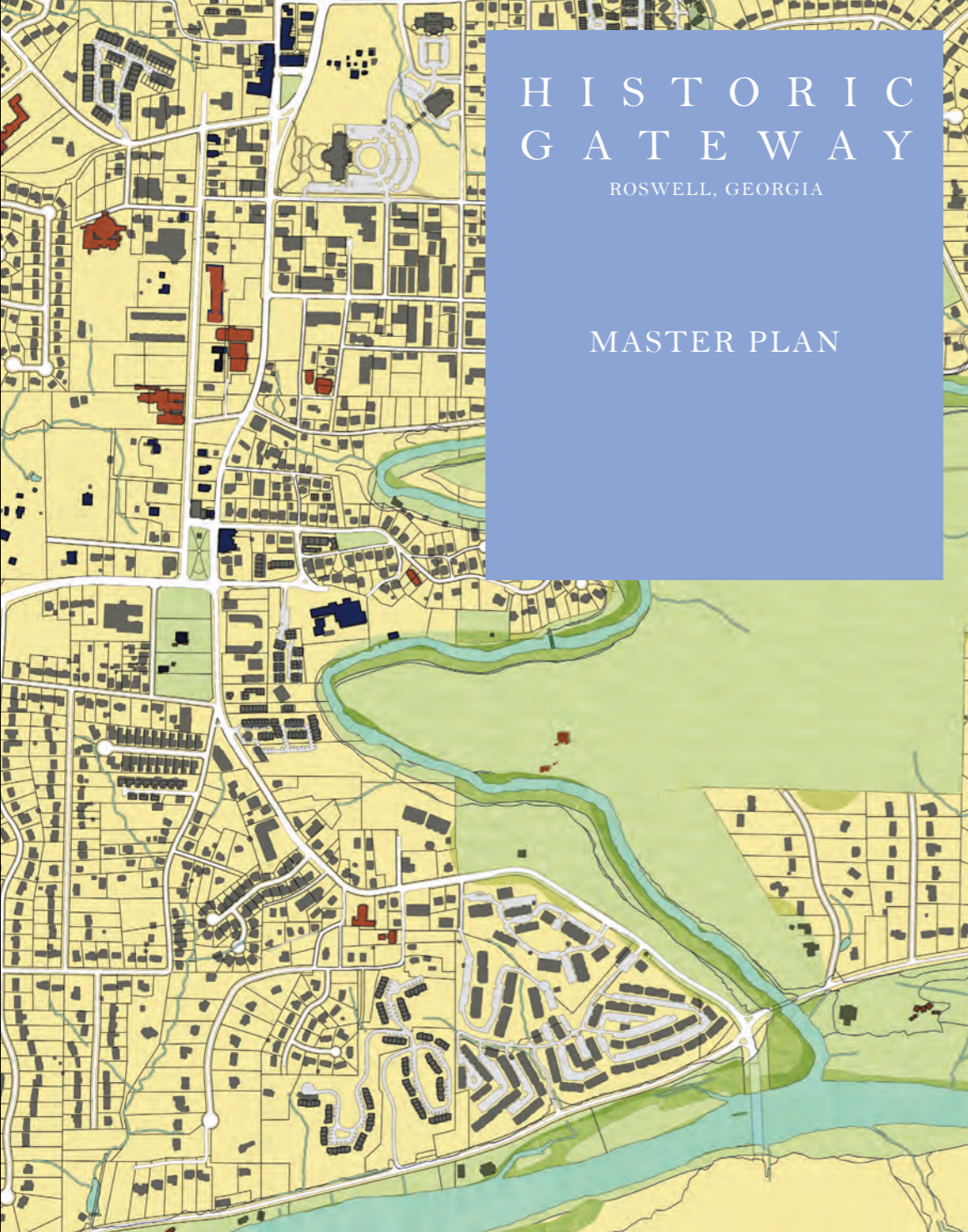


HISTORIC  
GATEWAY

ROSWELL, GEORGIA

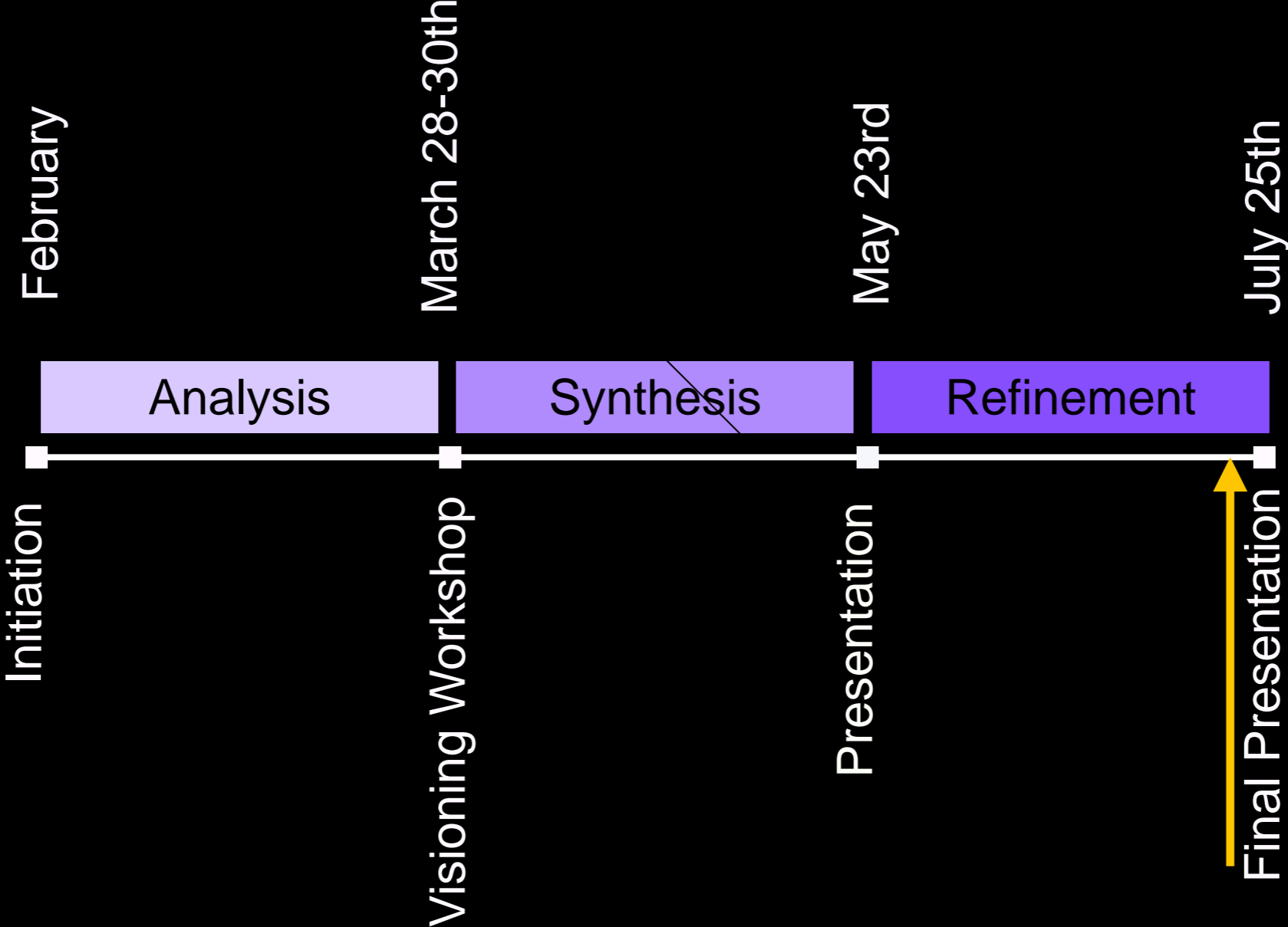
MASTER PLAN



# Mayor and Council Presentation

Scott Ball | Senior Project Manager | Duany Plater-Zyberk & Company | July 23, 2012

# PLANNING PROCESS





## Vision

Balance South Atlanta's roles as a main street and as a Regional Throughway.

Enhance Historic District through repositioning and redevelopment.

## Plan

New Civic Square

Repositioning of Town Center Square

New Allenbrook Center

## Implementation

Master Plan

Urban Score

Design Guidelines

Historic Design Reference

Design Standards

Cultural Resources Survey

**VISION**

# Vision

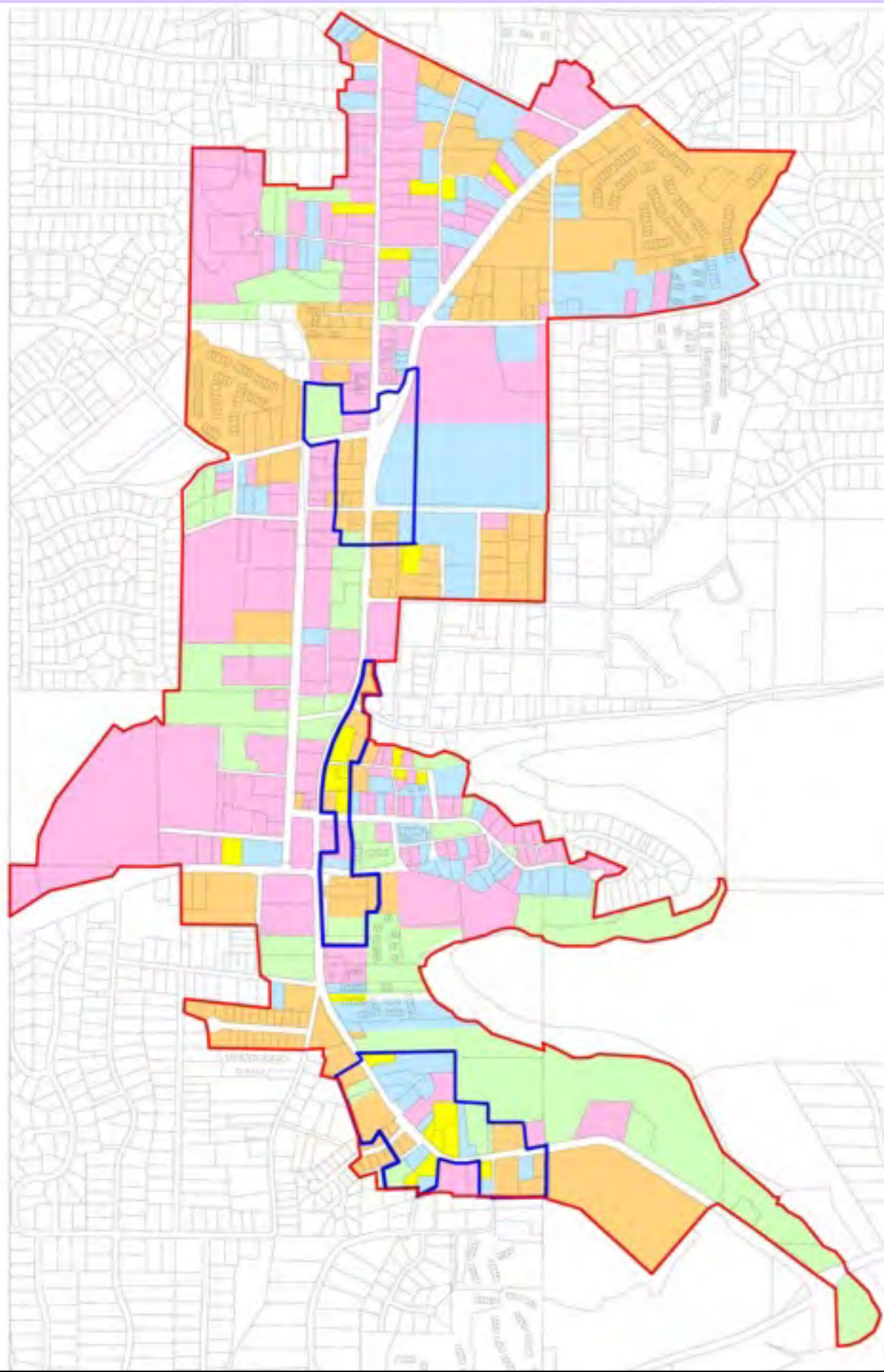


## **Recommendation:**

Revise “Village” boundaries to reflect pedestrian-scaled neighborhood relationships. Villages may include portions of several historic zones.



# Vision



**Recommendation:**  
Balance redevelopment and preservation needs by adopting Redevelopment Priority Areas within the Historic District. Place less emphasis on building preservation than on repositioning in these areas.

# Vision



**Recommendation:**  
Reinforce the Historic District  
Boundary. Use reference this  
boundary in all work in the  
District.



Avoid this kind of multi-  
boundary references with  
in the Historic District

# MASTER PLAN



# Master Plan

## Civic Square

### Existing Conditions



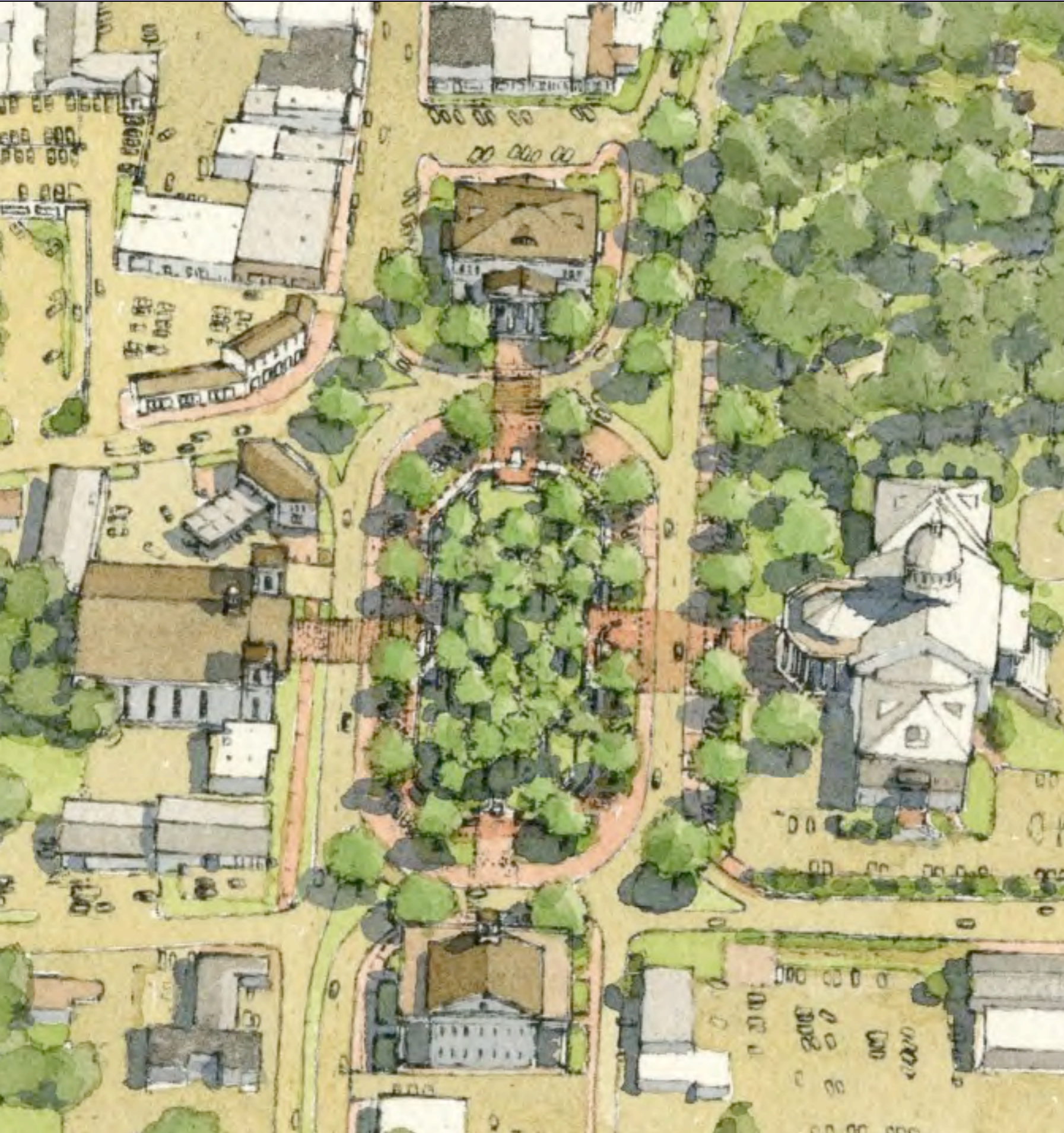
# Master Plan



## Civic Square

### Plan

# Master Plan



# Civic Square

Rendering

# Master Plan

## Town Center Square

### Existing Conditions



# Master Plan

## Town Center Square

Plan



# Master Plan



## Town Center Square

### Renderings



# Master Plan

## Allenbrook Center

### Existing Conditions



# Master Plan



## Allenbrook Center

### Illustrative Plan

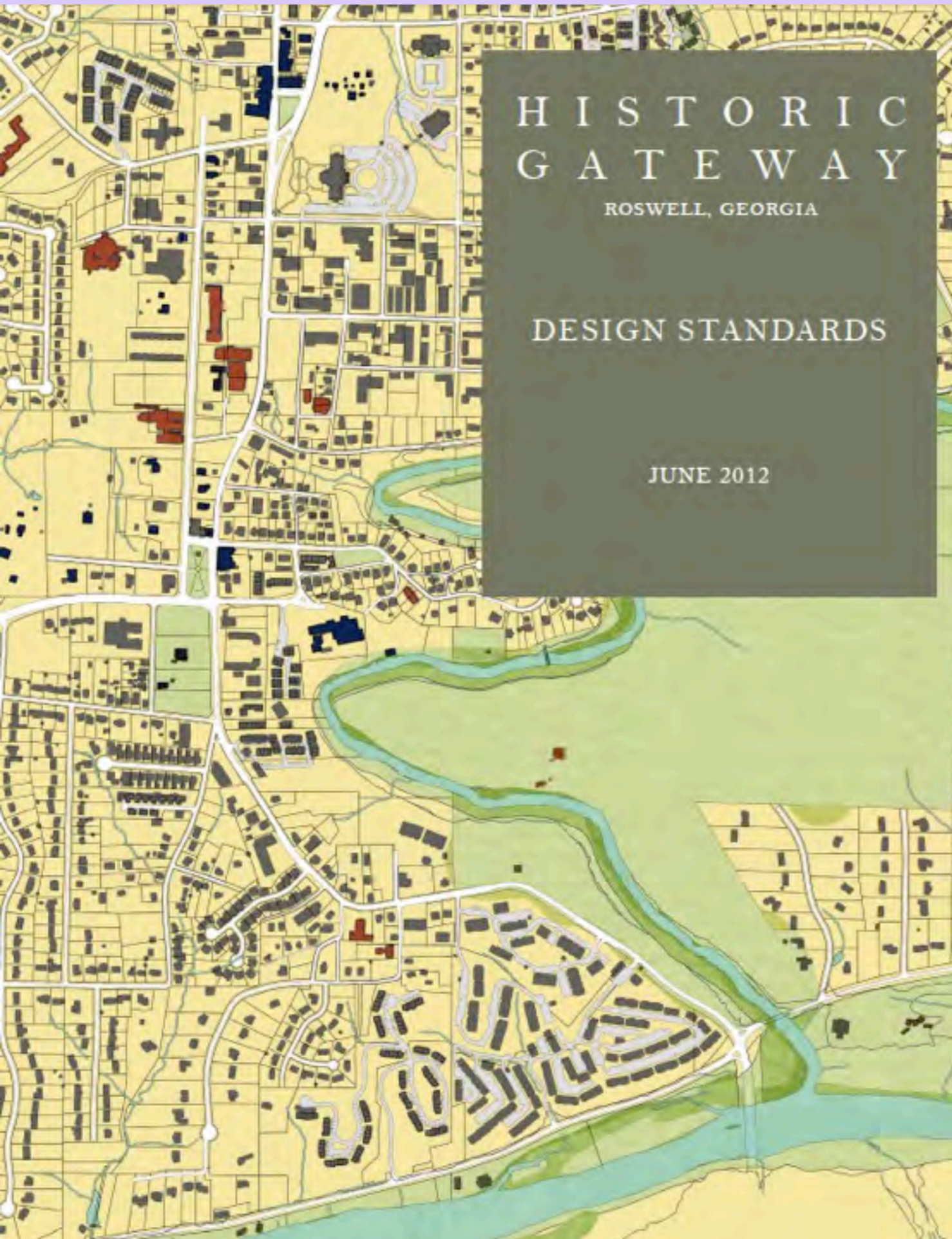


# Implementation



**IMPLEMENTATION**

# Implementation



## **The Design Standards:**

- \* **Provide recommended land use standards.**
- \* **Organize standards by transect.**
- \* **Coordinate standards with Historic Guidelines**



# Implementation

## ROSWELL HISTORIC GATEWAY DISTRICT GUIDELINES

### INTRODUCTION

Before exterior work on a structure in the Historic District begins, the Historic Preservation Commission must approve any exterior alterations, new construction, demolition, or changes to important landscape features. Examples of work requiring the approval of the Commission include, but are not limited to, the following:

- \* new buildings
- \* landscaping
- \* additions
- \* HVAC equipment
- \* garages
- \* satellite dishes
- \* new windows
- \* electrical boxes and power lines
- \* porches
- \* exterior door or window replacement
- \* roofing
- \* siding or other changes to wall materials
- \* fences
- \* demolition of entire or parts of buildings
- \* sidewalks
- \* signs and sign posts
- \* driveways
- \* garages and outbuildings
- \* swimming pools
- \* fencing, grading, or other ground disturbance
- \* awnings, canopies
- \* removal of trees six inches or more in diameter
- \* exterior lighting
- \* courtyards
- \* paint removal
- \* masonry repairs
- \* storm windows
- \* storm and screen doors
- \* patios, decks
- \* porches, gazebos
- \* skylights
- \* solar panels
- \* wind turbines
- \* alternative or new materials

The listings above are not meant to be all-inclusive, but they provide examples of the kinds of activities that require approval. If you have any questions about whether or not a permit is required, it is advisable to contact the City's Community Development staff.

### 1. NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

#### Visibility:

A new exterior addition to a historic building should be simple and unobtrusive in design. Large additions and should not be highly visible from the public right-of-way or from surrounding homes and public spaces. A rear or other secondary elevation is the preferred location for a large new addition. Additions that are highly visible from the public right-of-way should be subordinate in both size and design to the existing structure.

#### Materials:

The construction materials and the color of the new addition should be harmonious with the materials of the existing structure.

Awnings should be of solid color and made of canvas. Metal, illuminated plastic, and plastic vinyl awnings are not appropriate and are discouraged from use in the Gateway Historic District.

All glass visible from the public right-of-way should be clear and not tinted or stained.

#### Proportion:

## Guidelines

### Document should:

- Be no more than 10 pages
- Have few or no images
- Be in an easily modifiable format (MS Word preferably)
- Focus on the relationship between applicant and HPC
- Be separate from educational materials
- Not conflict with or duplicate zoning ordinances
- Be referenced in zoning ordinances.

## Design Reference

Document should:

- Be educational
- Offer Tips instead of Guidelines
- Be free to cover many general topics.

### Roswell Historic District

### Design Reference

Prepared for the City of Roswell

by the

Preservation Planning Class

Georgia State University

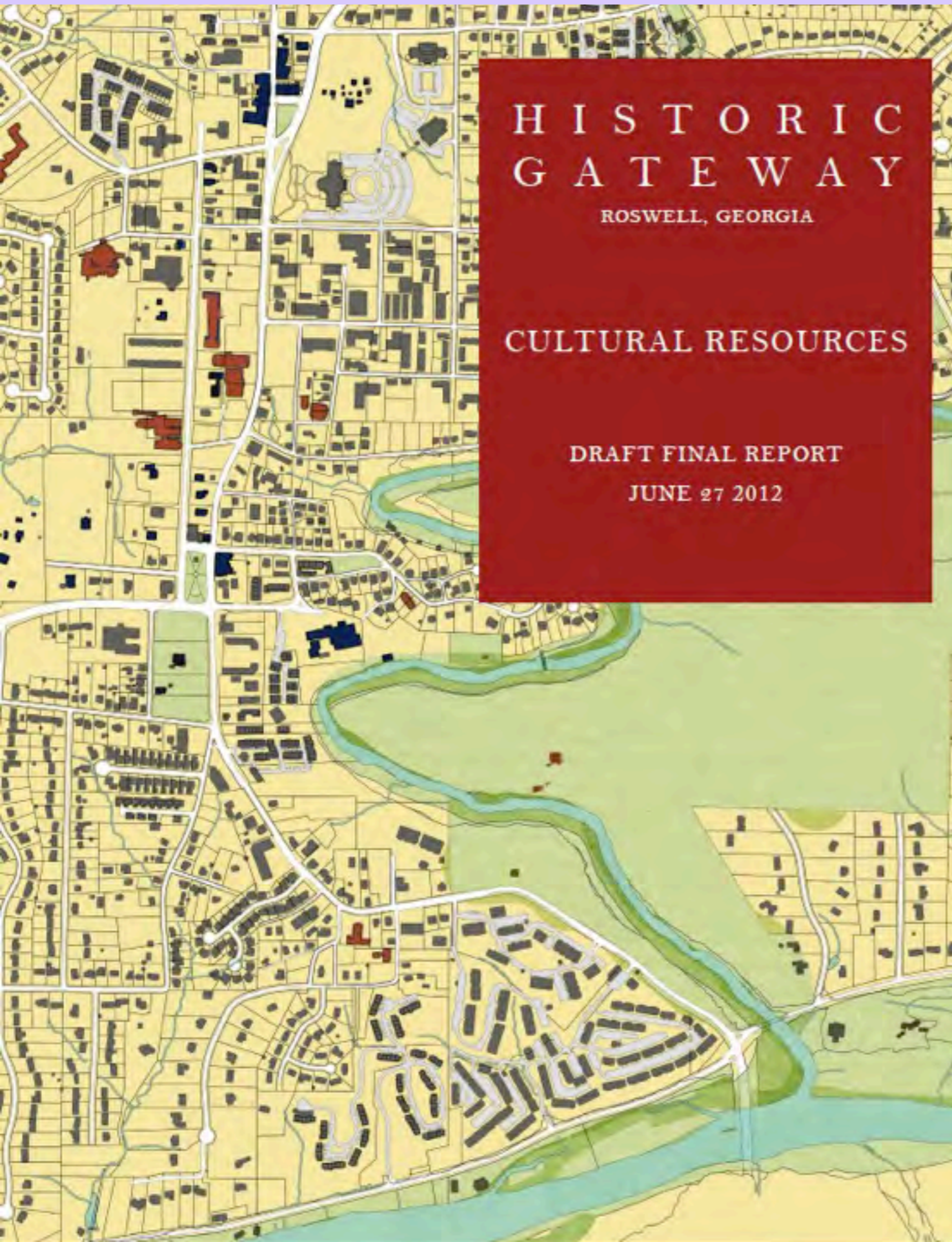
Spring 2010

Revised by Duany Plater-Zyberk & Company

Summer 2012



# Implementation



## **Cultural Resources:**

- \* Directed to HPC
- \* Recommends demystifying Historic Preservation goals and processes.
- \* Recommends that HPC take ownership of the criteria for categorizing historic properties.
- \* Recommends changes to the Historic Properties Map when appropriate.
- \* Recommends changes to zoning code.

HISTORIC  
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MASTER PLAN



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