued further as the primary need for updating Roswell's Historic Preservation Element for the year 2025. Roswell's overall historic district is large and encompasses areas with different historic characteristics (dates of construction, building types, scale of development, materials, etc.). Each has identifiable landscape and architectural characteristics within the greater historic district.

1. Town Square and Mimosa Boulevard
2. Mill Village
3. Canton Street

During fall 2004, The Jaeger Company completed an analysis of the distinctiveness of three character areas and made recommendations on how to refine the 1997 historic district design guidelines. After conducting a windshield and walking survey of the historic district, taking field measurements and reviewing existing surveys, plans and studies of the area, The Jaeger Company confirmed the distinctiveness of three character areas. This section provides a summary of salient features of that report.

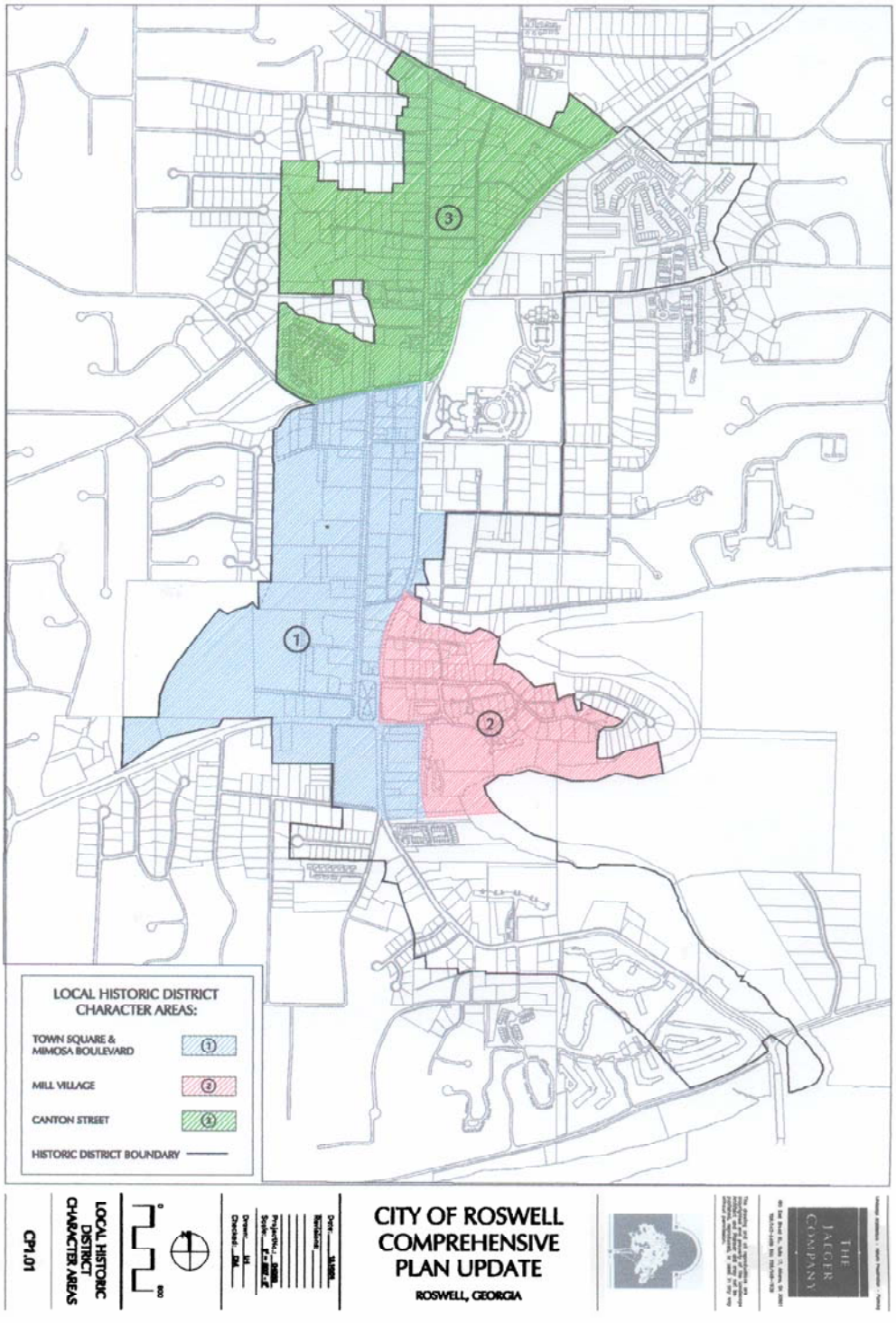
What Are Character-Defining Features?

The Jaeger Company planners were tasked with determining those character-defining elements of each area. Such character-defining elements, when used in combination with general design guidelines that apply to the entire historic district, can provide further guidance for alterations, additions, new construction and site improvements. Knowledge of characteristics that are prevalent within a certain area of the historic district, such as setbacks, materials, and scale of development, can assist property owners in the design of compatible new development and landscaping that respects the surrounding historic environment.

District-wide Character-defining Features

The historic district in total has many character-defining features. It is appropriate to determine what characteristics define the historic district as a whole, prior to determining whether such features are unique to areas of the larger district. Those character-defining features that are shared on a district-wide basis are articulated in the Jaeger Company report as follows.

- Streetscape pattern, including:
  - width of street
  - granite curb
  - width / appearance of planting strip
  - sidewalk
  - location of street trees
- Historic tree canopy (need to replace where missing or dying)
- Preservation of large lot estates (private and public ownership)
- Stone retaining walls, steps, foundations, culverts and curbing
- Wooden fencing around yards
- Brick and frame building construction with brick and stone foundations



Map 6.4
Historic Character Areas
Roswell Local Historic District

Town Square and Mimosa Boulevard

The Mimosa Boulevard character area features several of the City's antebellum estates and historic churches, in addition to the historic town square. Some of the unique qualities, or character-defining elements, of this area include:

- Town Square with WPA era stone features
- Wider streets and planting strips with larger lot pattern for homes
- Two lane street with parallel parking and wider planting strip
    - Street ~ 33 to 34 feet wide
    - Granite curb
    - Planting strip/green buffer ~ 5 to 13 feet wide
    - Concrete sidewalk/brick pavers
    - Street trees / many street trees are in private yards back of sidewalk
- Deeper setbacks / front yards for buildings
- Irregular granite curbing; stone steps
- High style architecture homes
- Challenges: Loss of hardwood tree canopy; Expansion of institutional uses.

A typical street scene on Mimosa Boulevard. Note the street tree canopy, the irregular granite stones on the edge of the yard, and the fairly deep setback of the historic homes.

Bulloch Hall is an example of one of many large lot antebellum estates that have been preserved in the Roswell Local Historic District. These estates give Roswell a unique character within the greater Atlanta area.

Mill Village

The Mill Village character area contains original housing stock for mill workers, both single-family frame houses and brick townhomes. Conversion of historic mill buildings into retail and residential uses has been a popular activity in this area over the last decade. Some of the unique qualities, or character-defining elements, of this area include:

- Narrow streets with small lots
- Houses set close to the street
- Historically, no curb or sidewalks
    - Street ~ 16 to 25 feet wide
    - Irregular granite curbing
    - Planting strip/green buffer
    - No sidewalk (City requires sidewalk now)
    - Trees in private yards in front of houses
- Small vernacular one-story mill houses; mostly frame construction with side gabled, hipped and pyramidal roofs
- Some two-story frame houses for dormitories
- Historic antebellum brick town houses
- Public green
- Challenges: Large rear additions; Infill cluster homes and multi-family; Front porch infill; Potential loss of simple character of mill housing as redevelopment occurs
- The guidelines would benefit with the inclusion of more historic photographs. Such photographs allow the user to visualize how the district really looked in the desired historic period. Photographs also allow replacement features, such as fencing, to replicate historic models used in the historic district.

The historic street design of the mill village reflects the utilitarian function of the area as a home to mill workers. Streets were narrow, many without curbs, some with irregular granite stone curbing and no sidewalks.

Highly significant within the mill village are the rare antebellum brick townhouses called "The Bricks."

Canton Street

The Canton Street character area contains both a historic commercial area and a residential district. This area has experienced a lot of conversions of historic residential housing to retail use, as well as the infill of modern developments. Some of the unique qualities, or character-defining elements, of this area include:

- Narrow streets, brick sidewalks, street trees
    - Street ~ 24 (residential) to 32 (commercial) feet wide
    - Granite Curb
    - Planting strip/green buffer ~ 2.5 to 8 feet wide
    - Brick sidewalk
    - Large canopy street tree are mostly in private yards back of sidewalk
- Varying lot sizes
- 1-2 story homes with generally uniform setback from street
- 1-2 story brick and frame commercial buildings built to sidewalk
- Use of hedgerows for yard divisions
- Historic stone retaining walls, culvert
- Some driveways unpaved
- Public Park in Commercial Area
- Challenges: Inappropriate infill; Residential conversion to commercial; Intrusion in area by suburban land development patterns; Rear additions; Front porch infill; Crosswalks needed
- The historic district guidelines were develop\ped before current streetscape elements were selected, such as lights, benches, bike racks and trash receptacles. It will be important in future guidelines to be specific about such elements, so that private development projects as well as public efforts will utilize the same community streetscape standards

The view of the commercial streetscape on Canton Street; note the street trees and wide bricked sidewalks.

Hedgerows are a common yard division in the Canton Street area.

HISTORIC PRESERVATION GOALS AND OBJECTIVES

The goals and objectives presented in this section represent strategies related to the preservation of Roswell's cultural resources. A goal is a purpose toward which specific actions are directed; goals are typically rather general and fairly broad in scope. An objective, on the other hand, is more specific and relates to a particular goal statement.

The importance of a comprehensive set of goals and objectives can hardly be overstated. The following goals represent the most important concerns regarding historic preservation and related issues in the City of Roswell and are the framework of the Historic Preservation Element. Goals and objectives should to a large degree direct historic preservation efforts and facilitate the development of specific strategies. They should also prove useful in the future, as people look back on what was considered most important in 2005.

Finally, goals and objectives should represent common ground—concerns that are shared by many and can be readily embraced as the historic preservation program moves forward. The process of developing goals and objectives for historic preservation in Roswell has sought to achieve this result.

Goal 1. Identify Roswell's significant cultural resources in order to expand awareness and understanding of the community's heritage.

Objectives

A. Use existing archaeological surveys that identify significant archaeological resources in high probability and threatened areas. Send any future survey findings to the State Archaeological Site Files and the State Historic Preservation Officer (SHPO).

B. Develop a plan for periodically updating the cultural resources surveys.

C. Identify "Heritage Trees" throughout the City.

D. Develop ways to encourage residents to share information about their historic properties.

E. Develop a Citywide GIS database of all identified cultural resources. Update the database periodically as needed.

F. Expand the existing National Register (not necessarily the local) historic district to include adjacent eligible commercial and residential areas.

G. Nominate other currently eligible historic districts and properties to the National Register.

H. Develop a plan for nominating historic properties and districts in the future as they become eligible.

I. Pursue National Historic Landmarks designations, as appropriate.

J. Develop a master plan for historic resources.

Goal 2. Protect Roswell's significant cultural resources by making resource protection an increasingly accepted policy of City government that is accompanied by appropriate regulatory mechanisms.

Objectives

A. Consider subdividing the local historic district into separate distinct districts in order to provide more specific guidance on historic preservation issues in each unique area. Utilize the intensive historic resources survey information to identify the district's different and distinct sections.

B. Subdivide the local historic district into three character areas (Town Square and Mimosa Boulevard; Mill Village; and Canton Street), and develop more detailed design guidelines for each of the character areas (but which may be compiled into one document) that are specifically tailored to each area's unique architectural and landscape development.

C. Incorporate cultural resources protection into greenways and open space planning and development. Encourage the designation of more historic parks. Promote passive recreation uses within those parks which do not adversely impact cultural resources.

D. Incorporate mechanisms for protecting Heritage Trees into the existing Tree Ordinance.

E. Incorporate the use of the Citywide GIS database of cultural resources into all City planning processes.

F. Encourage the use of land trust donations and conservation and facade easements, utilizing the Georgia Trust for Historic Preservations' existing mechanisms, to protect culturally significant structures and open space, and Transferable Development Rights.

Goal 3. Improve the local design review process to ensure that it operates as efficiently and equitably as possible.

Objectives

A. Maintain on staff in the Community Development Department a full-time, professionally trained historic preservation planner (meeting National Park Service Professional Qualifications for Historic Preservation Planners) to assist the Historic Preservation Commission with the design review process, and to manage the Certified Local Government (CLG) Program.

B. Utilize the information from the cultural resources surveys to assist the Historic Preservation Commission and property owners in the local design review process.

C. Develop a system that ensures that all residents and property owners within the locally designated historic district, particularly newcomers, receive materials informing them of the design review process and design guidelines.

D. Recognize to the extent feasible that all City-sponsored historic preservation activities and programs are accessible to all City residents, thus complying with the Americans with Disabilities Act (ADA).

Goal 4. Promote a greater public awareness of Roswell's cultural resources and the local programs that protect these resources.

Objectives

A. Develop and expand programs that inform residents about the City's local historic district designation and design review processes.

B. Develop and expand programs and publications that inform both residents and visitors about the City's cultural resources and its history.

C. Take full advantage of the extensive heritage tourism programs of the Convention and Visitors Bureau (CVB) to promote the City's historic preservation efforts. Increase coordination among all local agencies and organizations involved.

D. Take full advantage of existing heritage education programs for local school systems to educate children about the City's historic preservation efforts.

E. Publish a "catalogue" of historical and cultural resources in Roswell based on the historic structures survey.

Goal 5. Promote the use of economic incentives for historic preservation projects.

Objectives

A. Encourage the use of both the Federal Rehabilitation Tax Credit and the State Property Tax Abatement programs available for historic properties listed in or eligible for the National Register.

B. Encourage the tax-deductible donation of historic façade easements and conservation easements to further protect significant cultural resources in perpetuity.

C. Direct tourism tax money into the City's historic preservation programs.

D. Establish assistance programs to help fund local historic rehabilitation projects.

Goal 6. Provide technical assistance to local residents and property owners to inform and assist them with historic preservation-related projects and efforts.

Objectives

A. Create a repository of information about all aspects of historic preservation and make this resource readily available and accessible to the public. Develop and maintain the collection to also serve as a resource center for the HPC.

B. Add a specific historic preservation category to the City's existing web site to direct people to technical information about historic preservation that is available locally and on the Internet.

HISTORIC PRESERVATION ACTION STRATEGY

The goals and objectives outlined in the previous section have been used as a basis for the Historic Preservation Action Strategy. Table 6.1 illustrates each goal, its associated objectives, and the strategies required to implement it. A time frame has been assigned for each strategy with the responsible party noted. Time frames indicate the order of strategies as well as the time needed for their implementation: Immediately, Year One, Year Two, and On-going. Please note that time frames are not deadlines, nor do they represent rigid schedules that the Historic Preservation Commission is bound to follow. Time frames enable the Historic Preservation Commission and the City of Roswell to review progress in meeting preservation goals and objectives or to determine if goals and strategies should be redefined or priorities re-established. Furthermore, time frames can provide a valuable perspective on the Commission's accomplishments as Roswell's preservation program matures.

Responsible parties, noted as participants in the chart, include the Historic Preservation Commission (HPC); the Historic and Cultural Affairs Manager (HCAM); the Community Development Department (CD); the City recreation department; all City departments; the archaeological community; local bankers; Georgia State Historic Preservation Office (SHPO) within the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources (DNR); private consultants; and the Community Information Officer (CIO).

The Historic Preservation Commission and the City's Historic and Cultural Affairs Manager and Preservation Planner are noted as participants for a majority of the objectives. The Commission should consider involving other citizens in the program, rather than attempting to complete all the tasks alone. An example of a strategy that might be shared with other citizens is Goal 4 to promote greater awareness of Roswell's cultural resources. Citizens could assist Commission members in the creation and implementation of educational programs. Other opportunities should be identified for Commission members to assign appropriate strategies to interested citizens. Supervision by a Commission member for these volunteers will ensure coordination with the overall program. More widespread involvement by the citizens of Roswell in the program will create a sense of ownership and thus lead to a broader base of support for the program.

Table 6.1
Action Strategy - Historic Preservation Element

GOAL 1. Identify Roswell's significant cultural resources in order to expand awareness and understanding of the community's heritage.

Objectives	Strategies	Time Frame	Participants
A. Conduct an intensive-level, comprehensive historic resources survey of the City. Identify all types of historic resources, including buildings and structures, historic landscapes, and historic sites and objects.	1. Evaluate existing inventories; identify deficiencies. 2. Develop a program to guide a comprehensive survey to meet the City's needs. 3. Actively pursue funding for a comprehensive survey. 4. Hire a professional to conduct the survey.	Year One	HPC, HCAM, Preservation Planner, SHPO, consultants
B. Develop a plan for conducting archaeological surveys that will identify significant archaeological resources in high probability and threatened areas. Send survey findings to the State Archaeological Site Files and the State Historic Preservation Officer (SHPO).	1. Monitor proposed development applications for locations identified as high probability areas. 2. Hire a professional archaeologist to do a reconnaissance survey to identify the potential for archaeological resources and the need for further survey work. 3. Follow up with an intensive survey if needed. 4. Actively pursue funding for these surveys.	On-going	HPC, HCAM, SHPO, Preservation Planner archaeological community, consultants
C. Develop a plan for periodically updating the cultural resources surveys.	1. Devise methodologies for updating both historic resources and archaeological surveys at specific intervals. 2. Develop a program to guide survey updates to meet the City's needs.	On-going	HPC, HCAM, Preservation Planner
D. Identify "Heritage Trees" throughout the City.	1. Develop a program of identifying heritage trees. 2. Devise a methodology for identifying these trees.	Year One	HPC, CD
E. Develop ways to encourage residents to share information about their historic properties.	1. Continue the "legendary chats" program of the Convention and Visitors Bureau (CVB). 2. Develop a more extensive oral history program. 3. Encourage residents to share historic photos of the City and its properties and people. 4. Publish newspaper articles that ask for information, historic photos, and family stories of Roswell. 5. Develop programs that utilize this shared information.	On-going	HPC, HCAM, Preservation Planner, local residents

Goal One, Continued

Objectives	Strategies	Time Frame	Participants
F. Develop a Citywide GIS database of all identified cultural resources. Update the database periodically as needed.	1. Incorporate all identified cultural resource sites into the City's GIS database. 2. Develop a methodology for updating the cultural resource information in the database at specific intervals. 3. Incorporate the cultural resource database into all City planning efforts.	On-going	CD, HPC, SHPO, Preservation Planner, consultant
G. Expand the existing National Register historic district to include adjacent eligible commercial and residential areas.	1. Identify eligible areas around the perimeter of the existing district based on survey information. 2. Develop support from residents of these areas for National Register listing; promote the incentives associated with N.R. listing. 3. Nominate these areas to the National Register by expanding the existing historic district nomination. 4. Coordinate the National Register nomination with the SHPO.	Year Two	HPC, Preservation Planner, Consultant
H. Nominate other currently eligible historic districts and properties within the City to the National Register.	1. Identify other eligible historic districts and properties based on survey information. 2. Develop support from residents for National Register listings; promote the incentives associated with National Register listing. 3. Develop a time frame and strategy for nominating these districts and properties.	Year Three	HPC, Preservation Planner, Consultant
I. Develop a plan for nominating historic properties and districts in the future as they become eligible.	1. Identify properties and districts that will be eligible at various intervals; update this list at specific intervals. 2. Develop support for National Register listings as they become eligible; promote the incentives associated with N.R. listing. 3. Develop a time frame for nominating these districts and properties. 4. Publicize successful nominations.	On-going	HPC, HCAM, Preservation Planner, SHPO

GOAL 2. Protect Roswell's significant cultural resources by making resource protection an increasingly accepted policy of City government that is accompanied by appropriate regulatory mechanisms.

Objectives	Strategies	Time Frame	Participants
A. Subdivide the local historic district into three character areas (Town Square and Mimosa Boulevard; Mill Village; and Canton Street), and develop design guidelines that are specifically tailored to each area's unique architectural and landscape development.	1. Recognize, refine, and expand the descriptions of the three character areas 2. Create design guidelines for each historic character area that will identify and address historic preservation and design-related issues in each district.	Year Two	HPC, Preservation Planner, Consultant
B. Incorporate cultural resources protection into greenways and open space planning and development. Encourage the designation of more historic parks. Promote passive recreation uses within those parks which do not adversely impact cultural resources.	1. Identify cultural resources located within public open spaces. 2. Coordinate findings and protection options with the City's recreation department. 3. Encourage the development of park master plans sensitive to significant cultural resources and need for protection.	Year Two	HPC, HCAM, City recreation department, Preservation Planner
C. Incorporate mechanisms for protecting heritage trees into the existing tree ordinance.	1. Change the existing Tree Ordinance to protect identified Heritage Trees. 2. Develop a program for informing the public about these trees and their ordinance protection.	Year One	CD
D. Incorporate the use of the Citywide GIS database of cultural resources into all City planning processes.	1. Establish a process for incorporation and coordinate with all City departments.	Year Two	CD, all City departments
E. Encourage the use of land trust donations and conservation and façade easements to protect culturally significant structures and open space.	1. Network with other agencies/groups involved in land trust/conservation easement programs for background information on programs/how to establish a new program. 2. Encourage development of a program for the City of Roswell or encourage participation in an existing program.	Year Two	HPC, HCAM, Preservation Planner, private sector

GOAL 3. Improve the local design review process to ensure that it operates as efficiently and equitably as possible.

Objectives	Strategies	Time Frame	Participants
A. Maintain on staff a full-time, professionally trained historic preservation planner (meeting National Park Service Professional Qualifications for Historic Preservation Planners) to assist the Historic Preservation Commission with the design review process, and to manage the Certified Local Government (CLG) Program.	1. Continue the City's commitment to staffing a full-time historic preservation position. 2. Make sure this person assists and works with the HPC and the design review process.	Year Two	CD, HPC
B. Utilize the information from the cultural resources surveys to assist the Historic Preservation Commission and property owners in the local design review process.	1. Make the cultural resources surveys readily accessible to the HPC and property owners to provide them with reliable information about historic properties.	Ongoing	HPC, Preservation Planner
C. Develop a system that ensures that all residents and property owners within the locally designated historic district, particularly newcomers, receive materials informing them of the design review process and design guidelines. Make these materials as straight-forward and user-friendly as possible.	1. Develop information packets for property owners, particularly newcomers. 2. Develop a process for distributing these packets to property owners. 3. Have information packets provided to newcomers when they first move into the historic district.	Year Two	HPC, Preservation Planner
D. Ensure that all City-sponsored historic preservation activities and programs are accessible to all City residents, thus complying with the Americans with Disabilities Act (ADA).	1. Ensure that all historic preservation activities and programs are accessible for residents with all types of disabilities—wheelchair accessibility, Braille written material for the visually impaired, sign language interpreters for the hearing impaired, etc. 2. Obtain the ADA's new publication *A Self-Guided Training Course for Historic Preservation Commissions* from the National Alliance of Preservation Commissions and have all HPC members go through the course.	Immediately	HPC, HCAM, Preservation Planner

GOAL 4. Promote a greater public awareness of Roswell's cultural resources and the local programs that protect these resources.

Objectives	Strategies	Time Frame	Participants
A. Develop and expand programs that inform residents about the City's local designation and design review processes.	1. Continue the series of brochures and town hall meetings currently being used. 2. Provide case studies of real-life design review projects by writing about them in a community newsletter (such as *History Maker*) or as press releases in the newspaper. 3. Use the City's existing web site to disseminate information.	Year One	HPC, Preservation Planner
B. Develop and expand programs and publications that inform both residents and visitors about the City's cultural resources and its history.	1. Enlarge the emphasis of programs and publications from antebellum resources to include resources from all periods of the City's history. 2. Publish the findings of the historic resources survey and produce a "coffee table" version for sale. 3. Utilize CLG funds for funding survey and book publication.	Year One	HPC, CD, Preservation Planner, SHPO
C. Take full advantage of the extensive heritage tourism programs of the Convention and Visitors Bureau (CVB) to promote the City's historic preservation efforts. Increase coordination among all local agencies and organizations involved.	1. Work with the CVB to develop ways to promote the City's historic preservation programs through the CVB's already established channels. 2. Meet regularly with all associated local agencies and organizations to discuss promotional programs and to keep all groups updated. 3. Periodically review and update existing programs.	Year One	HPC
D. Take full advantage of existing heritage education programs for local school systems to educate children about the City's historic preservation efforts.	1. Support development of lesson plans about the City's historic preservation programs and policies to be used in local heritage education programs. 2. Support the curriculum of the Teaching Museum, which educates Fulton County students about U.S., Georgia, and local history.	Year One	HPC
E. Publish a catalogue of historic and cultural resources in Roswell upon completion of the historic resources survey.		Year Three	HPC, Preservation Planner, HCAM

GOAL 5. Promote the use of economic incentives for historic preservation projects.

Objectives	Strategies	Time Frame	Participants
A. Encourage the use of both the Federal Rehabilitation Tax Credit and the State Property Tax Abatement programs available for historic properties listed in or eligible for the National Register.	1. Make information about the rehabilitation tax credit programs and application forms readily available through as many sources as possible. 2. Provide positive case studies of successful rehabilitation projects.	Year One	HPC, HCAM, Preservation Planner
B. Encourage the tax-deductible donation of historic facade easements and conservation easements to further protect significant cultural resources in perpetuity.	1. Make information about historic facade easements and conservation easements readily available through as many sources as possible. 2. Provide positive case studies of successful easement donations and their resulting historic resources protection.	Year Two	HPC, Preservation Planner
C. Establish assistance programs to help fund local historic rehabilitation projects.	1. Encourage local banks to establish a low-interest loan pool to provide funding. 2. Develop a “paint program” that makes paint available to historic property owners as an alternative to artificial siding. 3. Develop ways to inform the public about these programs so they will be utilized as much as possible.	Year One	HPC, HCAM, Preservation Planner, local bankers

GOAL 6. Provide technical assistance to local residents and property owners to inform and assist them with historic preservation-related projects and efforts.

Objectives	Strategies	Time Frame	Participants
A. Create a repository of information about all aspects of historic preservation and make this resource readily available and accessible to the public. Develop and maintain the collection to also serve as a resource center for the HPC.	1. Develop as complete a collection as possible of information about historic preservation programs, tools, techniques, technical information, and incentives; place the collection in the local library or other readily accessible place. 2. Periodically update and add to this information base. 3. Develop methods to "get the word out" about the availability of this resource.	Ongoing	HPD, HCAM, Preservation Planner
B. Add a specific historic preservation category to the City's existing web site to direct people to technical information about historic preservation that is available locally and on the Internet.	1. The web site should direct people to the local repository of historic preservation information discussed above. 2. Specific addresses and information about other related web sites should also be included; e.g., the National Park Service's web site explaining the Rehabilitation Tax Incentives and the Secretary's Standards for Rehabilitation—www2.cr.nps.gov/e-rehab/index.htm.	Ongoing	Community Information Officer

HISTORIC PRESERVATION TOOLS AND TECHNIQUES

This section provides information concerning a wide variety of tools and techniques that may be used to identify, evaluate, and protect Roswell's historic properties. These tools can be applied to the strategies suggested in the preceding chapter.

Evaluation and Designation of Historic Resources

Evaluating and designating properties for their historic and cultural significance is perhaps the most important process of any historic preservation program. Without first evaluating the importance of a community's historic resources and identifying them as possessing significant historic value, it would be very difficult to achieve the other goals and objectives of a preservation effort. Members of the local community will be much more receptive to historic preservation efforts if they understand why historic properties are important and deserve protection. There are two types of designation: (1) listing in the National Register of Historic Places and (2) local designations by the Historic Preservation Commission.

Listing in the National Register of Historic Places

The National Register of Historic Places was created by the National Historic Preservation Act of 1966 as the nation's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The National Register, a federal program, is administered by the National Park Service in partnership with State governments. Its primary purpose is to recognize properties of historic and cultural significance and see that such properties are given consideration in federal undertakings such as highway construction and urban renewal. The National Register program is administered in Georgia by the "State Historic Preservation Officer (SHPO)," who is located within the Historic Preservation Division of the Georgia Department of Natural Resources. The SHPO has many responsibilities, including conducting a Statewide survey of historic properties, coordinating nominations of eligible properties to the National Register, and conducting environmental review of federal and State projects that may affect properties listed in or eligible for listing in the National Register. Nominations to the National Register are prepared and reviewed at local and State levels, but final decisions concerning listing of properties in the National Register are made by the National Park Service.

Properties currently listed in Roswell include a portion of the Roswell Historic District and two individual properties, Barrington Hall and Bulloch Hall. Both individual listings are also included within the Roswell Historic District boundaries. A property is not listed twice in most cases, so it is likely that the individual properties were listed prior to the creation of the historic district.

There are many other historic properties within Roswell eligible for listing in the National Register both as districts or individual properties. In particular, the historic district could be expanded; or residential and commercial areas around the City center could be nominated; 1950s and 1960s neighborhoods may also become eligible as they become 50 years old. Nominations currently underway include Hembree Farm, Smith Plantation and Canton Street District.

Local Designation by the Historic Preservation Commission

Georgia State enabling legislation allows local governments to create historic preservation commissions and designate local historic districts and landmarks. Local designation is a separate program from the National Register of Historic Places and has different requirements and benefits. "Historic property" designation applies to individual properties such as buildings, structures, sites, and objects; "historic district" designation applies to areas such as neighborhoods, commercial districts, and rural communities. The City's Historic Preservation Ordinance gives the Historic Preservation Commission the authority to recommend the designation of individual properties and districts.

Local designation of historic properties is an honor, indicating that the local community considers these properties deserving of recognition and protection. Owners of designated properties are required to obtain certificates of appropriateness from the historic preservation commission prior to making significant alterations or additions to their properties. This requirement ensures that the special character of landmarks and historic districts will be maintained.

Roswell currently has one locally designated historic district, which was created in 1971 and expanded in 1988. This district comprises most historic properties in the City's central area. The official historic properties map, which was adopted in 1988, is considered by the Commission to be unreliable. Completion of an intensive survey has allowed for more precise documentation of historic resources in Roswell.

Legal and Regulatory Protection at the Local Level

The authority to protect historic properties at the local level is established in Georgia through State enabling legislation. While local preservation programs depend on State laws for authorization and on federal programs for financial support, it is at the local level that historic properties are most effectively protected.

Local preservation commissions often use *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1992) as the basic criteria for determining the appropriateness of an alteration or an addition to a historic property. These standards are extremely general, applying to properties throughout the United States. The standards are also limited in subject matter. They are designed primarily to guide physical improvements to a historic structure and do not deal specifically with new construction within a historic setting. For that reason, Commissions develop design guidelines to address the unique character of historic resources and settings in their locale. Historic District Design Guidelines were developed for the Roswell Historic District and adopted by the Roswell City Council in 1997.

Design guidelines are helpful to both the applicant and the Commission. First, guidelines tell property owners in advance how proposed changes to their properties will be judged. Secondly, the use of the same guidelines for each applicant ensures that all property owners are treated equally. Guidelines make the Commission's job easier by providing a rationale framework for review.

Roswell's historic preservation program is a "Certified Local Government (CLG) Program." This designation, which took place in 1992, means that the City government has been certified to participate in the national framework of historic preservation programs. Requirements for

certification include the following: (a) enforcing appropriate State and/or local legislation for the designation and protection of historic properties; (b) establishing an adequate and qualified historic preservation review commission; (c) maintaining a system for the survey and inventory of historic properties compatible with the State survey program; (d) providing for adequate public participation in the local historic preservation program; and (e) satisfactorily performing responsibilities delegated to local governments by the 1980 amendments to the National Historic Preservation Act. Certified Local Government historic preservation programs are eligible to apply for grant funds from the federal government, as at least 10 percent of a State's funding from the National Historic Preservation Fund must be passed along to CLGs.

Historic properties often feature construction details, materials, and fixtures that do not conform with modern construction and safety standards. Building codes in a number of States provide special provisions and alternatives that allow existing buildings, in particular historic buildings, to meet code standards without drastically altering a historic property's significant character-defining features. The State Historic Preservation Office (Historic Preservation Division of the Georgia Department of Natural Resources) can provide assistance in taking advantage of these special provisions for historic buildings.

Rehabilitation Tax Credits

The Federal Historic Rehabilitation Investment Tax Credit is an incentive to taxpayers who contribute to the preservation of historic properties by rehabilitating them. The program offers a dollar-for-dollar reduction of federal income taxes owed equal to twenty percent (20%) of the cost of rehabilitating income-producing "certified historic structures." The application process involves completion of a three-part "Historic Preservation Certification Application" and involves both the State Historic Preservation Office (Historic Preservation Division of Georgia Department of Natural Resources) and the National Park Service (NPS).

To be eligible for the 20 Percent Investment Tax Credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district. The building may also be a contributing property within a locally designated district that has been certified by the NPS. One of these qualifies the building as a "certified historic structure."

- The project must meet the "substantial rehabilitation test," where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building and is at least $5,000. Generally, projects must be finished within two years.

- The rehabilitation work itself must be done according to The Secretary of the Interior's Standards for Rehabilitation. These are common-sense guidelines for appropriate and sensitive rehabilitation.

A property owner submits the application forms to the SHPO, and they are reviewed and passed on to NPS for a final certification decision. The application process has three parts: Part 1 documents that the building is a "certified historic structure," eligible to receive the tax credit; Part 2 explains the scope of the rehabilitation work and should preferably be filed before the work begins; Part 3 includes the Request for Certification of Completed Work documents for the finished work and is proof for the Internal Revenue Service that the rehabilitation is "certified."

The Investment Tax Credit Program also allows for a 10 percent tax credit for certified "non-historic" properties and for a charitable contribution deduction. These credits have different qualifying criteria from the 20 percent credit. The SHPO provides information, applications, and technical assistance for this program.[11]

Property Tax Assessment Freeze

In 1989, the Georgia General Assembly passed a preferential property tax assessment program for rehabilitated historic property. This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only increase property values for owners, but eventually, increase tax revenues for local governments.

The law provides an owner of historic property which has undergone substantial rehabilitation an eight-year freeze on property tax assessments. For the ninth year, the assessment increases by 50 percent of the difference between the recorded first-year value and the current fair market value. In the 10th and following years, the tax assessment will then be based on the current fair market value.

To be eligible for the Property Tax Assessment Freeze:

- The property must be listed, or eligible for listing, in the Georgia Register of Historic Places or the National Register of Historic Places either individually or as a contributing building within a historic district.

- The property owner must have begun rehabilitation work after January 1, 1989.

- The project must meet a "substantial rehabilitation test" as determined by the County tax assessor. If the property is residential, a rehabilitation must increase the fair market value of the building by at least 50 percent. If the property is mixed-use (part residential and part income-producing), the fair market value must increase by at least 75 percent. If the property is commercial/professional, the fair market value must increase by at least 100 percent.

- The rehabilitation work must be done according to The Secretary of the Interior's Standards for Rehabilitation.

The incentives program is carried out by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and by the County tax assessor. The application process has two parts: Part A, Preliminary Certification, documents that the building is a historic property, and that the proposed work meets the *Standards for Rehabilitation*. Part B, Final Certification, documents the finished work.[12]

[11] Taken from Preservation Fact Sheet, *Historic Preservation Federal Tax Incentive Programs*, Historic Preservation Division, Georgia Department of Natural Resources, 1998.
[12] Taken from Preservation Fact Sheet, *Historic Preservation State Tax Incentive Program*, Historic Preservation Division, Georgia Department of Natural Resources, 1998.

Revolving Loan Funds

Revolving loan funds provide borrowers with loans for such things as acquisition, stabilization, rehabilitation, restoration, and site improvements. Many local communities with the support of local banks have developed such programs. Often such programs offer money at reduced interest rates.

Conservation and Preservation Easements

Conservation and preservation easements are agreements made by property owners restricting development of their properties. Easements are generally given to agencies such as land trusts or historic preservation organizations, which then become the easement holders. Each easement document specifically defines the rights being given up by the property owner and the restrictions being placed on the property's use; the easement holder has the right to enforce these restrictions.

Conservation and preservation easements are tax deductible, but in order to qualify for a federal tax deduction an easement must be (a) donated in perpetuity; (b) donated to a qualified organization; and (c) donated strictly for conservation or preservation purposes. The amount a property owner can deduct is typically equal to the reduction in the property's value due to the easement. An appraisal must be conducted in order to determine the easement's value and must meet standards of the Internal Revenue Service.

Public Awareness

Informing the public about the history of an area is one of the best ways to build support for historic preservation. Although many Roswell residents may know some basic facts about the County's history, it is likely that most people don't have a very good understanding of Roswell's past. Educating the public about types of historic properties and the benefits of historic preservation would also be worth the effort.

Oral History Initiatives

Oral history is defined as "the collection of spoken memoirs from people who wish to relate historically significant personal experience." This tool can provide much information about a community that would otherwise never be assembled and would eventually be lost if not recorded through some other means. Undertaking an oral history program in Roswell will require the development of a cohesive plan that addresses issues such as (a) establishing an advisory committee; (b) developing goals for the program; and (c) assigning an individual to direct the program. It will also be important that the basic approaches and techniques of conducting oral history interviews and transcribing tapes is learned by those who will be involved.

Photograph and Slide Collections

The City of Roswell would benefit from assembling a slide/photograph collection to include at least one color image of every property included in a comprehensive survey of the City’s historic resources. Once completed this collection would be a very valuable tool. Public presentations on the significance of Roswell's heritage and the importance of historic preservation will easily be prepared using images from the collection. The images will also be useful as a record of the condition of historic properties at the time the photographs/slides were made. Historic

photographs, in particular, would be of great benefit to future historic research and documentation.

Public School Programs

Heritage education programs in the public schools are a growing trend in many parts of the country. People are now recognizing the need for students to learn about the places in which they live and about the historic buildings and sites that they may see every day but about which they may know nothing. Developing local history programs for the schools is not an easy undertaking but once completed these programs can be put in place and used year after year. A likely end result is that the young people coming out of the local schools will have a greater appreciation for Roswell's history and the historic properties located throughout the City.

Heritage Tourism

Heritage tourism is presently considered one of the most promising areas of economic development for communities and rural areas. This fact is a result of a variety of changes, among which are (a) better interpretation of historic resources; (b) increased levels of education; (c) higher levels of disposable income; (d) less time for lengthy vacations; and (e) a growing desire to find authentic experiences in a world increasingly dominated by television and video entertainment. In addition to providing economic benefits and increasing the appreciation for historic properties, heritage tourism can also be an important tool in the actual preservation and rehabilitation of historic buildings. Unused and deteriorating buildings can be restored and utilized as tourist attractions or businesses that cater to tourists.

Roswell is fortunate to have in place an effective Convention and Visitors Bureau. The Visitors Center at Roswell’s town square already promotes heritage tourism in the community. The National Trust for Historic Preservation's Heritage Tourism Program is a useful resource and should be contacted as Roswell expands its heritage tourism program. See also the Economic Development Element (Chapter 3) of this Comprehensive Plan.

Georgia Scenic Byways Designation

The Georgia Department of Transportation administers the Scenic Byways Program through its Planning Unit. To date, four Scenic Byways have been designated in Georgia, and as a group these roads embody much of the diverse beauty and culture of Georgia. Designated routes are those that have been nominated and subsequently selected for the numerous cultural, historic, and natural features they offer. Scenic Byways are intended to present motorists with an alternative to the high traffic volumes and primarily commercial environments that typify many of the State's major highways and interstates.

The Georgia Scenic Byways Program was reorganized approximately four years ago and is currently active in soliciting new applicants for byway designation. Potential applicants to the Scenic Byways Program can be agencies, organizations, or individuals. The Designation Application requests information on the proposed byway—proposed name, route, length, its significance, and management issues. The applicant is asked to evaluate the potential “intrinsic qualities” of the byway which include scenic, natural, historic, cultural, archaeological, and/or recreational qualities. Local, State and/or federal government agencies with jurisdiction over the byway are listed. Community participation, which is an important part of the designation process, is described as well. An application for designation is currently underway.

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CHAPTER 7
FRAMEWORK FOR NEIGHBORHOOD PLANNING

> *"The neighborhood is a natural phenomenon. It is organic, growing naturally wherever people live close to one another… Neighborhoods can be cultivated and nourished, protected and allowed to blossom to full maturity. Or they can be stunted, made to struggle for existence."* (Hallman)
>
> *"Neighborhood planning, a tremendous potential ordinary folks have to take charge of their community."* (Jones)

The 2020 Comprehensive Plan contained a chapter titled "Planning for Roswell Neighborhoods." That chapter was not a required element of the State's minimum planning standards. At the time the chapter was written, however, there was a desire on the part of the planning staff to recognize existing neighborhood planning efforts and set a framework for neighborhood planning efforts in the future.

OBJECTIVES

The objectives of this chapter are to:

1. Articulate how Roswell would benefit from neighborhood planning;
2. Define neighborhoods by their development characteristics and boundaries;
3. Provide a framework for preparing neighborhood plans; and,
4. Suggest neighborhood self-help programs and neighborhood policies.

BENEFITS OF NEIGHBORHOOD PLANNING

Sense of Community

Neighborhood planning contributes to an increase in the sense of community that individuals experience. People who have a strong sense of community also believe that they have some control over what happens in their neighborhoods. They also believe that their needs can be met through the collective capabilities of their neighbors. People who know their neighbors share emotional connections and experience social bonding. In short, the more neighbors interact, the more likely they are to become close to each other. People with a stronger sense of community are more likely to vote, contact their public officials, and work on public problems affecting their locality and beyond.

Sense of Identity

Neighborhood planning helps create a sense of identity through initiatives such as development of a common symbol system within a neighborhood. Neighborhood strategies also encourage the identification of unique neighborhood qualities.

Sense of Control

Neighborhood planning and development provides the opportunity for citizens to assert greater control of their immediate environs through planning at the local level.

Sense of Security

Neighborhood planning increases not only the perception of safety but in fact can lead to enhanced security. If neighbors feel secure they often increase the quantity of contacts with their neighbors. For instance, neighborhood crime watch programs developed by residents, City officials, and police, often increase safety, interaction among residents, and instill a greater sense of community.

Enhanced Link to the Comprehensive Plan

Neighborhood planning enhances the extent to which the City's Comprehensive Plan addresses specific issues related to neighborhoods. Neighborhood planning processes provide for increased public participation, smaller-scale land use planning, neighborhood preservation and enhancement programs, and policies for neighborhood facilities and services.

Unique Physical Design

From a "pre-neighborhood" position, planning *for* the neighborhood through the physical design of the neighborhood is important. A neighborhood with a physical design that encourages "neighborliness" contributes to the sense of community that people experience. For instance, advocates of new urbanism – neo-traditional designs with walkable streets, front porches, greater pedestrian access, mixed densities, public gathering places and neighborhood commercial land uses – fosters a sense of community not provided in conventional suburban developments.

Additional Benefits

Neighborhood efforts tend to be "more responsive to local problems, increase commitment to the neighborhood, increase citizen participation, build leadership at the local level, improve physical conditions and public services, increase local interaction and sense of community, foster social integration, increase trust in local government, and bring about a more equitable distribution of public goods" (Rohe and Gates).

DEFINING NEIGHBORHOODS

Many different definitions have been offered to define neighborhoods. In older urban areas, neighborhoods are often defined by the sharing of various community facilities and institutions (corner store, church, school, etc.), or the existence of distinctive racial, ethnic or economic class.

These characteristics do not entirely fit Roswell’s neighborhoods for two reasons. First, Roswell’s zoning and land use patterns have largely separated the single-family residential areas from non-residential uses. Second, Roswell is relatively homogeneous and therefore does not have many sharp edges that contrast racial, ethnic or economic class. There are significant exceptions to these two generalizations about neighborhoods in the City of Roswell

(the City does have African-American and Hispanic, as well as lower income neighborhood areas), but for the most part they hold true.

Types of Roswell Neighborhoods

With the exception of its historic neighborhoods and few remaining rural areas, the Roswell we see today is predominantly a collection of subdivisions and planned communities. It is the classic post-World War II, single-family residential, suburban development that typifies most of northern Fulton County. Neighborhood development in Roswell can be generally categorized as:

- Pre-World War II development (500 units; 1.7percent)

  Original historic Roswell settlement

  Older, rural development

- Post-World War II suburban development, built prior to 1970 (2700 units; 9.1 percent)

- Development built after 1970 (26,500 units; 89.2 percent)

  Independently developed subdivisions

  Master Planned Communities such as Martin's Landing, Brookfield West, Willow Springs, Horseshoe Bend, and Saddle Creek. Definable boundaries.

- Rural development (part of above percent)

Roswell Neighborhood Characteristics

A field survey was conducted of residential developments within Roswell in 1999 to determine the variety of physical characteristics of neighborhoods within the City. Fortunately, unlike many older urban areas, the City had only a limited number of isolated neighborhood pockets that would be considered blighted or deteriorating. These areas were typically in the minority or elderly community where limited income made housing maintenance difficult.

Residential streets were usually found in good condition, although many of them were constructed nearly 30 years ago. Most streets had curbing but in only limited instances were sidewalks available. Street tree canopies were prevalent in the older neighborhoods but noticeably absent in newer developments. Neighborhood yards tended to be better maintained in developments built since 1970, perhaps an indication of older residents with less physical or fiscal ability to undertake yard work. Areas of the City with a large number of housing units built prior to 1970 also had higher percentages of rental properties.

Typically, only those neighborhoods developed as planned communities offered recreational opportunities that were integrated into the fabric of the neighborhood. Other developments were dependent upon City-sponsored recreation facilities that were not typically designed for walking to and from the neighborhoods. Other places for gathering, such as churches and schools, were only infrequently a part of the City's neighborhood context. A notable exception was within historic Roswell where churches and schools were a very large part of the

neighborhood. In fact, a significant amount of land within the historic neighborhood area was consumed by very expansive worship facilities or schools. The original plan of the City was built around them.

The major issues confronting neighborhoods within the City appear to be the following: increased number of rental properties within older residential neighborhoods; older residential areas encroached upon by non-residential uses; free-standing subdivisions that have no connectivity to adjacent development, neither by roadway or walkway; a lack of public gathering places where neighbors can meet neighbors; a lack of identity or distinctiveness; and isolation from neighborhood services that can be conveniently accessed by walking or biking.

Delineating Neighborhood Boundaries

One of the first things needed to define neighborhoods within Roswell is to actually delineate neighborhood boundaries. However, neighborhood boundaries may be delineated by using a variety of criteria. Sometimes, the boundaries are clearly demarcated and agreed upon, but most of the time the boundaries are less distinct and a matter of varied opinion. Table 7.1 illustrates how different people tend to delineate neighborhoods based on different criteria.

Table 7.1
Different Viewpoints for Delineating Neighborhoods

Viewpoint	Likely Basis For Delineating Neighborhoods
City planners	Census tract boundaries or land use patterns
Municipal administrators	Service areas
School officials	School attendance zones
Sociologists	Homogeneity of social classes; historical factors; self-identity
Realtors and mortgage lenders	Homes of similar type and value
Elected officials	Voting precincts
Occupants of single family detached dwellings	Civic association areas; areas where the market value of housing noticeably changes

Source: Based on Hallman 1984, pp. 56-57.

Delineating Roswell Neighborhoods

It is tempting to superimpose a geography of neighborhoods on Roswell that will serve as a framework for neighborhood planning. However, it should not be left to "outsiders" to make determinations about what constitutes a neighborhood and decide how to draw boundaries. It should be the residents of the various residential areas of the City that decide what constitutes the boundaries of their neighborhoods.

Geographical boundaries are best defined by neighborhoods themselves. Therefore, for purposes of this chapter, a “neighborhood” is defined broadly to be "any geographic area within Roswell that makes sense to its residents and can serve as an arena for improving the quality of life within the neighborhood." Any area that meets this basic definition can and should be defined and delineated as a Roswell neighborhood.

ELEMENTS OF A NEIGHBORHOOD PLAN

A key objective of this chapter is to provide a framework for preparing neighborhood plans. Bernie Jones, in his book *Neighborhood Planning, A Guide for Citizens and Planners*, identified five "easy" steps for undertaking neighborhood planning:

- Collecting and analyzing the information;
- Setting goals;
- Identifying alternatives and putting the plan together;
- Determining how to implement the plan;
- Monitoring, evaluating and updating plan.

To take these steps a bit further, we have summarized a document prepared by Gregory (1998). After reviewing 50 neighborhood plans, she categorized the elements that these plans had most in common under five broad headings:

- General Housekeeping - organizational items that make the plan readable and usable and encourage further participation;
- Planning Process Validation - elements that demonstrate the legitimacy of the research and consensus building process;
- Neighborhood Establishment - elements that serve to create an image of identity for the community;
- Functional elements - elements that are the basic inventory and analysis of neighborhood; and,
- Implementation elements - goals, programs, actions, schedules, who is responsible and financing options.

Providing opportunities for neighbors to draw lines on maps (where housing styles and lifestyles change) and answer a series of questions as to how they use the neighborhood are excellent approaches to facilitating neighborhood-defined neighborhoods (Jones).

These potential characteristics of neighborhood plans are described in Table 7.2.

Table 7.2
Possible Elements of Neighborhood Plans

Component	Comment or Suggestion
General Housekeeping	
• Name of the Plan	Be provocative in naming the neighborhood plan but always include the name of the neighborhood
• Table of Contents	Serves as a navigational tool
• Time Frame	Initiation date, adoption date (front cover), horizon date (1 - 10 years) and milestones -- to indicate progress
• Acknowledgments	Give credit to staff and neighborhood volunteers and other contributors (at the beginning or end); include names, title and affiliation
• Glossary	Defining planning terms and key words or local lingo (best placed in the appendix); very helpful for those "just getting started"
• Introduction to the Plan Organization	Include a few paragraphs at the front explaining how the plan is approached and organized; why items are included, how goals and policies relate to implementation, location of critical elements in the plan
• Graphic Aids	Keep the plan interesting; snap shots of citizens, logo, charts and matrices; text art; borders and boxes, bulleted items; illustrations of physical design recommendations; maps showing proposed land uses, zoning, circulation system, new sites for housing, community facilities, and urban design plan
• Resource Directory	List of contacts; can be a supplemental booklet; need to keep it up to date
Neighborhood Establishment	
• Boundary Delineation	Very common for other service delivery providers to have different boundaries than the neighborhood has for itself; need to have consensus with City officials; can have citizens draw boundaries
• Neighborhood History	Sometimes after learning about neighborhood history, the neighborhood wants to recapture the past
• Neighborhood Identity	Marketing the neighborhood as a great place to live; initiation of annual cultural events; a strong sense of identity of neighborhood identity is evidence of a healthy planning ethic; create media packets
Planning Process Validation	
• Neighborhood Organizational Structure	How planning process is initiated and carried out is important to plan validation; how the plan was initiated, identification of certain events in the planning process; understanding of how the neighborhood organization was formed

Component	**Comment or Suggestion**
• Mission/Purpose Statement	Link the neighborhood planning process to the Comprehensive Plan and the stewardship of public health safety and general welfare
• Citizen Participation	Attendance at committee meetings, appointments of citizens, reporting of outreach initiatives, surveys, citizen quotes
• Needs Assessment	Helps the neighborhood learn about itself and what the work load is; includes neighborhood inventories; helps gage residents perceptions about the quality of life and whether their needs are being met
• Relationship to Other Plans	Shows that the neighborhood collaborators are thinking about the plan in terms of the larger community
Neighborhood Plan Elements	
• Residential	Issues related to promoting safety, aesthetic quality, accessibility and affordability; age and condition of housing stock; owner vs. renter
• Transportation, Circulation, Pedestrian Access	Include trouble spots and policies to enhance circulation or reduce speeds, access to transit, bike and pedestrian routes, street conditions; should promote connectivity and walkability
• Land Use/Zoning	Concerns how the neighborhood would develop or redevelop under current zoning and densities; recommendations for zoning changes
• Infrastructure/Utilities	Sometimes this is more informative than responsive; very difficult to make an impact; need to get neighborhood plans in the City's capital improvements plan
• Safety and Crime Prevention	Dangerous intersections, community policing, lighting, must look at facts versus perception
• Parks, Recreation and Cultural Resources	Access, night programs, facilities, maintenance
• Urban Design, Architectural Control and Historic Preservation	Texture, signage, setbacks, image and incentives for implementation; appropriate infill
• Economic Development and Population	Income, educational attainment, age of population, skill; plans for stabilizing a neighborhood
• Commercial	Access to neighborhood as well as encroachment issues accessibility to commercial areas
• Nuisances and Developments of Local Impacts	Eradication of nuisances or creating compatibility with major adjacent land uses (campuses, hospitals)
• Industrial	Typically not an issue with most neighborhoods but may appear in older areas of the City
• Environment	Environmental assessment should be done to include hills, streams, drainage and wildlife corridors; serves to elevate awareness
• Community-Level Human Services	Improving social service delivery; day care for elderly and young; health assessment; mobility of residents

Component	Comment or Suggestion
• Educational Needs	Quality and location of schools, public and private
• Youth Services	Let the youths participate in visioning; local sport celebrities in for inspirations talks; literacy, graduation levels
Implementation Framework	
• Goals, Objectives and Other Resolutions	Sometimes called vision statements and policies; different terminology to describe their level of resolve to act on what has emerged from the planning process; sometimes plans are voluminous with inventory and short on this section
• Implementation Program	May be a chart; timing, funding, funding horizon, responsible parties and implementation methodology; often time the greatest challenge
• Funding	Identification of resources to fund recommendations
• Appendices	Ordinances, survey results, etc.
Evaluation/Monitoring	
• Benchmarking	Typically this is the last thing communities want to think of after they finish the plan
• Annual Report	Neighborhood can publish annual reports on progress

EXAMPLES OF NEIGHBORHOOD PLANNING IN ROSWELL

In 1995, approximately 30 neighborhoods representing 640 homeowners surrounding the Vickery Creek area of Roswell organized to address issues affecting their neighborhood. The group was convened not to just target issues but to bring forth solutions and recommendations to address the needs of their community area. The group prepared a plan, called “River Parkways,” which provided an overview and recommendations related to environmental, housing and land distribution, transportation, recreation and parks issues followed by goals, objectives, and identification of what the City and residents should do to achieve the plan's goals. The River Parkways Plan can be seen in full in the City’s 2020 Comprehensive Plan on pages 326, and 333-346, mentioned here by reference.

A second example of neighborhood planning is Garrison Hill, a community in the southwest corner of Roswell along SR 120. The project focused primarily on providing design guidelines for the highway corridor. However, during the citizen participation process, a community boundary was developed. A neighborhood or community plan for the district does not yet exist. However, the community boundary established a geographic area that has prospects for becoming the subject of another neighborhood-based planning effort.

BEFORE STARTING A NEIGHBORHOOD PLAN

Before beginning a neighborhood plan, there are some issues of which a neighborhood should be aware. The neighborhood is limited to the extent to which it can impact decisions affecting private property. The credentials of groups representing the neighborhood are very important. There is also limited ability of non-governmental groups to implement plans due the extent to which non-governmental groups can be delegated traditional governmental functions (Salsich). Good plans keep in mind who the client is; who is going to use the information; make neighborhood concerns more visible; generate statistics that measure meaningful change; build capacity to systematically collect and disseminate indicators that inform and support local initiative taking; and evaluate the likely impact of existing and proposed policies on neighborhoods (Sawicki/Flynn). Good plans define clear roles and responsibilities for residents and neighborhood organizations; create specific opportunities for public participation; maintain a focus on local issues within the larger Citywide context; and identify specific short and long-term implementation steps and activities (PAS 455).

NEIGHBORHOOD PLANNING POLICIES

Roswell neighborhoods could benefit greatly by taking the next step, nurturing planning at the neighborhood level. The following are some of the recommended steps that might be taken by the City to support neighborhood planning:

1. For interested neighborhoods, Roswell should encourage them to be proactive in organizing and developing their own neighborhood plans that supplement the Comprehensive Plan.

2. Roswell's Community Development Department should be utilized to provide limited technical assistance to neighborhood planning efforts in the form of maps, existing zoning and land use, as well as demographic and economic data.

3. If a sizable number of neighborhoods are interested in neighborhood planning, Roswell should investigate alternative measures the City might take to become more proactive in neighborhood planning for a more focused approach to what will work best in Roswell.

4. Neighborhood plans that follow an approved process, show continuous promise for implementation, and meet the City's framework for neighborhood planning, should be adopted by Roswell as amendments to the Comprehensive Plan.

NEIGHBORHOOD SELF- HELP ACTIVITIES

This chapter has described the benefits of and approach to neighborhood planning. However, there are some very proactive steps neighborhoods can take with or without a neighborhood plan. Table 7.3 below provides a menu of self-help activities that are being or can be undertaken by neighborhoods. Many of these initiatives are already occurring within Roswell neighborhoods, either as formally organized activities or by individual initiative.

Table 7.3
A Menu of Neighborhood Self-Help Activities

Activity	Description
Safety and Security	
Block watches	People in the neighborhood keep an eye out for suspicious activities, and signs are installed with an intent to deter crime.
Neighborhood patrols	Unarmed pairs of residents walk or drive the neighborhood to provide a "neighborhood presence" and call police in the event of criminal activity.
Operation Identification	Residents use an electric pin to put identification numbers on personal property to assist in the returning of stolen goods.
Housing	
Paint-up, fix-up	Property owners voluntarily agree to paint and make repairs to their homes and improve the exterior appearances of their neighborhoods. Residents pitch in and help one another, especially the elderly.
Tool lending	Neighbors share tools that they need only occasionally, such as power tools for carpentry, ladders, and landscaping equipment.
Skill exchange	Neighbors help one another with tasks they are good at.
Environment and Open Space	
Neighborhood cleanup	Residents select a date and work together to clean rubbish in backyards and vacant lots.
Open space	Neighbors develop, maintain, and utilize tot lots, gardens, and open spaces, and tree planting programs with permission of property owners.
Mutual Aid/Care	
Day care	Small in-home day care facilities are provided for children.
Baby-sitting cooperatives	A cooperative to share in baby-sitting responsibilities to free parents up for leisure time and shopping activities.
Homework help/tutors	Adults organize to help youths that are having difficulty in school.
Community Events	
Block parties	Organized blocks sponsor annual events, or groups of blocks get together for events, sometimes with permission to close streets.
Neighborhood fairs	A block party on a broader scale.
Written history	Residents research and write the history of their area and produce a book, report or exhibit regarding their neighborhood.

Source: Hallman 1984, pp.158-167.

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