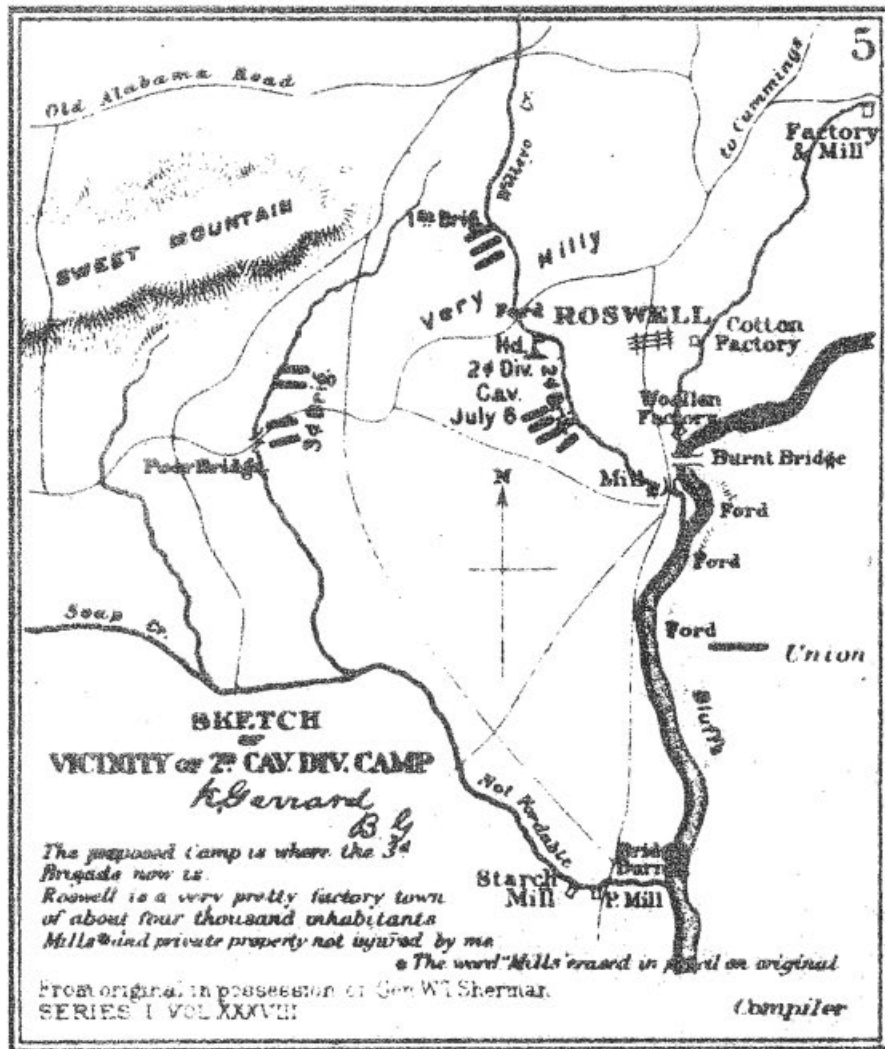


HISTORIC AREA STUDY

A Plan to Preserve Roswell's Historical Character



Federal General Garrard's Sketch of Roswell - July 6, 1864.
From *Atlas of the Union and Confederate Armies*, 1895.

ROSWELL, GEORGIA

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<p>The purpose of this report is to promote the preservation and protection of historic buildings, facilities, places and areas located within the Roswell Planning Area. This report contains a history of Roswell from its earliest beginning to the present, an identification of existing historic buildings and other historic features, and recommendations pertaining to the preservation and development of Roswell's historic assets.</p> <p>Various Federal and State programs which provide financial assistance for historic preservation are identified and discussed. Methods of private restoration and preservation oriented toward financial gain also are discussed. Special emphasis is placed on the relationship of historic preservation to the comprehensive planning process currently being undertaken in Roswell.</p>			
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ROSWELL HISTORICAL SOCIETY

HISTORIC AREA STUDY

Prepared Under Contract With
The Department of Industry and Trade

by
Kidd and Associates, Inc.
Atlanta, Georgia

for
The City of Roswell, Georgia

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CPA-GA-04-04-1002

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April, 1973

ROSWELL, GEORGIA

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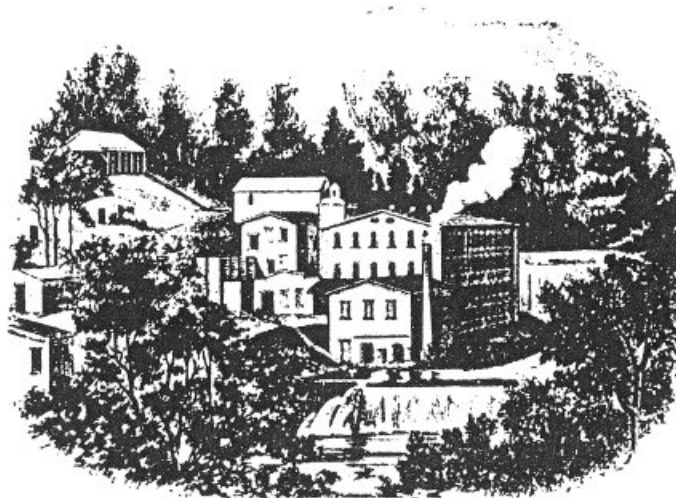
Henry Hicks

ROSWELL HISTORICAL SOCIETY

"THE HISTORICAL AND CULTURAL FOUNDATIONS OF THE NATION SHOULD BE PRESERVED AS A LIVING PART OF OUR COMMUNITY LIFE AND DEVELOPMENT. . . ."

" THE TERM HISTORIC PRESERVATION INCLUDES THE PROTECTION, REHABILITATION, RESTORATION AND RECONSTRUCTION OF DISTRICTS, SITES, BUILDINGS, STRUCTURES, AND OBJECTS SIGNIFICANT IN AMERICAN HISTORY, ARCHITECTURE, ARCHAEOLOGY OR CULTURE."

From The Historic Preservation Act of 1966,
Public Law 89-665



Roswell Manufacturing Company
about 1890. From an engraving.

"MODERN HISTORIC PRESERVATION STRESSES USING HISTORY AND TRADITION AS RESOURCES TO BE CREATIVELY DEVELOPED."

"HISTORIC PRESERVATION, AS ANOTHER ASPECT OF PLANNING, IS BEGINNING TO BE APPRECIATED BY THOSE WHO ARE AFRAID THAT WIDE-SWEEPING CHANGES IN OUR WAY OF LIFE MAY DESTROY THE LAST VESTIGES OF BEAUTY AND CHARACTER IN OUR ENVIRONMENT."

From Georgia Historic Preservation Plan,
Georgia Historical Commission, December,
1972.

FOREWORD AND ACKNOWLEDGEMENTS

Roswell was originally a planned community even in the days when land seemed to be in almost unlimited supply. The man-made, scenic and topographical features which have survived from those early wilderness days give Roswell a special historical character which is a community asset worth preserving, developing, and adding to with care. But in the 1970's with increased land values resulting from the demands of increased population as Atlanta and Sandy Springs push north, the preservation of that special community character becomes more and more difficult. Land use in Roswell needs to be planned in such a way as to respect and enhance historical and scenic assets. The current City Fathers have an opportunity to plan and to be as imaginative as their original counterparts so that as Roswell develops, its place as one of the area's most desirable residential communities will be assured.

Since 1964, William R. Mitchell, Jr., the primary contributor to this historic area study, has known of historic preservation in Roswell, Georgia. Since 1969, Mr. Mitchell has been directly involved in these efforts. So it was with personal knowledge and interest that he approached the subject of comprehensive historic preservation planning for this genuinely historic, antebellum town in North Fulton County.

Roswell is an ideal town for which to prepare such a study for the following reasons:

1. Original old Roswell is without question an "historic area" which participated in the mainstream of southern and national life more than many small Georgia towns. Much of the original village, an early example of a planned community, survives and is appreciated far and wide as being an irreplaceable cultural resource from the early days of the Republic.
2. Roswell is already familiar with historic preservation in a limited sense as a technique which can be used in urban neighborhood improvement. Historic preservation has been used in Roswell by both government (local and State) and private individuals. Locally successful examples of preservation will be cited later in this report.
3. Roswell is changing as it urbanizes and rapidly becomes a residential community for Metropolitan Atlanta.

For at least these reasons, Mr. Mitchell feels the City of Roswell needs to seriously consider applying the techniques of comprehensive historic preservation planning as decisions are made concerning the town's future. He believes that if today's City Fathers plan as well as the town's forefathers, Roswell will not only preserve its historical character but profit from it and add new and compatible aspects to the old.

The reader is forewarned that A Plan to Preserve does not mean embalming Roswell; putting the town "on ice"; or making it into a museum-like historic shrine for visitors in which people dress as their ancestors but do not live. Mr. Mitchell's fundamental belief is in Roswell's historical character as a form of economic, social, and spiritual capital - a community asset - which can be rehabilitated and added to as a matter of good public policy leading to Roswell's developing into North Georgia's most attractive residential community.

This Plan to Preserve is only one of a series of land use and other plans prepared for and at the direction of the City of Roswell by Kidd and Associates. The Mayor and Council are to be commended for their concern for the future and their interest in preserving and protecting the heritage entrusted to their safekeeping. It is appropriate to recognize the particular effort of Councilman Harold H. Smith, who initially suggested this study and prompted the Historic Roswell (HR) zoning presently in effect in the City of Roswell.

Special thanks for assistance and interest is extended to the officers and members of the Roswell Historical Society; particularly to Mr. Emmett Rushin, Mrs. Jeff Nesmith, Mrs. Henry Wing, Mrs. Thomas M. Ezzard, Mrs. W. J. Dolvin, Mr. Linton Young, A.I.A.; and especially to Miss Katherine Baker Simpson of Barrington Hall. Mr. Henry Cauthen of Historic Roswell, Inc., which has restored Bulloch Hall as a house museum open to the public, has also shared thoughts and manuscripts.

Due to the scholarly nature of some aspects of this study and to the fact that Roswell citizens have loaned original photographs and other special historical data, Mr. Mitchell would appreciate the courtesy of all into whose hands the study falls to treat it as would befit any other research or writing, citing it whenever the material contained herein is used as a source of inspiration or direct quotation.

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CHAPTER 1
INTRODUCTION

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 and with only a few interruptions and minor changes, until recently, that was essentially how it continued to be. Even General Sherman's war policy - his torch - was not able to destroy the basic outlines of that original way of life and community. S

What has happened to change that 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. It is the phenomenal growth and expansion northward of that former railroad terminus and similar patterns of development in Roswell itself which especially causes the City of Roswell to reevaluate itself.

To help Roswell take stock of itself as an historic area is what this study hopes to accomplish. Its major premise is that Roswell's historical character is a virtue worth preserving, enhancing, and developing, at a time when such virtue is vulnerable to the compromises of modern land developments. Roswell's historical character could be one of the town's most valuable features, one not available in the same degree of unspoiled authenticity and beauty by any other town in the Atlanta Metropolitan Area.

In a similar report prepared for the City of Thomasville, Georgia by Mr. Mitchell, the following reasons were given for using historic preservation, rather than modernization, as a technique for historic

area revitalization and development:

- a. the unique character of the community;
- b. the prestige of living in an historic area;
- c. the increase in property values and thus in the city's tax base;
- d. the integrity of the architecture and the landscape;
- e. the fine sense of human scale of the environment;
- f. the renewed interest in American history and culture;
- g. the adventure and challenge in renovating run-down structures;
- h. the greater value received in expenditure for shelter in terms of space compared with new construction;
- i. the value placed on old buildings and homes as antiques as they are in limited number. (Obviously authentic old structures are not being built and with the special associations attached to each structure, their value is assured.)

These same reasons for justifying historic preservation also apply in Roswell.

A study of this nature is included in the multi-part comprehensive plan commissioned by the City of Roswell because it has been proved elsewhere that contemporary historic preservation, called "new preservation", is a form of planning which is proper for city governments to practice and which the City of Roswell itself has laid the cornerstone by establishing an H-R (Historic-Roswell) zoning district.

It should be explained that as a community moves into the future and traditional land uses change, the "new preservation" concerns itself with the conservation and development of the entire historical character of a place and not just an isolated historical landmark or two. This form of preservation does recognize the splendid achievements of the old preservation where a few residents and groups using private capital have been protecting, preserving, and restoring. But important as those efforts have been, particularly in Roswell, the new historic preservation sees the forces of contemporary change to be so great that unless government, using its powers to help plan a beautiful, safe and clean environment, comes to the aid of the private sector, the historical resources inventoried in such a report as this will erode away and

be lost; and with the loss will come the end of an irreplaceable cultural and natural heritage which has lasted hundreds of years.

The study is comprised of three main sections: past, present and future.

Chapter II, Past, has two divisions. First the history of Roswell from its earliest beginnings in the 1830's until the establishment of the H-R zoning district in 1970 representing a new beginning. Second, a general review of past historic preservation efforts and accomplishments. This review includes a discussion of the H-R district; and how, in the light of Roswell history, it may be expanded to include historical resources not presently recognized for their potential as community assets.

Chapter III, Present, is first an historical and architectural inventory not only of the landmarks in the old town square area, but also of many less well-known houses, buildings, structures, sites, areas, and features. This inventory constitutes an appraisal of Roswell's present physical appearance - its character - with emphasis on those old and historical things which have potential for development as, or already are, modern day community assets. It includes an evaluation of the preservation needs, problems, potentials, and successes involving each feature inventoried. Based on an analysis of these features, the second section of this chapter contains a definition and discussion of the authentic historical character which Roswell still possesses. The third section of this chapter is a review of current historic preservation efforts such as Richard Myrick's Historic Roswell, Inc.; those by the newly organized Roswell Historical Society; and Governor Carter's Georgia Heritage Trust Program which intends to purchase Barrington Hall.

Chapter IV, Future, recommends expanding the present historic district, now designated H-R, as the best way for the City to help develop Roswell's historic preservation potential. In addition to the historic district concept as a preservation tool, this chapter identifies and discusses other major preservation aids having possible future uses in the community.

CHAPTER 11

PAST

This chapter is not intended as a history of Roswell in the usual sense, but rather an account of Roswell's past presented in such a way as to help explain Roswell's present appearance and historical character. The chapter is divided into two main sections: first, a discussion of events and people in two parts, 1830 to 1865 and 1866 to 1970; and second, a review of past efforts to preserve aspects of the appearance which have been traditionally viewed as being expressive of Roswell's historical character.¹

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 also be told but for the purposes of this study 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 added to Fulton. In other words "*Roswell Manufacturing Company*", "*County of Cobb*" and "*Presbyterian Church*" are perhaps the most important reference points for the

¹ For more details about persons and events which are associated with individual sites see the inventory in Chapter III. The marriage of Mittie Bulloch to Theodore Roosevelt, Sr., in 1853 for example is not discussed in this chapter but under Inventory Number 12.

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 U.S. 19, 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" (See Inventory No. 15) - built by King for his widowed daughter who was one of the incorporators of the Roswell Manufacturing Company.

Yet 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, March 9, 1798, and died in Roswell, Georgia, 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 (See Inventory No. 8). 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 (See Plate 12) 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 and the 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 (See Inventory No.'s 22, 23 and 25). 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 King's 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."² 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 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 employes, 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 King's went to Savannah leaving the factory operating to the last under the supervision of Olney Eldridge. Retreating in the face of General Garrard's cavalry, on July 5th, the Confederates

² See sketch on front cover of Study.

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 - 1970

In June of 1865 Barrington King returned to Roswell 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 yet remaining."

But perhaps most 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:

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 (See Inventory No. 20). The Roswell Manufacturing Company elected as his successor General Granger Hansell, who purchased Phoenix (now 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.

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 Cotton-mills, 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.

In 192~~6~~, however, this 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 Southern Manufacturing Company (See Inventory No's. 22 to 28) all survive to remind us that when the town was incorporated in 1854, the Act described Roswell as:

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

Memories are dimmed by the passage of time and the historic importance of those structures associated with the water-power on Big Creek was overshadowed by the glamor of the imposing dwellings with their stately columns. Although the City Fathers are to be commended for their foresight and courage in creating the Historic District in 1970 which recognizes the residential part of the original village fronting on Mimosa Boulevard and Bulloch Avenue, this gives a distorted and somewhat more romantic view of Roswell's history than the truth would allow. Roswell was a manufacturing town - a hardworking village - and the big houses were not plantation houses but well-sited "town houses" supported by an economy based on textiles. Roswell was in the South, but its founders had national ideas and connections and one of its daughters, Mittie Bulloch of Bulloch Hall, married a New York Roosevelt and had a son who became President of the United States. So it has been more than a regional place; it was an American village built in the Greek Revival style located on a bluff above a river named by the Indians, in a State named for a British King by Presbyterians, one of whom was originally from Windsor, Connecticut. When the Civil War came Roswell supported the Confederacy with its sons, its textiles, and its money, but

when the war was over, it immediately built back its mills and went back to work. Thus its economy held up and its heritage could continue to be preserved.

Roswell was originally a manufacturing community and just as the church, where its people prayed and from which the city limits were originally measured, has been preserved as a living part of the community, so also should something of where its residents worked be preserved. Only then would the spirit of Roswell King, "*A man of great energy, industry and perseverance,*" rest easy under his classical obelisk in the cemetery on Factory Hill. Only then would his "*rigid integrity, truth, and justice*" be thoroughly acknowledged in the village - fast becoming a city - which bears his name.

Historic Preservation in Roswell until 1970

As the closing paragraphs of section one above indicate, until recently historic preservation in Roswell has been a private matter directly related to the landmark residences (Inventory Nos. 4, 8, 12, 13, 14, 15, 17, 29, and 39), the Presbyterian Church (19) and the Old Bricks (23).

The purpose of this discussion is not to trace the title to these properties showing who has and has not over the years been responsible for the continuous preservation of what is a remarkable collection of antebellum buildings. In the inventory discussion of each of Roswell's most notable places, details are given which show that in most instances, people have loved them since they were constructed and that even General Sherman's Generals who were, as it is said, "*Careless with the torch,*" did not destroy the village - only the factories which were the basis of its economy.

Most would agree with an assessment of Roswell's basic appeal made in 1951 by Medora Field Perkerson in White Columns in Georgia. Mrs. Perkerson wrote:

Roswell is still Atlanta's most romantic approach to an antebellum past.

It is this report's contention that in 1973, this appeal is even broader than before and even more of an asset on which the town can

capitalize than in the past. Now Atlanta is not really twenty miles away, but is marching right up Roswell Road, and climbing the bluff, just as Roswell King did in 1830. But instead of leaving beautifully constructed classical buildings as a legacy, Atlanta is bringing the "garbage architecture" and "plastic kudzu" of the mid-20th century to pollute and smother this antebellum past which was so little changed when Mrs. Perkerson wrote White Columns. If Roswell is to become a "bedroom community", the City must encourage one and all to recognize the value of promoting Roswell as a residential community with an authentic historical character and background; and this perspective should be conceived in broad terms to include assets which were formerly overlooked. In other words Historic Roswell was not and should not be confined to the area designated H-R in 1970. (A further discussion on this subject is contained in Chapter IV).

CHAPTER III

PRESENT

Roswell, although displaying much evidence of 20th century growth and expansion, retains much of its 19th century character. Magnificent antebellum townhouses and summer homes, 19th century commercial and industrial structures, historic churches and natural areas combine to give Roswell a genuine historical setting. This chapter is divided into three main sections. Section one presents a detailed inventory of those buildings and other historic features which contribute to Roswell's historical character. Section two contains a definition and discussion of Roswell's overall historical character, and section three outlines current historic preservation efforts in Roswell.

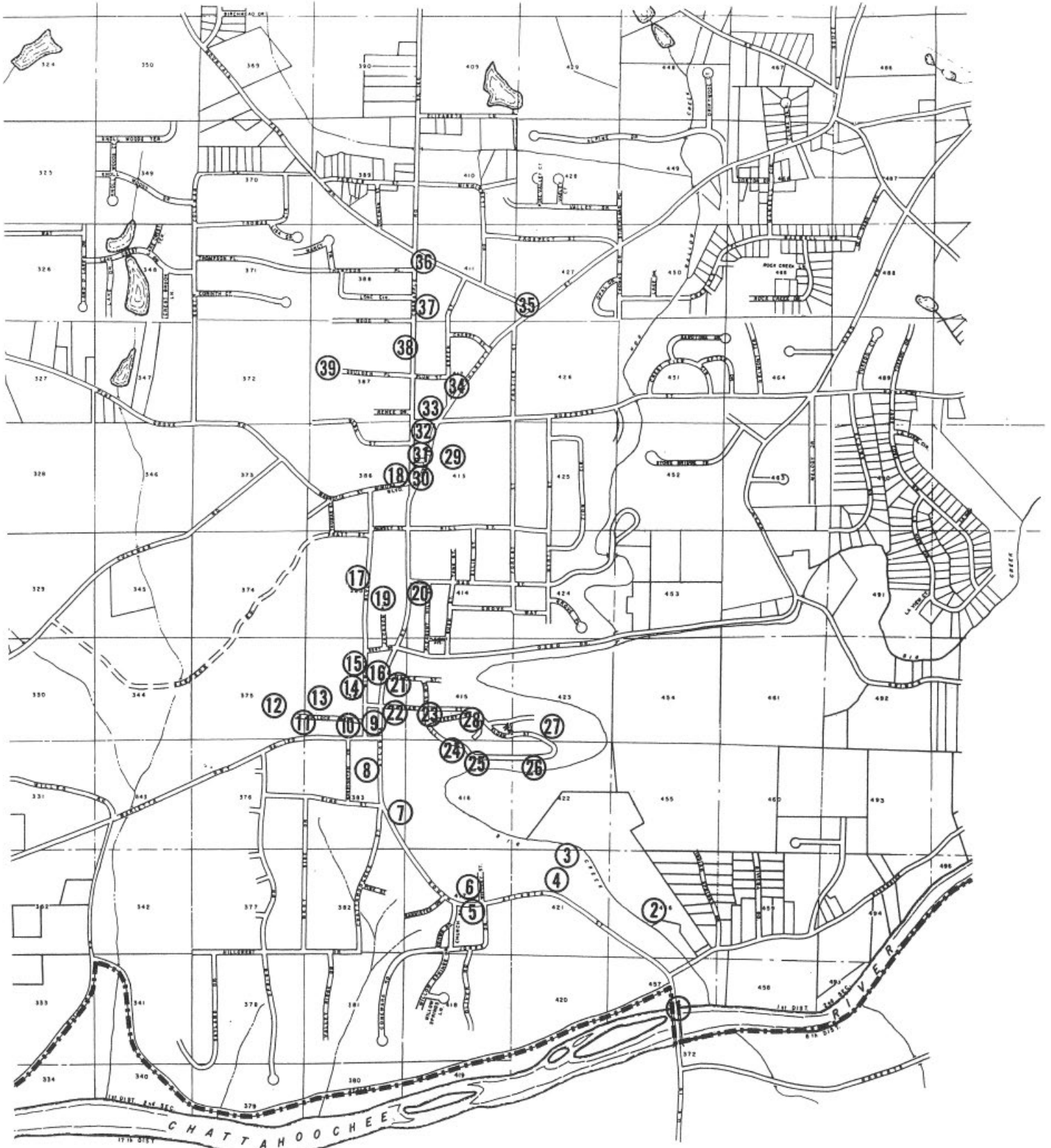
Inventory

The following inventory of Historic Roswell is based on field surveys, interviews with long-time Roswell residents and original historical research. Each of the buildings and other historic features identified and discussed in the following paragraphs has been assigned an inventory number. These numbers are used to locate the specific features on Plate 1. In addition to the location map, photographs and/or old engraving of almost all of the inventoried buildings and places are presented on Plates 2 through 45. In most instances the individual inventory description includes a statement identifying the location, approximate date of construction and/or establishment (if known) and the architectural style and characteristics of the historic feature being inventoried. Also included are historical annotations and other comments pertaining to the historical and/or architectural significance of the building or place being inventoried.

1. CHATTAHOOCHEE RIVER CROSSING: U.S. 19 north of Atlanta, at Beau Rivage Apartments. Roswell King crossed the River near here on his trip to Dahlonega and western North Carolina in 1830 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. Unfortunately, one's first introduction to Roswell, the apartment complex at the River crossing, has been given the name Beau Rivage in keeping with the type of French style of the complex; but neither the name nor the style of the buildings is in keeping with the city's historical character.

2. LAUREL OR IVY MILL SITE: 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). Before he was killed in the war, another Barrington son, Thomas Edward, was active in the management of the mill. The mill went out of business in the early part of this century.
3. LOVERS 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. Archaeology here might not add a great deal to the historian's knowledge of prehistoric Indian culture since the shelter has been a favorite of picnickers for generations. However, preservation of this resource should have as high priority as that of the more obvious historic places. (The railroad cut is also worthy of preservation as a scenic resource.)
4. ALLENBROOK: Atlanta Street; circa 1845 (?); two-story structure made of hand-moulded clay bricks. It was both the home and office of the manager of Laurel Mill located below it on Big Creek. Now the residence of Mr. and Mrs. Barnett A. Bell, Allenbrook overlooks the approach to Roswell and signals what is to come. It plays an important role in introducing Roswell's historical character. Architectural details such as the brick cornice link this building with Inventory Nos. 22, 23 and 25.
5. RAISED COTTAGE: Atlanta Street; antebellum; high basement, balustraded porch with slender columns supported by brick trelis, 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. Along with Allenbrook it helps set the tone of historic Roswell. Presently the property is for sale as is the cottage across the street.
6. COTTAGE: opposite Raised Cottage, Atlanta Street; antebellum; simple frame structure with an early mantelpiece in the front north room. The building is presently for sale. The commercial value of the property on which it sits and the busy location threaten its preservation as a private residence. It and its across-the-street neighbor have great value environmentally as contributors to the town's historical character. A lucrative, commercial adaptive use would be perfect for both of them. The City of Roswell should encourage their preservation.

RIC INVENTORY



① - NUMBERS ON MAP CORRESPOND TO INVENTORY NUMBERS IN TEXT

KIDD AND ASSOCIATES, INC.
CONSULTING PLANNERS AND ENGINEERS
2261 PERIMETER PARK, SUITE 2
ATLANTA GEORGIA



Plate 2
Chattahoochee River Crossing
(looking north toward Roswell)



Plate 3
Laurel or Ivey Mill Site

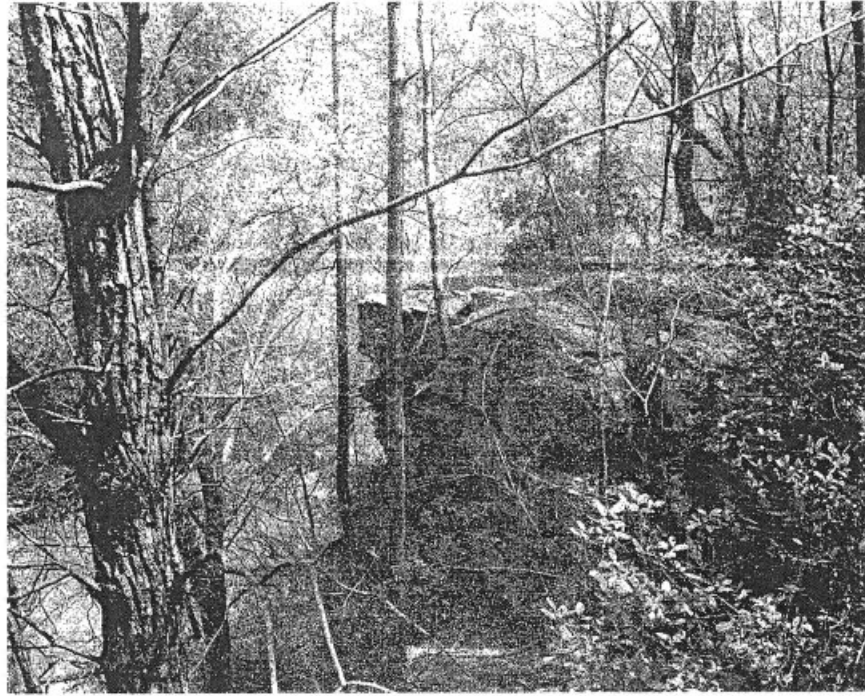


Plate 4
Lover's Rock (Rock Shelter)



Plate 5
Allenbrook



BRICK CORNICE.
DESIGN

Plate 5a
Allenbrook - Brick Cornice Design



Plate 6
Raised Cottage

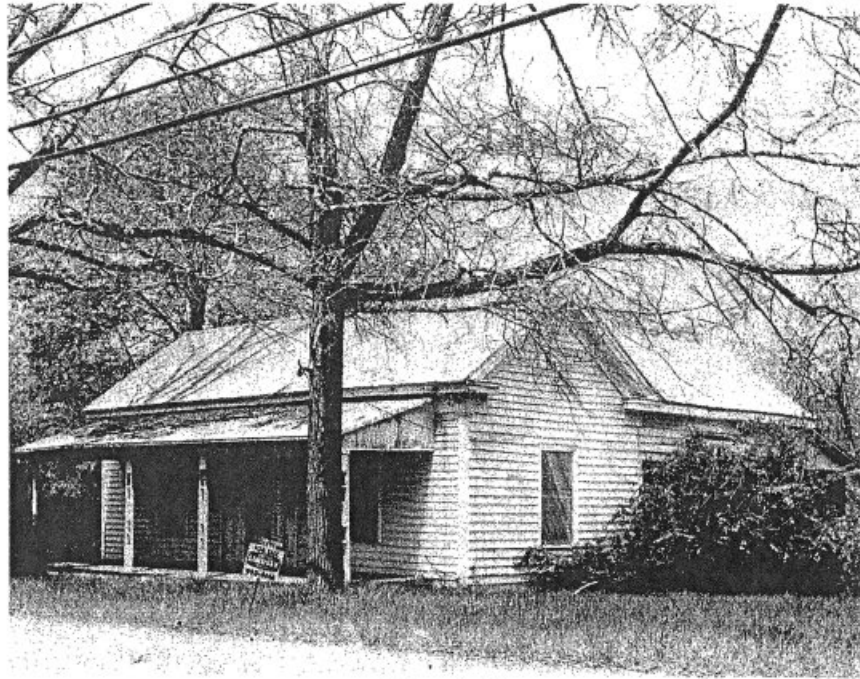


Plate 7
Cottage



Plate 8
Fine Arts Alliance

7. FINE ARTS ALLIANCE: Atlanta Street; antebellum; one-story frame structure; projecting pedimented porch was added later. The former residence of the John Foster family, it has been renovated as a community center. This example of adaptive use to an old structure could be applied to other Atlanta Street buildings not particularly distinctive in their architectural or historical merits.
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, it still remains in the King family and is a constant reminder of Roswell's and Georgia's heritage. In 1905 Teddy Roosevelt, then President of the United States, was entertained by Evelyn King Baker, a bridesmaid at his parents' wedding in 1853. Miss Katherine Baker Simpson, present mistress of the Hall, and her sister Evelyn officially opened the house to visitors on July 29, 1948. It has remained accessible to the public ever since. If Governor Carter's Heritage Trust program is successful, Barrington Hall will continue to be accessible as a state-owned historic house museum. Without any doubt the preservation of this entire site, as is, should have the highest priority in all governmental and private preservation plans. Few places in America have its historical integrity; its preservation is essential in maintaining Roswell's historical character. Placed on the National Register of Historic Places, 1971.
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 sections beyond Atlanta Street. The square was landscaped and historical markers were added under a joint W.P.A.-Roswell Chapter of the United Daughters of the Confederacy project in 1939-40. The historical markers placed by the U.D.C. commemorate Roswell King and the other six founding families of Roswell. Often the site of outdoor art shows and craft displays, the square continues to provide a scenic open space, the function it was originally designed to perform. It is the Boston Common of this most southern of New England villages.
10. HOUSE SITE: Bulloch Avenue. The antebellum frame house which originally stood here has recently been relocated in Crabapple. Similar results could occur to other important elements of historic Roswell if adequate precautions are not taken.
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.

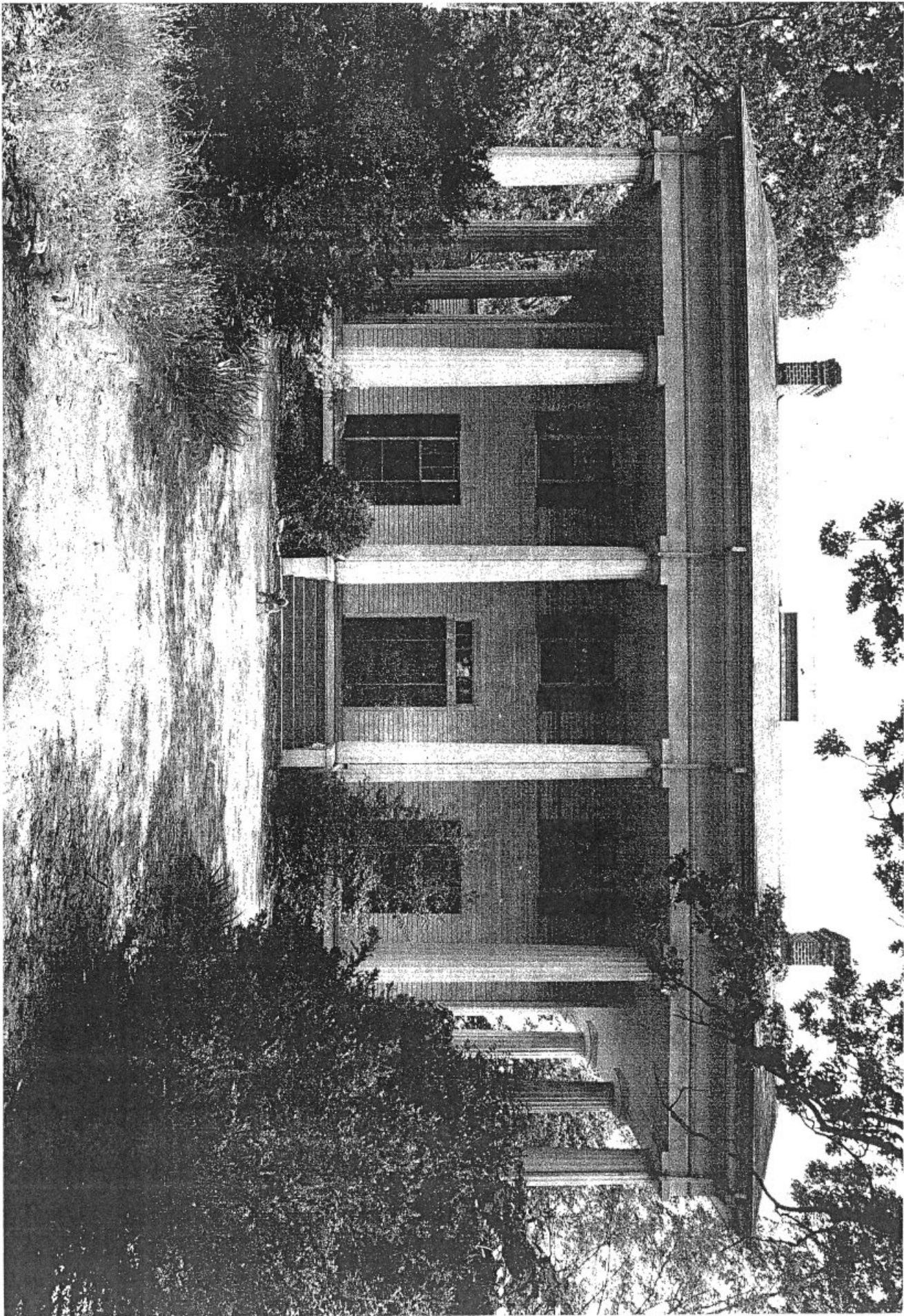


Plate 9
Barrington Hall

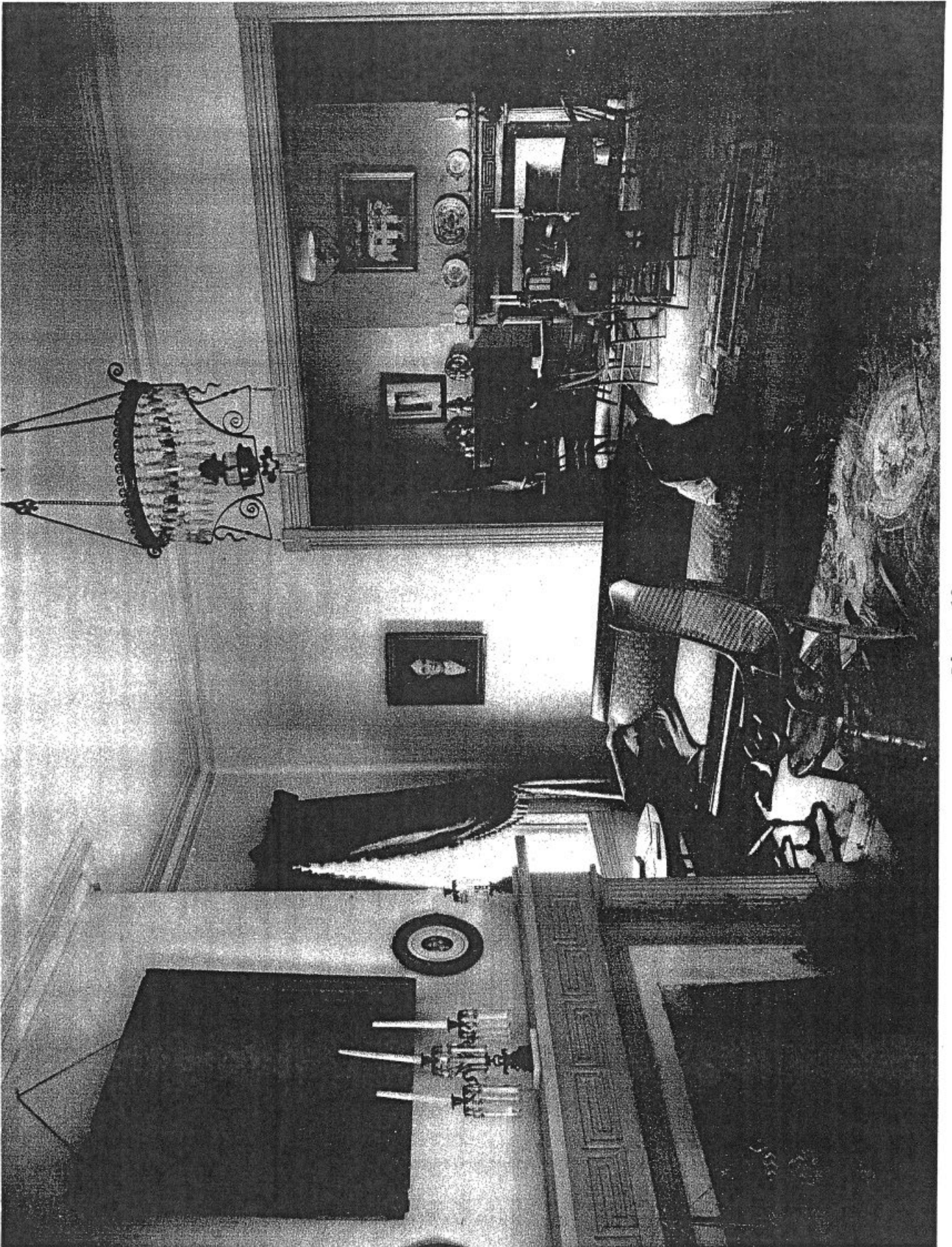


Plate 10
Interior of Barrington Hall
(See Plate 11)

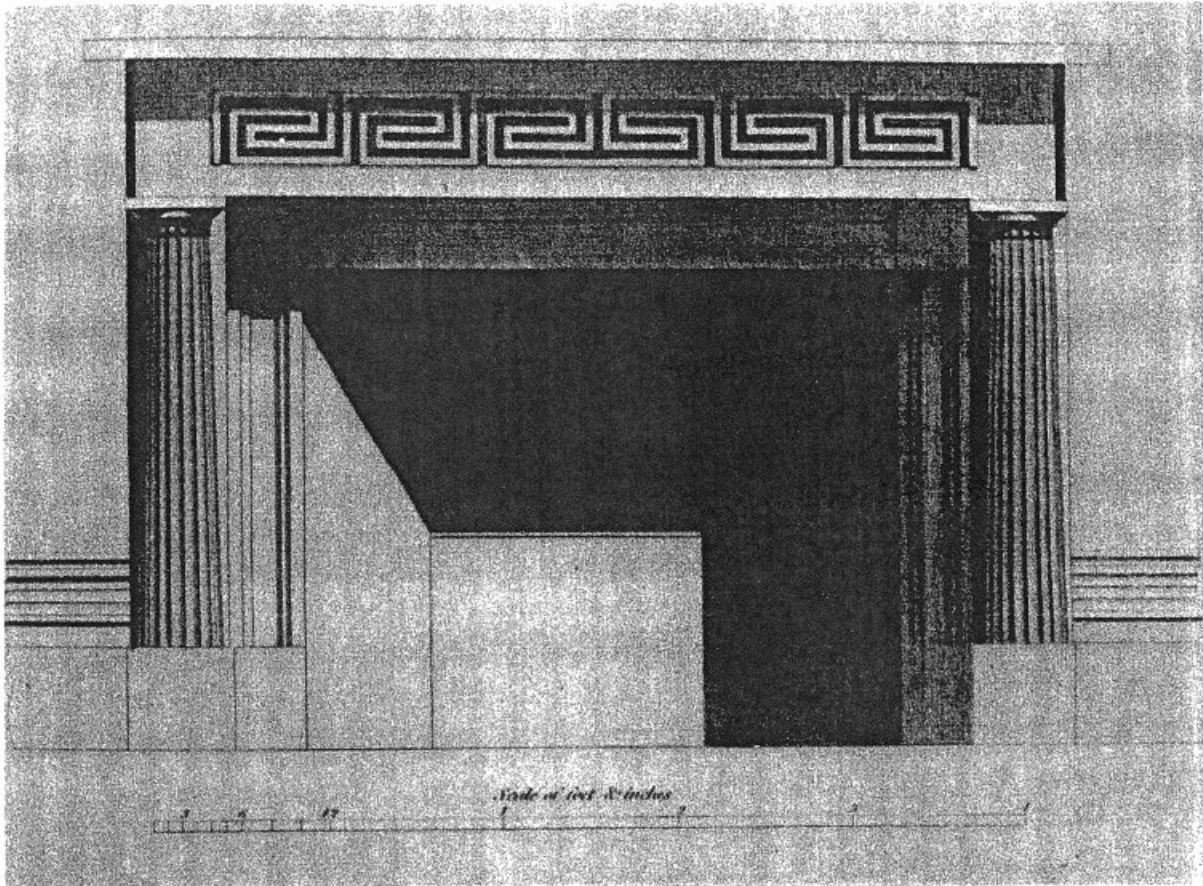


Plate 11

From Asher Benjamin's Practical House Carpenter, 1835, Plate 51. (This "chimney piece" was copied line for line by Willis Ball in the parlor and dining room at Barrington Hall. This is Greek Revival at its most pure and clearly illustrates an important aspect of Roswell's historical character.)



Plate 12

Copy of an old photograph of original house (has been destroyed) which stood at rear of Barrington Hall and served as a backyard kitchen. It is quite similar in design to those houses on Factory Hill.

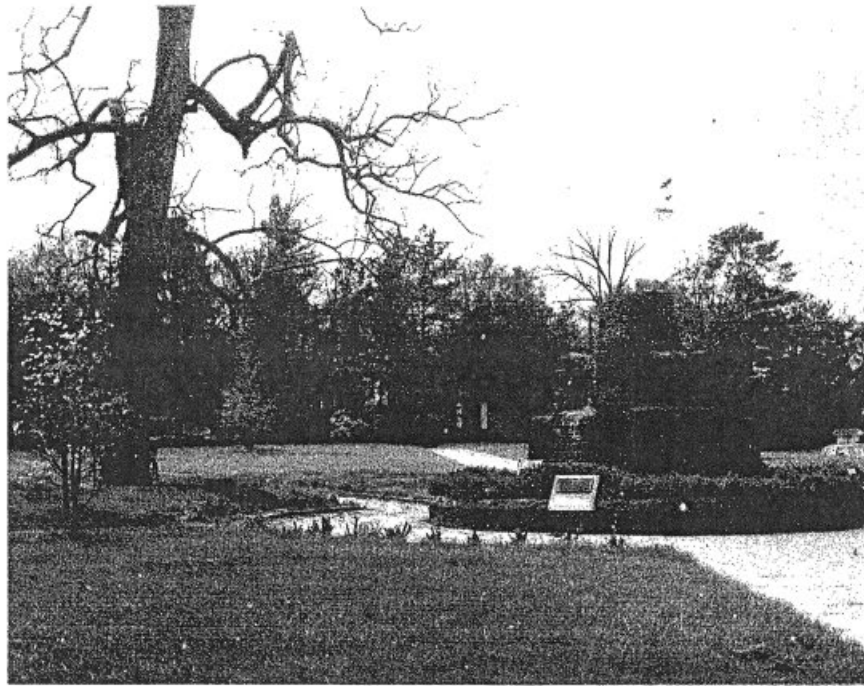


Plate 13
Town Square



Plate 14
Dolvin House

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. in 1853. The marriage produced Theodore Roosevelt, Jr., 26th U.S. President. President Roosevelt visited Bulloch Hall in the fall of 1905 when the home belonged to Mrs. J. B. Wing. Falling into disrepair over the years, Bulloch Hall has now been restored by Historic Roswell, Inc, Richard S. Myrick, President. The assurance of its preservation is an exceptional encouragement in promoting Roswell's restoration and revitalization. If only private enterprise generally could be convinced of the economic and social value of historic preservation! Placed on the National Register of Historic Places, 1971.
13. MIMOSA OR PHOENIX HALL: Bulloch Avenue; completed 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. Mimosa Hall has been fortunate in having owners who have appreciated and maintained its beauty and significance. This is private, residential preservation at its best. The City of Roswell is indebted to the present and past generations who have paid their taxes, while at the same time giving the public the benefit of the beauty of the site.
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 it's Atlanta Street kin (Inventory No. 5), indicating the greater wealth and position of its original owner. This, like Mimosa Hall, is private restoration at its best. When the Robert Summervilles purchased Holly Hill, it had become a slum which with great effort they restored. Along with a few of the other sites, it ranks highest in establishing Roswell's historical character and in any preservation plans for the future a place for it must be assured.

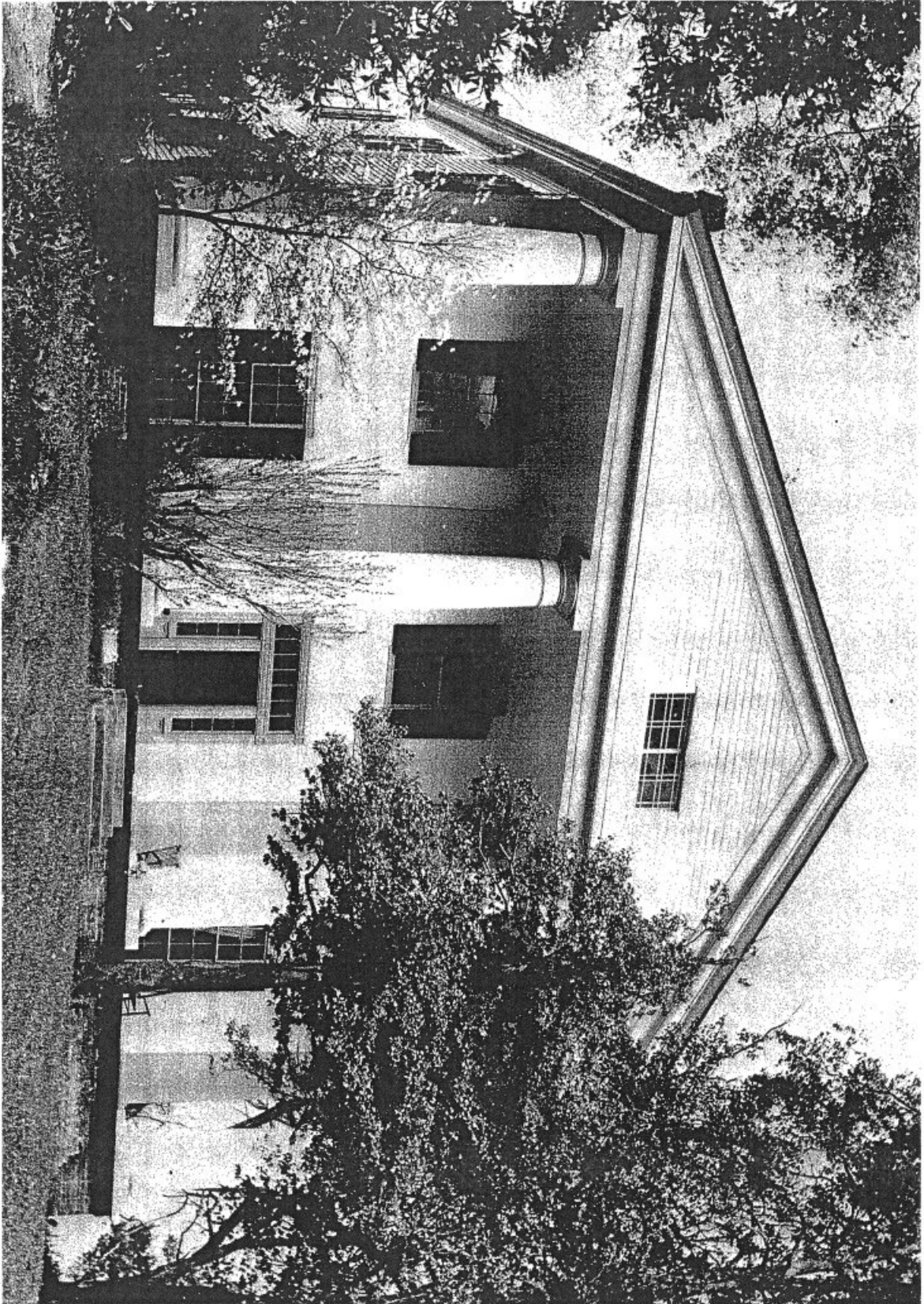


Plate 15
Bulloch Hall

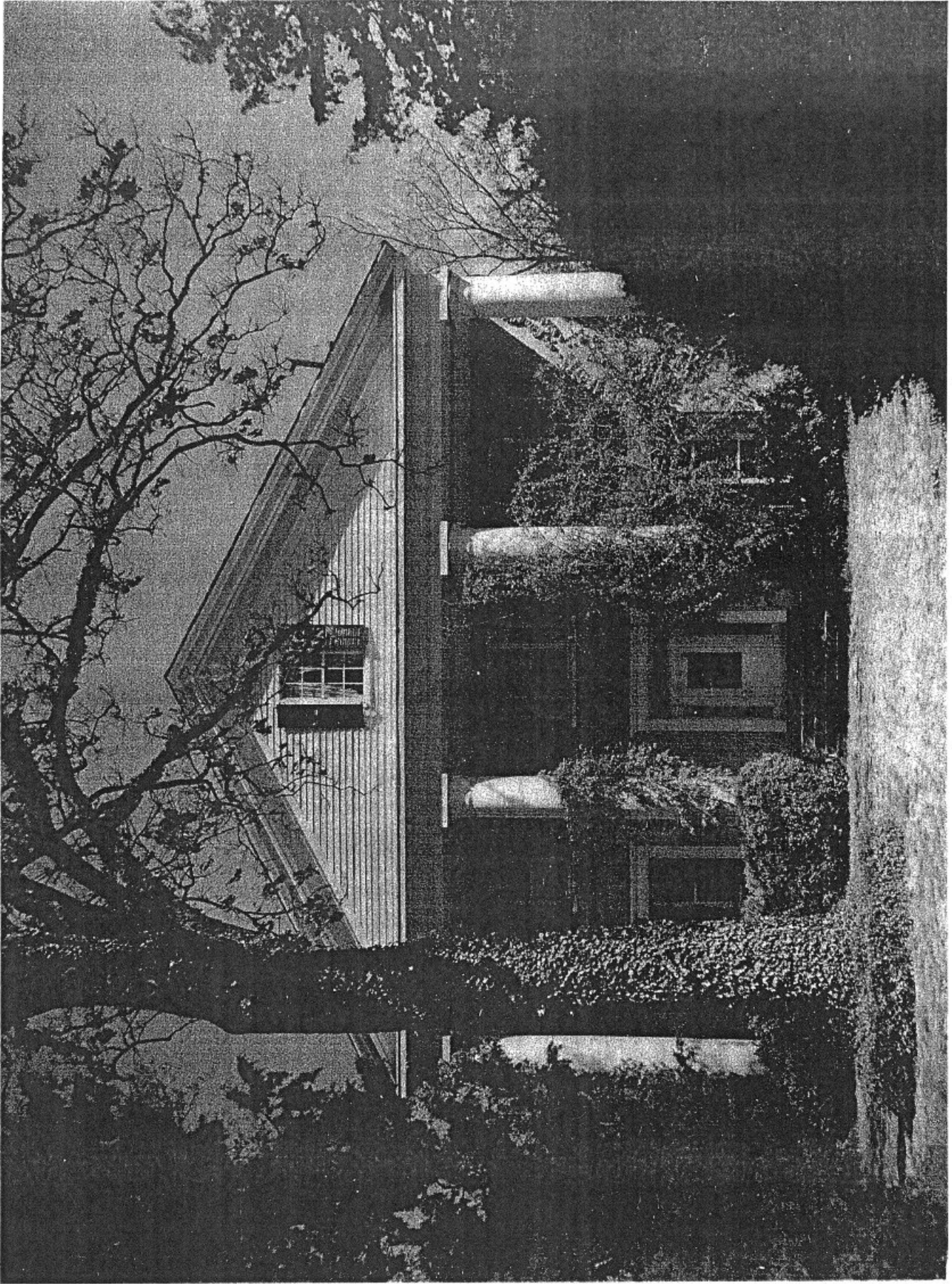


Plate 16
Mimosa Hall

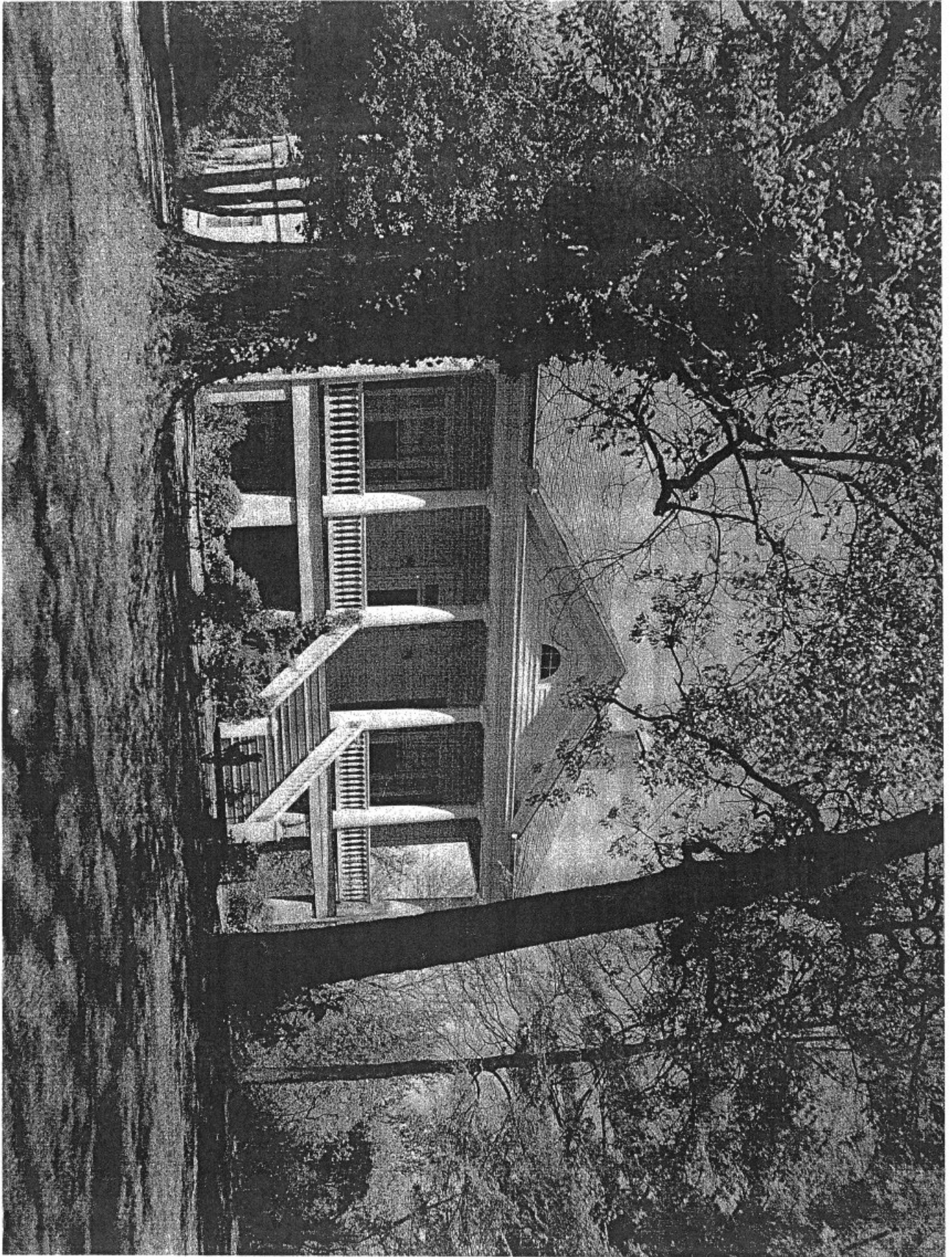


Plate 17
Holly Hill

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 built for Mrs. Eliza King Hand, widowed daughter of Roswell King, was the first permanent residence completed in Roswell. At one time owned by baseball celebrity Nap Rucker, it is now owned and being restored by the Charles King family. The handsome trees gracing the yard are a valuable asset to the neighborhood. In point of time this "cottage" was a first and it too is the sort of residential preservation on which Roswell is dependent if its historical character is to survive.

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. It has been occupied continuously by Pratt's descendants and since 1946 has been the home of Mr. and Mrs. Emmett Rushin. (Mrs. Rushin is the great, great granddaughter of Roswell King and the great granddaughter of the Reverend Nathaniel A. Pratt). Great Oaks- like Bulloch Hall, Barrington Hall, Primrose Cottage and the other original Roswell residences - must be an integral part of any preservation plans for the city.

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. A modern bank building has been built on the site. It is a pity that this site so closely associated with Roswell's founder has not been more appropriately marked and commemorated.

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 across the street. The Reverend Nathaniel A. Pratt,

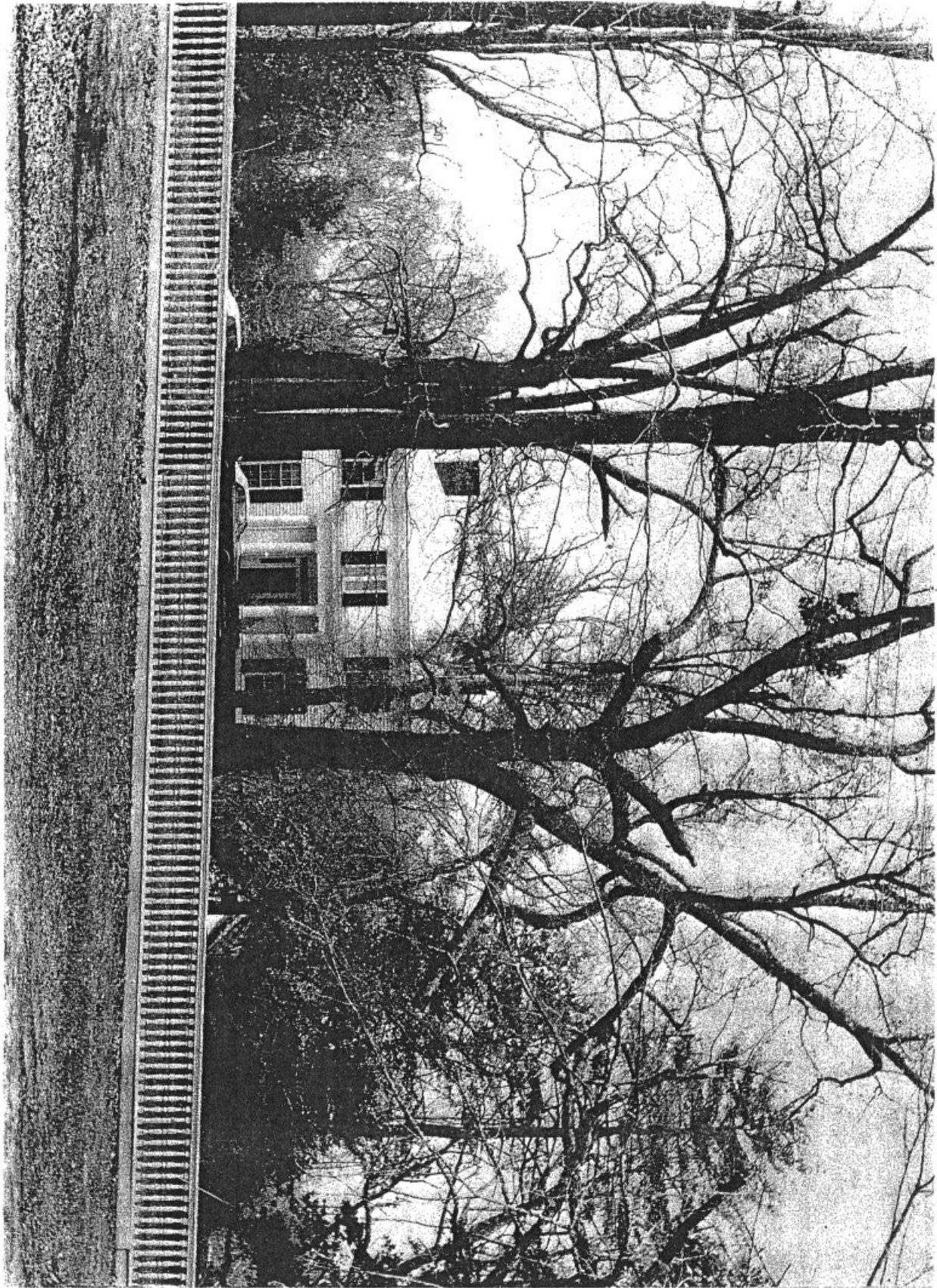




Plate 19
Mimosa Boulevard Houses



Plate 20
Great Oaks



Plate 21a
Presbyterian Church (1973)



Plate 21
Presbyterian Church
(old photograph, circa 1900)

the first minister, served here until his death in 1879. (He was Roswell King's son-in-law.) The Church was not only the religious center of Roswell, but also the official center of the town, so designated in 1854 when the town was incorporated. In 1864 a Federal hospital was established here by Sherman's troops. About 1915 the Roosevelt family made a gift of money to the church. This gift enabled the church to purchase colored glass windows, remove the original clear glass panes from the old sashes and take down the original window blinds. Recently a challenge grant by Mills B. Lane IV was made to the Church for the restoration of the windows to their original appearance and the addition of outside shutters with old-type hardware. At Mr. Lane's request, this restoration work was done under the direction of Mr. William R. Mitchell, Jr., of the Georgia Historical Commission. Except for the south wing, added in 1954, the Church now looks inside and out much as it did originally. Many religious and historic relics are included among the documents and photographs housed in the Church's history room. No Roswell preservation plan would be complete without noting the primary importance of this building in the Town's history, community life, historical character and appearance. (It should be noted that Roswell's first school - the Academy - was built on Church property directly north of the Church. The Church operated the Academy until the late 1870's at which time it was deeded over to the town. The town grammar school presently occupies the site. A picture of the old Academy, which was of brick with a Greek Revival style portico, may be seen in the Church history room.)

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. Many outstanding citizens of early Roswell were thereafter buried here; among them Barrington King whose epitaph reads as follows: "*To the Memory of Barrington King First Settler of Roswell and President of the Roswell Factories. He was born in Darien, Georgia, March 9th A.D., 1798. Died in Roswell, Georgia, January 17th A.D., 1866.*"
21. OLD HOUSE: south east corner of Maple Street; possibly antebellum; rests on high basement. The present siding of board and batten is not original. Although additions have been made, it is obvious the earliest section of this house is quite old. Renovation of this structure to modern adaptive use would enhance and contribute to the revitalization of this part of Roswell's business community.
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 on the Old Bricks and other historic structures in Roswell. It was on top of an old vault in this old brick store that a sizeable quantity of Confederate currency and bonds was recently found. Other stores were built south along the block as Roswell's business activities grew. Except for the Bank of Fulton County, the entire group of old Roswell stores are being restored and renovated by Historic Roswell, Inc., which will lease some 16 spaces as shops. These shops will offer antiques, gifts, arts and crafts, books and other appropriate items. This entire little historical "shopping center", made up of the restored Roswell stores, will be a perfect demonstration of the sort of historic preservation which this Plan recommends and which is being practiced successfully by old towns throughout the county - Savannah and Charleston for example. The old buildings will be saved to play a lively economic role in present day community life. The town's historical character will be enhanced and the old town square area will receive "a shot in the arm". All in all Roswell will profit from historic preservation as the old stores enter a new phase of their life-long careers as a commercial center on the square. (Across from these stores on the street which closes off the northern end of the square are several businesses in old structures which have been used commercially for many years. One is presently an antique store.)

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. Interesting brick work in the cornices of both buildings is similar to that occurring in the Old Commissary and Old Mill buildings. Another architectural feature worth noting on both buildings is a wooden detail which appears at the point where the wooden shed roof attaches to the main body of the brick apartments. This feature also appears on five houses in the "Factory Hill" area (See Inventory No. 28). Although not *"the first apartment building in the United States"* as was once believed, they are still being used as apartments and thus may be one of the oldest apartment complexes still in continuous use. The Old Bricks are another one of the components of Roswell's historical character which ought to continue to be preserved and recognized for their value to the community. (At one time the Roswell Library was housed in one of the units.)
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 1929 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. Along with Inventory No. 25, it could possibly be adapted for some use which would guarantee its preservation if the mill operation ceased.

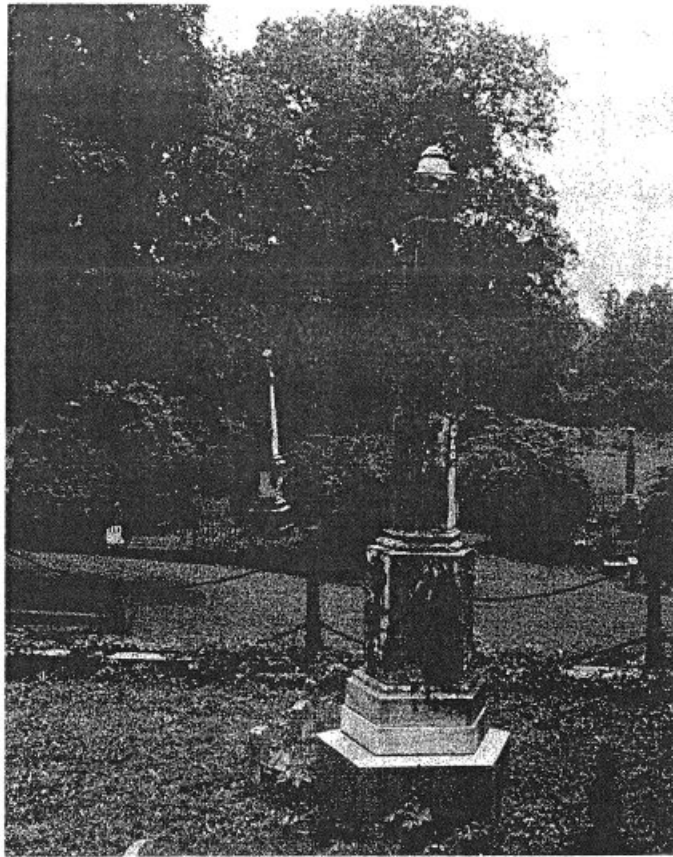


Plate 22
Presbyterian Church Cemetery

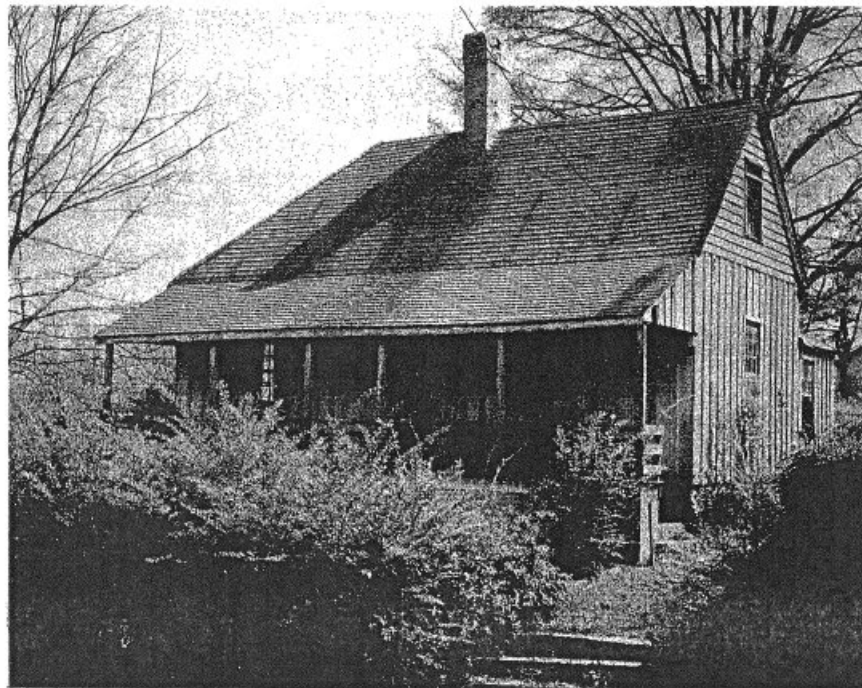


Plate 23
Old House (Maple Street)

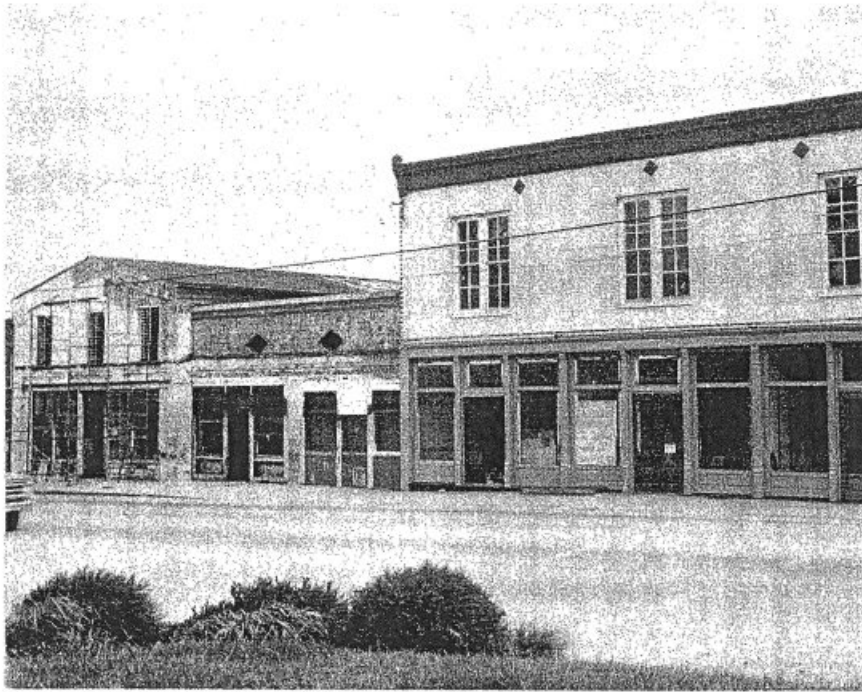


Plate 24
Roswell Stores

BRICK CORNICE
DESIGN

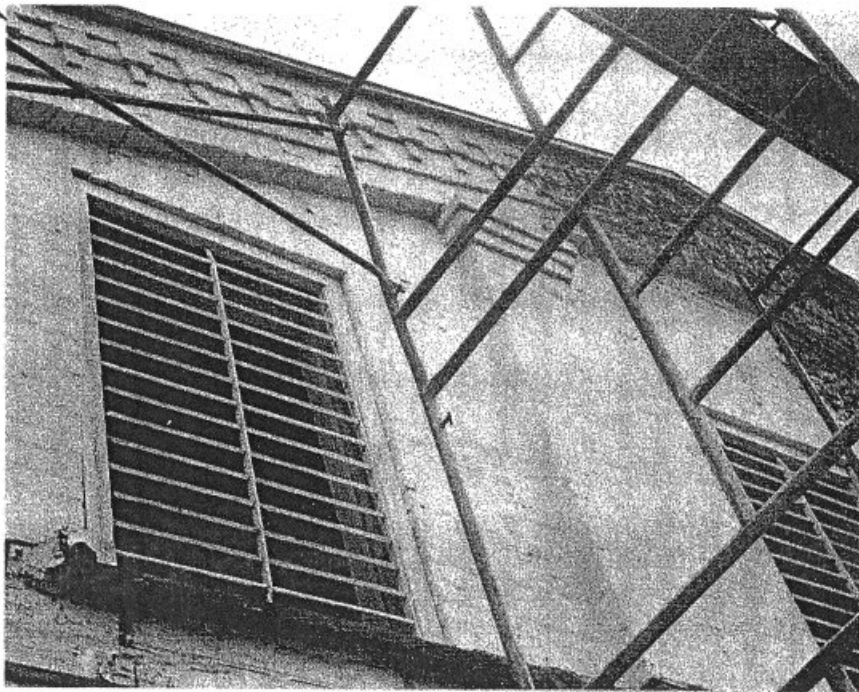


Plate 25
Roswell Stores-Commissary Building
(note brick cornice design; compare
with plates 5a, 27 and 32.)



Plate 26
Roswell Stores - Detail of
Iron Columns

BRICK CORNICE
DESIGN

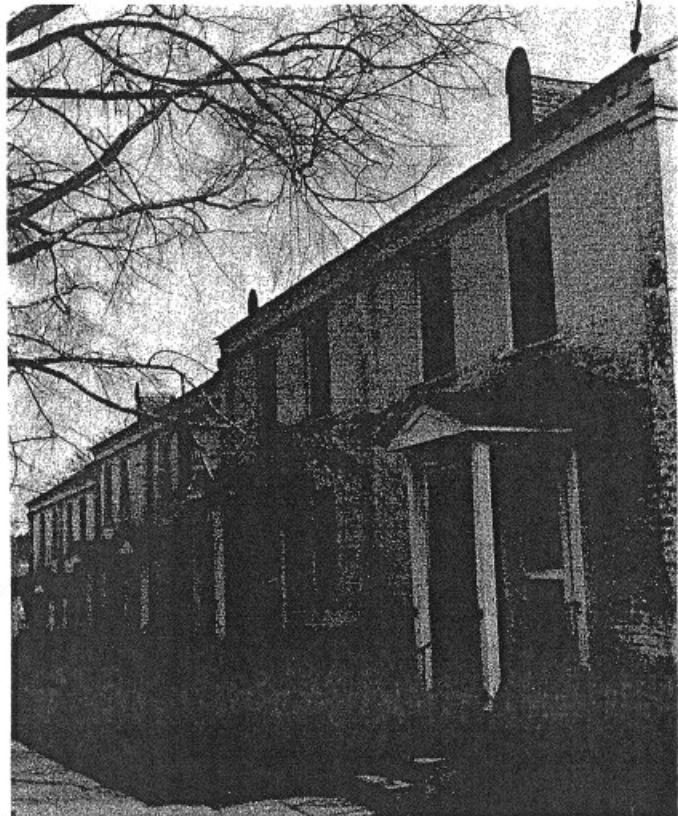


Plate 27
The Old Bricks
(note brick cornice design)

Plate 28
The Old Bricks - Wooden Detail
(This same feature is also seen
on a number of other "Factory -
Hill" structures.

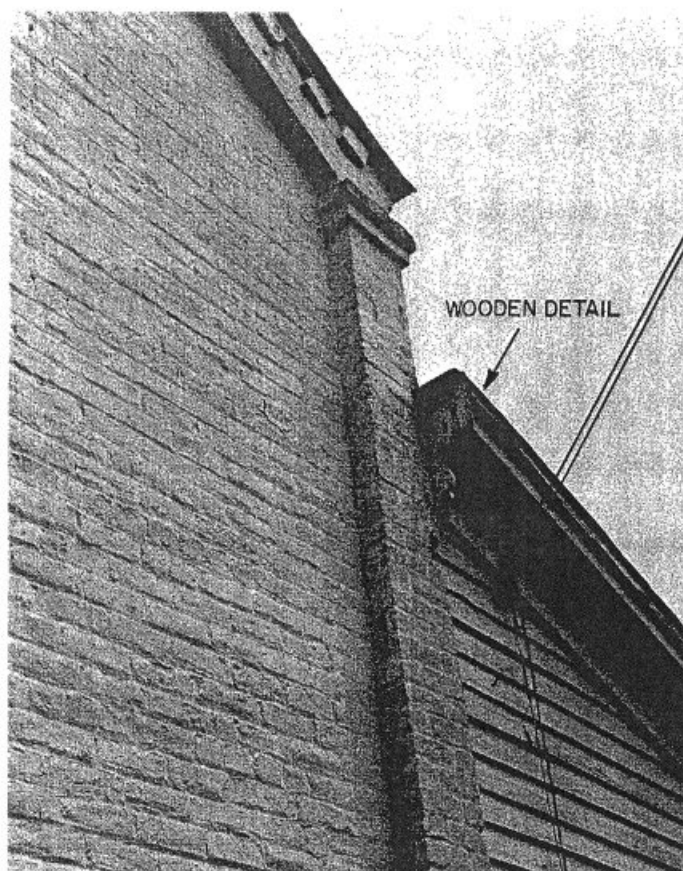


Plate 29
Southern Mills Building

25. OLD MILL: off Mill Street on Big Creek, circa 1840. 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. Its brick cornice with the suggestion of classical influence is similar to features on the Old Commissary Building and the Old Bricks. This similarity helps establish the early dates of each building's construction - soon after 1830 when the mill began operating. Picturesquely nestled in a wooded area on the banks of Big Creek, and not in active use, the Old Mill is an authentic reminder of those days when the Roswell Manufacturing Company was the primary business venture in the city. Although built as part of a factory complex, it is architecturally distinguished and would lend itself very readily for some new adaptive use, such as a restaurant or speciality store. It could continue to serve as a very picturesque but economically workable link with Roswell's early days. One of the very real components of Roswell's historical character, the Old Mill Building should be preserved along with more obviously historic places such as the Old Bricks and the Old Commissary - its exact historical contemporaries.
26. MILL RUINS: on Big Creek; 1839-1929. 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 a 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. Yet they were rebuilt nearby and have continued in operation. Foundations, some high brick walls and large metal machinery are in evidence and the dam, which harnessed the needed water power, is beautifully intact. The natural setting of the Mill Ruins - rapids, a waterfall and lush vegetation - would make an impressive park area, emphasizing both historical and natural assets.
27. THE OLD 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. Care should be taken that the old cemetery be continuously protected from vandalism and undergrowth. Although somewhat isolated from the town, which those buried here built, this is a site which should never be overlooked for its fundamental connections with Roswell's ongoing heritage.
28. FACTORY HILL HOUSES: 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 Brick apartments. Such details as these and the way the brick cornices are developed on the Old Commissary Building, the Old Mill and Old Bricks emphasizes the unified architectural characteristics which may be identified in Roswell as part of its fundamental antebellum character. The Factory Hill Houses possess fundamental requirements for a historic district - similarity in age, style and material; and a unifying relationship with the natural surroundings. This type of area is often overlooked or disregarded when preservation planning elements are discussed; however, recognition of its individual characteristics and significance in this study hopefully will spur appreciation of this neighborhood as being very much a part of Historic Roswell.

29. SMITH 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. The Smith House, remaining in the Smith family for all these years, is probably the most unaltered of all Roswell's landmarks. The Smith Family still owns a sizeable amount of property within the Roswell city limits, which produces a magnificent setting for the house and provides the city with a large wooded open space. Here again private residential preservation has made a significant contribution toward retaining Roswell's historical character. It and the surrounding commercial and residential area constitutes an uptown district which should be set aside and developed along special guidelines.
30. THE SMITH TRIANGLE: bounded by Alpharetta and Canton Streets and Elizabeth Way. This small triangle of land is part of the original Smith property and still remains in their ownership. Presently an unlandscaped area used for parking, it could function in uptown Roswell as the Town Square does in the old downtown area near Barrington Hall.
31. ELIZABETH WAY STORES: circa 1900. Facing the Smith Triangle, this group of old brick stores are part of Roswell's uptown business district and therefore contribute to the city's commercial life. Renovation and upgrading ought to be made according to an overall plan for the area which would include their enhancement along the lines of their historical characteristics and original design qualities. The same principle also applies to the stores discussed under Inventory No. 32.

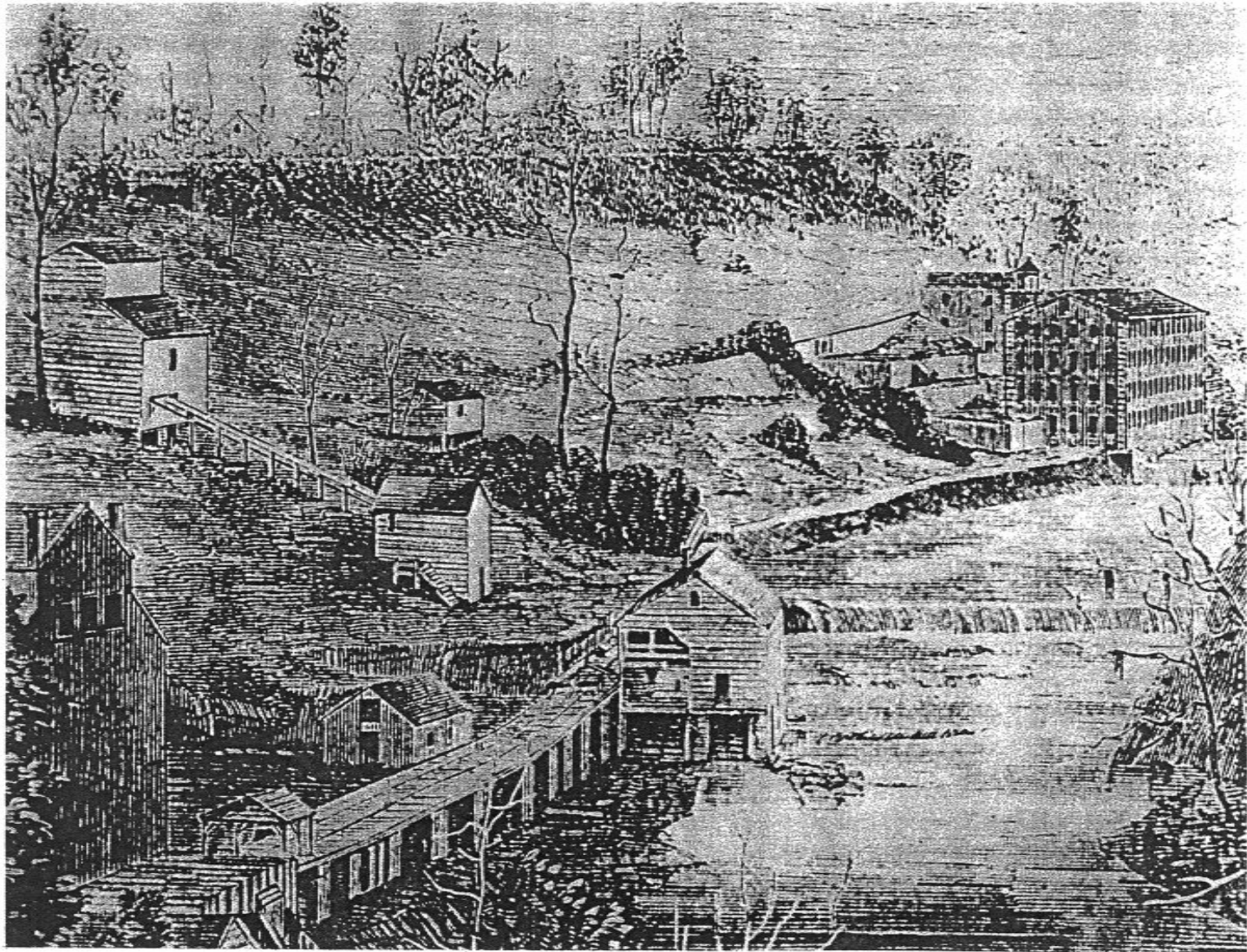


Plate 30

Original Roswell Manufacturing Company (From an old engraving done before the factories were burned by General Garrard, July, 1864.)

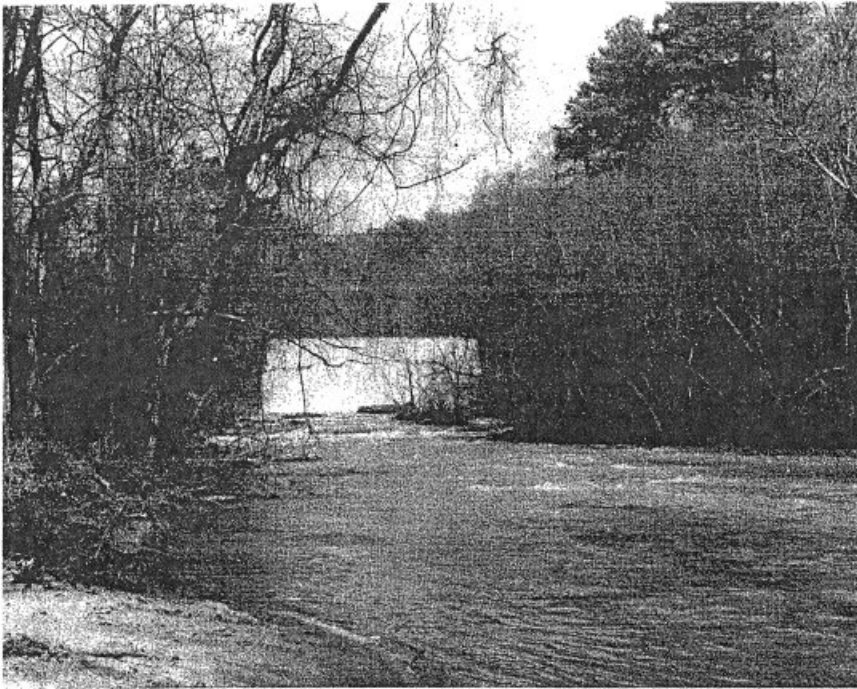


Plate 31a
Site of Original Roswell
Manufacturing Company (1973)

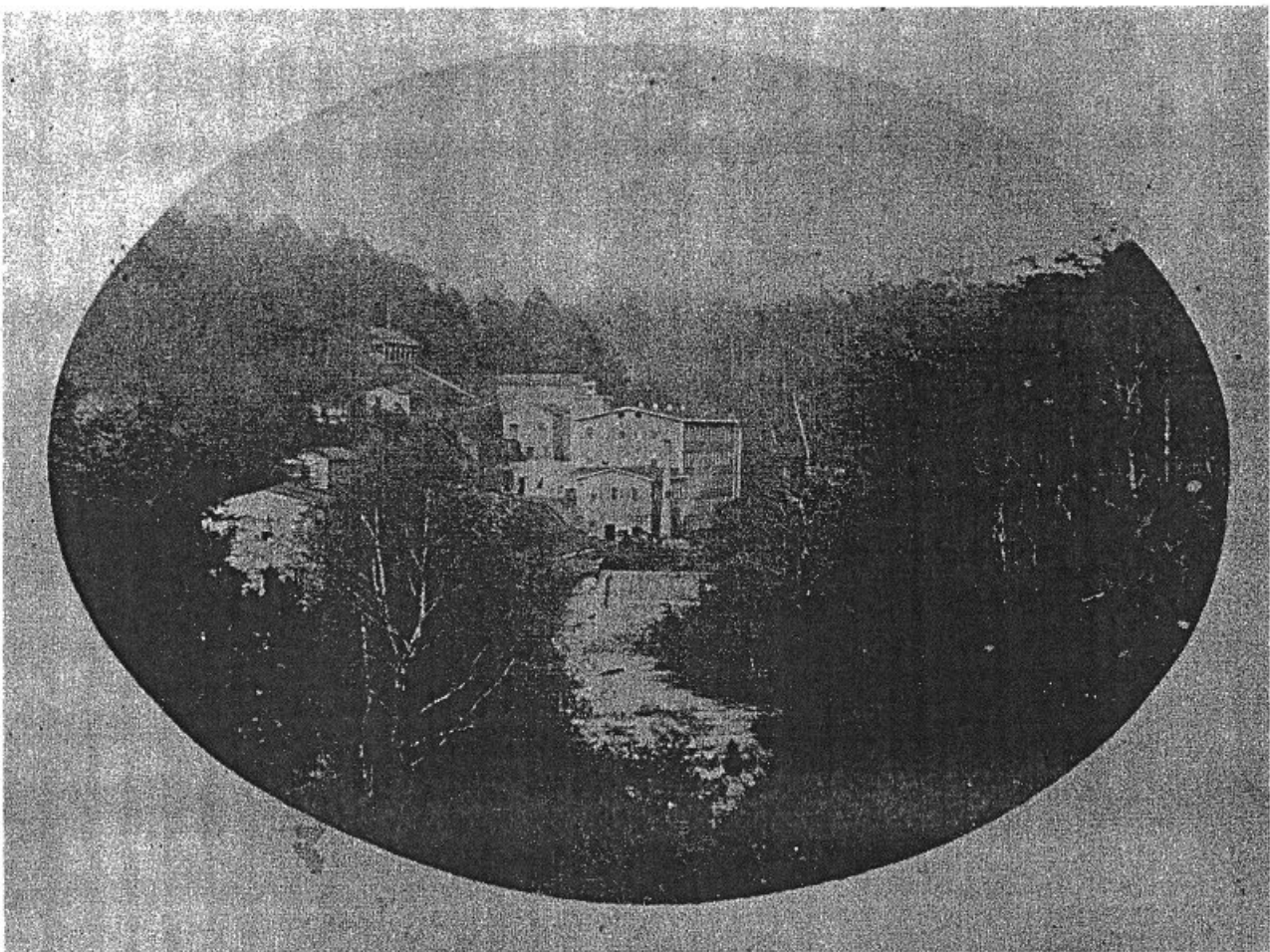


Plate 31
Old photograph of Roswell Manufacturing Company, circa 1900.
(As rebuilt in 1865 and as it appeared until struck by
lightning and destroyed in 1929. The dam has survived) -
(See Plate 31a)



Plate 32
The Old Mill
(note brick cornice design)



Plate 33
The Old Cemetery -
Roswell King's Monument

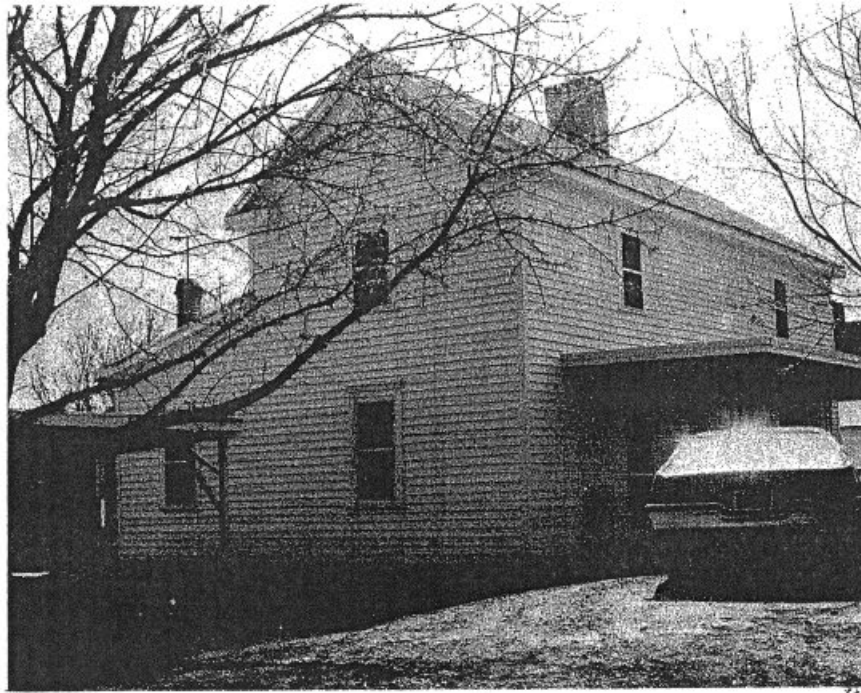


Plate 34
Factory Hill House

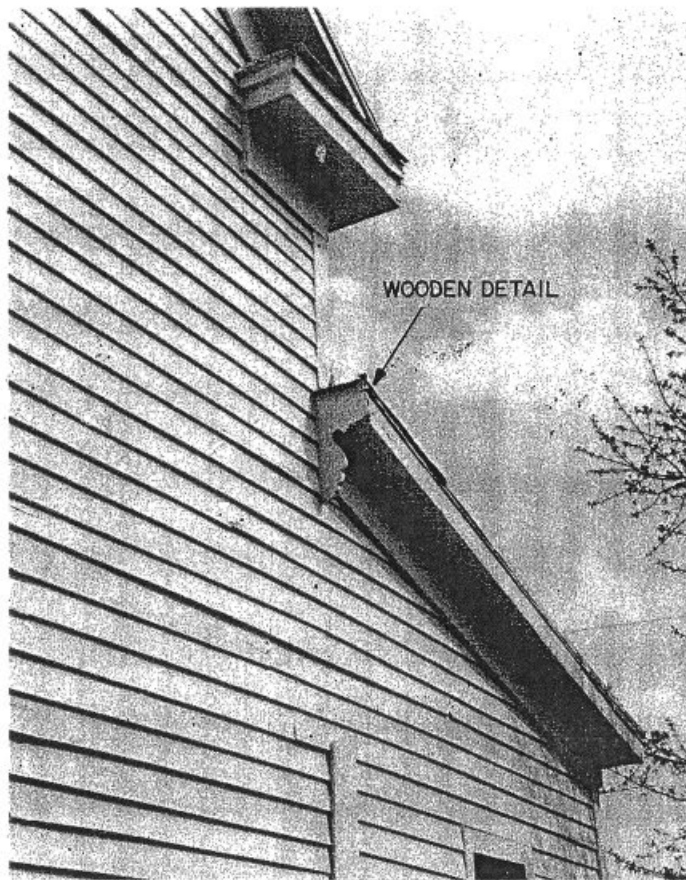


Plate 35
Factory Hill House - Wooden Detail
(compare with plate 28)

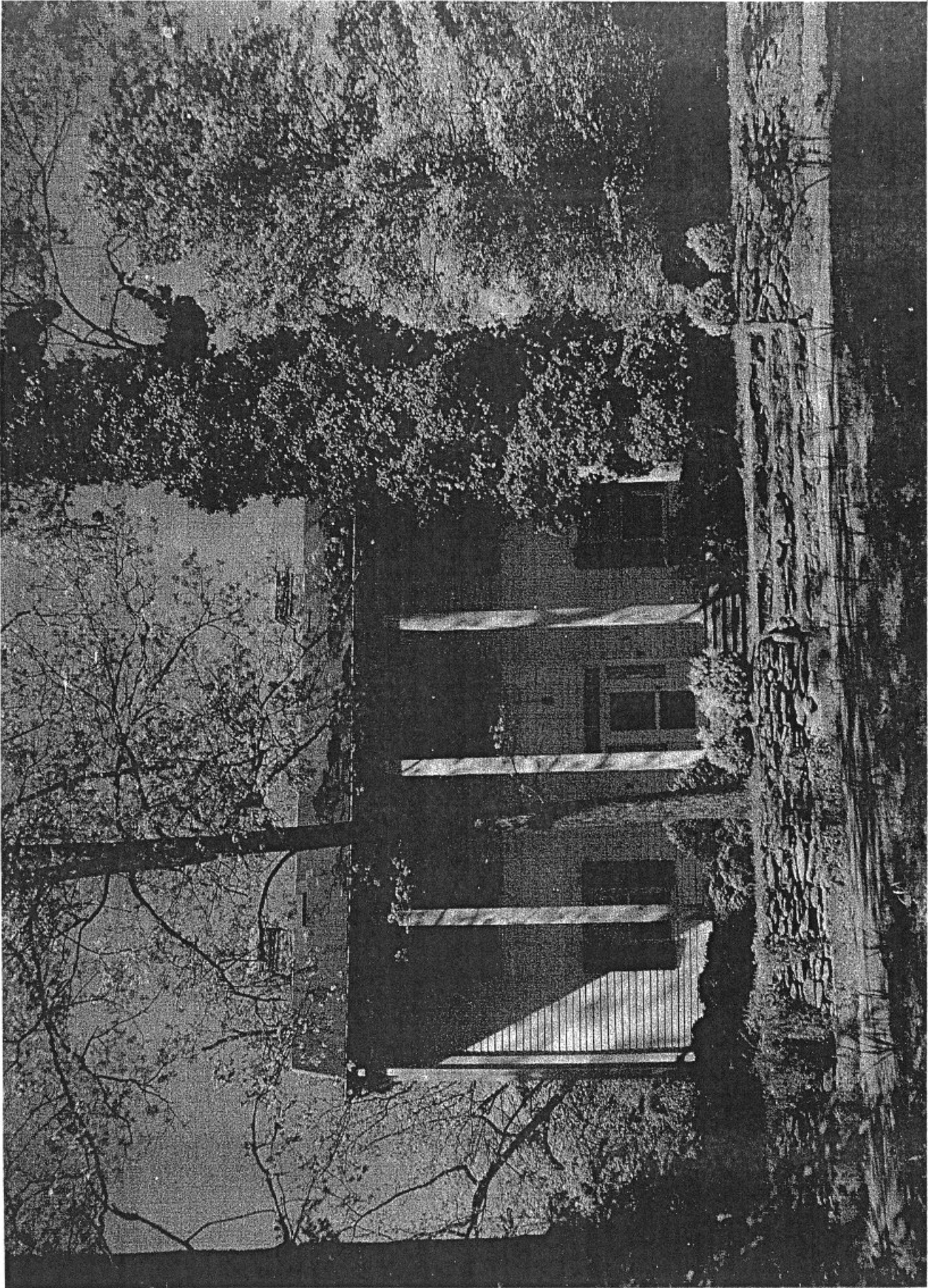


Plate 36
Smith House



Plate 37
Elizabeth Way Stores
(Smith Triangle in Foreground)



Plate 38
Canton Street Stores

32. CANTON STREET STORES: Located around the corner from the Smith triangle, 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. Located on one of Roswell's major streets, the stores are advantageously sited for maximum business attraction. Renovation and use similar to the Old Roswell Stores on Atlanta Street is an obvious possibility. This has already been occurring, but not according to an agreed upon overall plan. While not as historically significant as the Old Roswell Stores, the commercial buildings in this area are worth serious consideration because of their authentic potential.

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. The Minton House is one of Roswell's earliest homes and is presently owned by Mr. and Mrs. D. C. Lackey. Although it is not as outstanding as some of Roswell's other landmarks, it is an example of how Roswell's citizens have recognized and preserved many aspects of their communities historical assets.

34. MASONIC HALL (OLD METHODIST CHURCH): Alpharetta Street at Green Street; circa 1859. Land on which this building sets was given to the Methodists by Barrington King. Church services were first conducted here in 1859 and continued until 1920 when the congregation relocated. After serving as a commercial establishment, the building was purchased by the Masons in 1952 to be used as their meeting hall. The Hall as it now stands is a 2-story, stuccoed structure. The original door with a broken pediment can still be seen. Although the Masonic Hall has been obviously renovated a great deal, something of its original style and character may still be seen.

35. METHODIST CEMETERY: Alpharetta Street and Woodstock Street. This old cemetery served the Methodist Church, now the Masonic Hall. Its fundamental integrity must be protected from the commercialism of the area.

36. CANTON STREET 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. As Roswell has expanded northward, the country has become a suburban neighborhood. Fortunately later houses do not impair the basic integrity of the older homes, but this may not always be the case if adequate land use and architectural controls are not enforced.

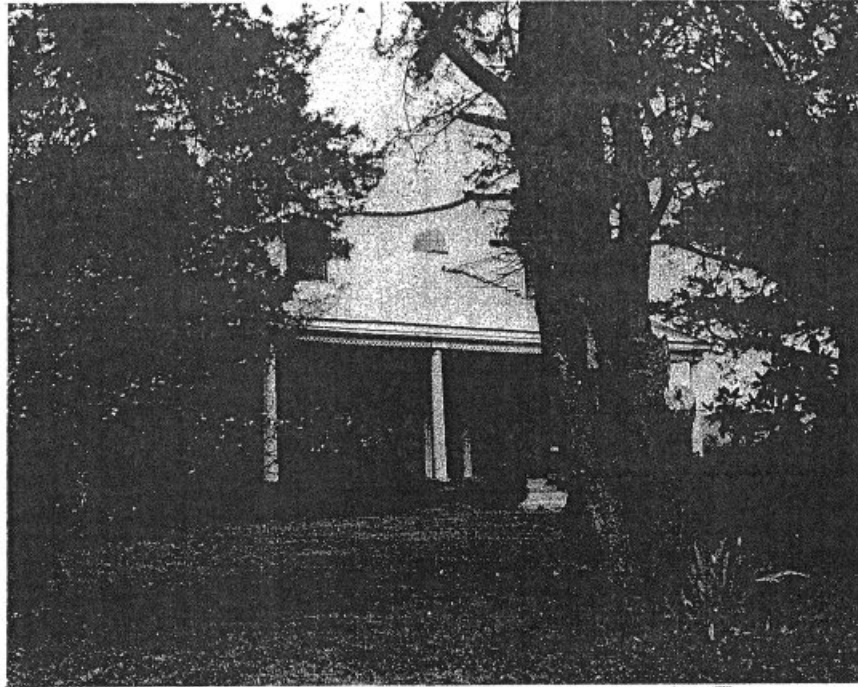


Plate 39
Minton House



Plate 40
Masonic Hall
(Old Methodist Church)



Plate 41
Methodist Cemetery



Plate 42
Canton Street House

37. NAYLOR HALL: Canton Street; antebellum; 2-story with 1-story wing additions and porte-cochere, 4 Greek 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.

Roswell's Historical Character Defined and Discussed

The sum total of the 39 individual historic features listed and discuss in the preceding inventory is Historic Roswell; it is not confined to any on street or area; and it is partly a matter of topography, since much of what Roswell King and his associates knew as Roswell in the 1830's still exists today in the lay of the land. A comprehensive look at Roswell reveals that enough of its original historical and architectural integrity survives for a major portion of the Downtown area to qualify for listing as a district on the National Register of Historic Places.

The inventory shows that Roswell's essential historical character is Classical or Greek Revival. Except for Inventory Nos. 11, 16, 24 (cupola), 31 and 32, very little was found of the Victorian or Gothic Revival styles.



Plate 43
Naylor Hall



Plate 44
Ball Place



Plate 45
Goulding House

However, even these few buildings are valuable to the Community in their own right as contrasts to Roswell's pervasive classical character. For example, Inventory No. 32, the Canton Street Stores, have very real value as commercial property with an historical flavor, which could be enhanced by paint and graphics to be even more convincingly Victorian than they are already. Under no circumstances should an attempt be made to make the veranda of these stores in some way classical, so as to make them more compatible with the classical character of Roswell's landmarks of the 1830's and 40's. These buildings should be allowed to represent their proper place in Roswell's history and they should be preserved for their own value to the community as an essential part of Uptown Roswell.

Roswell's essential historical character derived from a taste for classicism which prevailed in America even up until the beginning of World War II. Classicism in America did not end with the Civil War as some writers contend; this is especially true in Georgia. The Georgia State Capitol, for example, which was completed in 1889 during the height of what is sometimes called the Victorian era is a Renaissance Revival style domed structure of very real classical proportions and details. It is only one of many examples of how Georgians have continued to value a classical heritage of which Roswell's collection of Greek Revival buildings - houses (mansions and cottages), churches, stores, and mill buildings - is an exceptional legacy. However, new construction in Roswell should not directly copy classicism but should be compatible with it. This can be accomplished through the careful consideration of such factors as: site, height, proportion, scale, plan, materials, textures, color, details, roof shapes and landscaping. As a matter of simple fact, that was what classicism was all about: a relatedness of building to site, scale, materials and proportion, to create a unified whole from related individual parts. One reason many European cities are considered beautiful is because through the years individual new parts have been carefully designed to blend with the old. This does not mean copying or reproducing, but it does mean saving the best of the old and adding the best of the new in such a way that the old and the new live together in harmony. The Kings knew this and produced a whole town according to that principle.

An analysis of certain design features of the "Old Bricks" can serve to illustrate what is meant by the essential classicism of Roswell's historical character. The "Old Bricks" consist of two, two-story units separated by a street. With careful analysis one can see that each unit is somewhat different from the other but the two go together as though they were one. The brick unit closest to the Roswell Square consists of one long structure with four apartments and four entrances. Each apartment is divided from the other by a brick pilaster or suggested column. Windows are symmetrically placed on either side of doorways and one above the other. At the top of the bricks where the roof meets is a simple brick cornice which suggests a classical temple's decorative dentils and modillions, or blocks. In other words the individual parts and details of this one unit are carefully defined. One can see that here are four apartments, but at the same time they are unified into an overall design which is not only classical in flavor but classical in intent. The classicism of the entire two unit composition becomes more apparent when one examines the unit closest to the Old Cemetery. At first glance it is exactly like the first unit. However, it consists of six apartments and six entrances, divided as the other unit by brick pilasters and with a similar window rhythm. More importantly it is not one long structure, but due to the lay of the land is terraced from west to east into three parts with two entrances to the section so as to fit the slope. This is so carefully done that it is hardly noticeable. So that if you stand in the middle of Sloan Street and look from one unit to the other, they are so carefully related in so many different ways, besides merely being of brick, that they appear to be one long structure from west to east.

The point of this analysis is that if another "Old Brick" unit were built to go along with these original ones, the architect would need to be as subtle as the Kings and Willis Ball, or his additional unit might be a failure of classical compatibility. It is this study's belief that this principle of classical compatibility, which was originally adhered to in Roswell, should be respected and followed now and in the future. It is not just a matter of classical details pasted on, it is a matter of basic design integrity then and now. It is a matter of fundamental

respect for the landscape and for what good men added to what the Good Lord planned when He made the hills and valleys of North Fulton County.

Current Historic Preservation Efforts in Roswell

When the City of Roswell created the Historic Roswell Zoning District in 1970, it recognized the fact that historical properties are a community asset which are not isolated individual units, but are parts of an historically related whole, which ought to be recognized and preserved as such, regardless of property ownership. The H-R zone or district gives a measure of legal recognition and protection for a portion of Roswell's historical assets. Even though there are restrictions and a review procedure is established under the watchful eye of a city-appointed Civic Design Commission, the property ownership remains the same and the individual owner is looked to for the preservation and restoration of his own property as well as for new uses to which his land and structures might be put.

In addition to the creation of this zone or district, several other very fine recent examples of historic preservation have, or are, taking place in Roswell - all within or adjacent to the H-R zone. Each of these will be briefly discussed as they are steps in the direction of Roswell's overall preservation, restoration, and revitalization.

The first effort to be discussed is the restoration of the Roswell Presbyterian Church windows to their original appearance (See Inventory No. 19). In 1971, Mills B. Lane IV made the church a challenge grant for the restoration of the chapel windows. This consisted of removing colored glass windows, replacing them with clear glass panes and putting up outside shutters with old type hardware. About 1915, the Roosevelt family, because of Mittie Bulloch Roosevelt's Roswell connection, made a gift of money to the church which purchased colored glass to replace the original clear panes in the old sashes and took down the old shutters which were no longer necessary. At Mr. Lane's request, this restoration work was done under the direction of William R. Mitchell, Jr. of the Georgia Historical Commission, who used old photographs and other evidence to make the restoration as accurate as possible. Thus the Roswell Presbyterian Church now looks essentially as it did when it was completed about 1840.

Second is the work being carried on by Historic Roswell, Inc. This too was begun in 1971 and early 1972. Actually it might be dated from the time when Bulloch Hall, slowly deteriorating, was entered on the National Register of Historic Places by the Georgia Historical Commission. Soon after this occurred, Bulloch and its 16 acre site was sold by Wing family members to Richard S. Myrick, a young Atlanta real estate developer. After purchasing Bulloch Hall, Mr. Myrick came to the Historical Commission to determine what it meant to be on the National Register. He was assured that registration was largely a matter of recognition for historical importance and would not restrict him directly but only federal agencies which might be planning some sort of development in the area. During the conversation, Mr. Myrick became interested in the possibility that he might restore Bulloch Hall as a museum supported by admissions. He formed Historic Roswell, Inc. as a separate division of his company and began the work with the counsel and full interest of the Historical Commission behind him. Dick Myrick said on February 7, 1972, *"We feel private enterprise and historic preservation are compatible."* Retaining a consultant, Dr. William Seale, Mr. Myrick restored and furnished the Hall much as it was in 1853 when Mittie Bulloch was married to Theodore Roosevelt, Sr. (See Inventory No. 12). But this is not the end of the story of Mr. Myrick's most fortunate investment in Roswell's historic preservation. After he formed his preservation company and got deeply committed to this new venture, Mr. Myrick's consultant, Dr. Seale, recommended that he hire a knowledgeable young man, Henry Cauthen, to give full time to the enterprise. When Mr. Myrick made the official announcement of what he intended to do about Bulloch Hall, he also announced the retention of Cauthen and told about a new aspect of Historic Roswell's investment in Roswell's past and in its future - the renovation of the old Roswell Stores into some 16 shops and boutiques.

No better example of what this study means by *"using history and tradition as resources to be creatively developed"* could be found than this renovation of the old stores on the east side of Roswell Square. Historic Roswell, Inc., treating these vacant stores as community assets, plans to put them into excellent condition, harming nothing of their

architectural and historical integrity, but enhancing and capitalizing on it. The City of Roswell will have as a result a group of shops which will put new beauty and economic viability into the old square, and Dick Myrick will offer leases in a unique restored building of a sort which is not available anywhere else in the area. (For further comments on the Old Stores see Inventory No. 22).

The most recent activity pertaining to Roswell's historic preservation is different still from the other two instances described previously. It is a state supported example of preservation sponsored by Governor Jimmy Carter's Georgia Heritage Trust Program. Barrington Hall, which Miss Katherine Simpson and her sister persevered to preserve on their own, has been proposed as one of the state's most significant historic properties, one that is so important to our heritage that it should be purchased and set aside as a state historic site and shrine.

Considered along with the establishment of the Historic Roswell Zoning District, these three examples of historic preservation show how Roswell is an historic area for which long range preservation plans have been, and are being made, and carried out effectively. It only can be hoped that the recommendations of this study will receive as much success as these earlier attempts to preserve Historic Roswell. As the inventory clearly shows, there is much in Roswell of value to preserve, enjoy, and give new life in the days ahead.

CHAPTER IV
FUTURE

The focus of this historic area study is neither the past nor the present, but the future. Chapters II and III, and the other preceding materials, have all repeated the same basic theme that Roswell will grow and prosper, not in spite of, but because of, a strong tradition of preserving its historical character. The point has been to justify as an official goal of Roswell City Government an even more comprehensive historic preservation approach to Roswell's future than has been taken in the past and is presently being undertaken. The recommended approach is to expand the use of the historic zoning district concept to include areas not presently protected by the Historic-Roswell Zone.

Major Recommendation

The nucleus of early Roswell was the town square, separating the exclusive residential neighborhood to the west from the business and mill areas to the east. These two areas retain a significant amount of their 19th century character. In the past, throughout the country, designations of historical districts have usually been limited primarily to residential neighborhoods composed of distinctive architectural and historical landmarks. This was also true in Roswell. This is due, in part, to the fact that residential neighborhoods are often all from a city's past that have any hope of being preserved. However, Roswell is fortunate that its commercial and mill area has survived to some extent as well. It is especially appropriate, therefore, that Roswell's City Fathers should also recognize this portion of Old Roswell as an area of significance to Roswell's future. The expansion of Roswell's present historic district would recognize and help to protect the "Roswell Stores", the "Old Bricks", "Factory Hill" with its salt-box type houses, the "Old Mill", the mill ruins along Big Creek including the dam, and the original "Roswell Cemetery". It was this area that contained the economic base which supported the creation of places like Bulloch, Barrington and Mimosa Halls, whose neighborhood has already been established as an historic district.

As Roswell grew it expanded northward and what was originally country was incorporated into the city. This "Uptown" section, therefore, has suffered the encroachment of modern construction, lack of

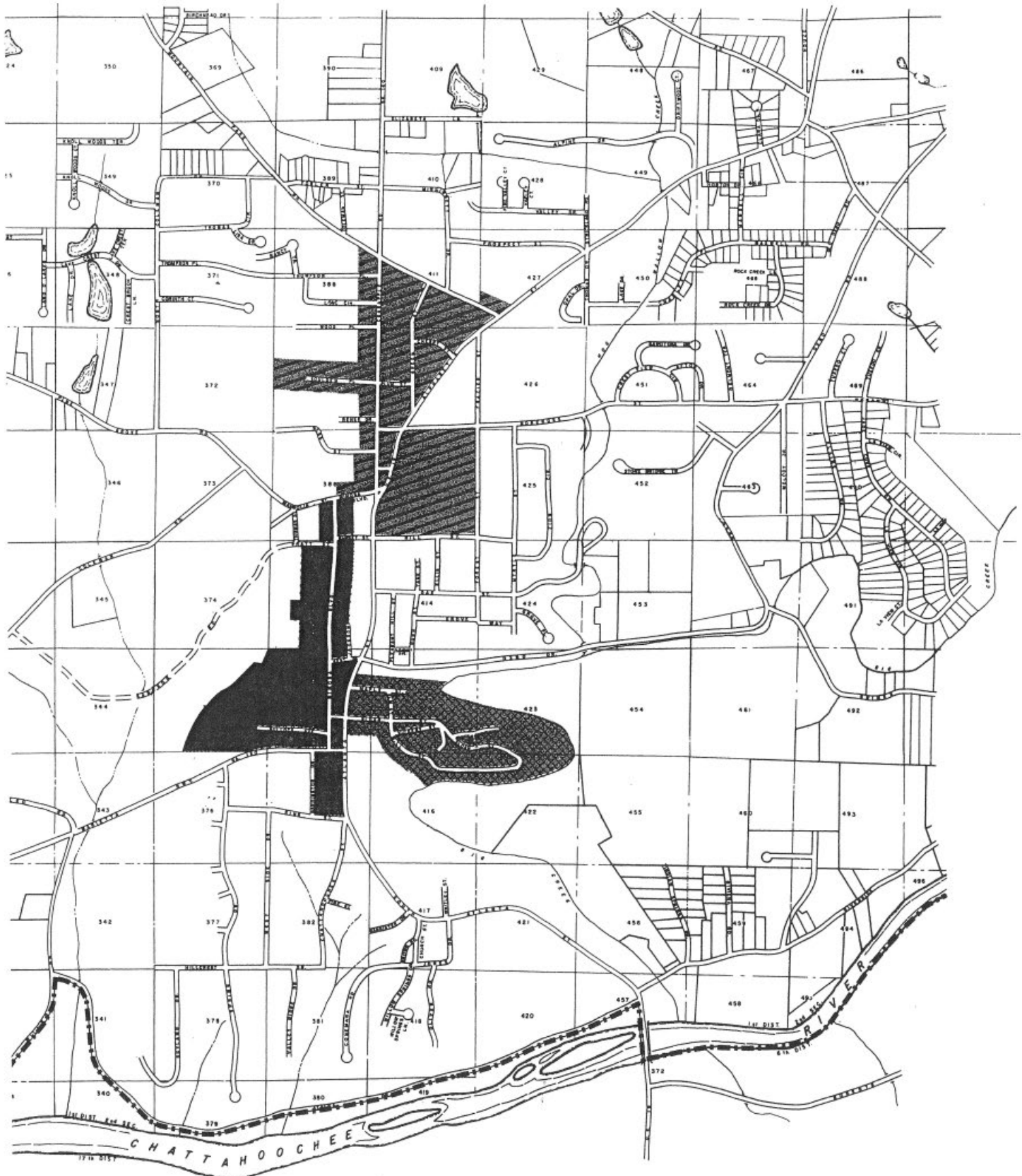
planning and loss of integrity. Yet many historical landmarks in the Uptown area have survived. More importantly, so much potential for preservation, adaptive use and urban planning exists, that the consideration of Uptown Roswell as part of an historic district naturally follows. The Smith House and its expansive grounds, the Canton Street Stores and outlying structures such as Naylor Hall and the Canton-Woodstock House are certainly important to Roswell's historical character and means for their preservation should be found.

For the purposes of this study, Roswell is divided into two historic districts - Downtown Roswell and Uptown Roswell (See Plate 46). Mention should be made here that sites outside either of these districts are not ignored; their recommended exclusion from a Historic District is based upon location factors and not lack of historical significance or importance (i.e., Chattahoochee River crossing, Ivy Mill, Railroad Cut, Lovers Rock, Allenbrook, Raised Cottage, Atlanta Street Cottage and Fine Arts Alliance).

The Downtown Roswell Historical District would itself be divided on a functional basis into a west and east section. The west section, including primarily Mimosa Boulevard, Bulloch Avenue and a short section of Marietta Street, contains a majority of the stately antebellum residences for which Roswell is noted. In the east section, separated from the west by Atlanta Street, are located the "Roswell Stores", the "Factory Hill Houses", the "Old Bricks" and "Mill Buildings" and the "Mill Ruins" along Big Creek. Contiguous to the northern boundary of the Downtown Historic District is the Uptown District, which has been identified for administrative purposes as well as historical reasons. Including portions of Atlanta, Alpharetta, Woodstock and Canton Streets and Goulding Place, this district also contains a number of historically significant buildings.

Controls within the proposed new districts would be similar to those in the present H-R District - essentially to "bring out" authentic character in existing facilities and give historical character to new construction in the vicinity. In other words, these districts would be concrete and visible evidence that Roswell officially cares about its heritage and plans to preserve its historical character as a community asset both now and in the future.

IC DISTRICTS



- | | | | |
|---|-----------------------------------|---|---|
|  | Downtown Historic District |  | Existing H-R Zoning District |
|  | Uptown Historic District |  | Proposed Expansion of Historic Zoning District |

KIDD AND ASSOCIATES, INC.
 CONSULTING PLANNERS AND ENGINEERS
 2261 PERIMETER PARK, SUITE 2
 ATLANTA GEORGIA

As part of this revitalization effort, it is strongly recommended that, when feasible, the triangle north of Elizabeth Way belonging to Mrs. Authur Smith be landscaped at least as well as the Town Square. This would give the Uptown Roswell District an urban amenity and an urban dignity which it now lacks, but which is implicit in the area.

To assist the already constituted, five member Civic Design Commission in evaluating projects in terms of what the provisions of the city's zoning ordinance describe as "*appropriate Roswell character*", this study recommends appointing an architectural advisor who would attend meetings as a voting member of that body. This individual may not necessarily be an architect, he might be an architectural historian or urban planner.

Lastly, the Downtown District should be placed on the National Register of Historic Places for its exceptional district-wide historical and architectural significance. Since preservation within the Uptown District would largely be a matter of design controls and the area does not have national significance as a district, individual sites in that area should be added to the Register on their own merits; as for example, the Smith Farm (See Inventory No. 29) and the Minton House (See Inventory No. 33).

Other Recommended Preservation Planning Tools and Aids

Scenic Easements

Depending on local program objectives, the scenic easement may be another tool for public control of the architectural integrity of certain historic structures. It is a device that allows preservation of the public interest in the appearance of the building without substantially affecting the use of the property. The purpose is to prevent exterior alterations detrimental to the original architectural design. The approach is for a public body to acquire, through purchase, condemnation, or perhaps donation, a negative easement over the facade of the building which does not allow the owner to alter the exterior appearance of the building without approval of a designated public agency.

The owner and his successors would retain all rights to the property

except the right to modify its appearance. Except in the rare case of donation, this approach provides compensation to the owner for the particular property right he gives up. However, because of the limited use of this technique thus far, it may prove difficult to determine how much the right to change the appearance of the property is worth in relation to fair market value. An advantage of the easement approach is that the building continues in productive private use. A disadvantage is that while the architectural integrity of the single important structure is protected in this manner, there is no protection against detrimental environmental influences from adjacent properties unless similar easements are required there also.

Tax Incentives

Frequently, some form of tax incentive is suggested as a possible device to encourage rehabilitation and preservation. Such incentives could take numerous forms, including an assessment or rate reduction, an assessment or rate freeze, a temporary exemption, or a tax refund. The basic idea is to encourage the owner to restore and preserve the building by offsetting some of his improvement expenses with some type of tax relief. The feasibility of any such proposal, of course, must be evaluated thoroughly in terms of both state and local laws. This technique is currently being used in the City of New Orleans by the Vieux Carre Commission to promote rehabilitation and preservation in the city's French Quarter. This commission is specifically authorized by the Louisiana constitution to recommend to the City of New Orleans, as it deems appropriate, that certain significant structures be exempt from taxes for a specified period of years provided the owners enter into formal and binding agreements that the building will never be altered or demolished without the approval of the Commission.

Any tax incentive proposal in Roswell must be realistic and linked to a strong case that it is clearly in the public interest to insure the preservation and proper maintenance of particular significant structures. Appropriate safeguards must be included. As the intricacies of tax law vary from state to state, such a proposal requires determination of its advantages at the local level.

Direct Acquisition for Public Use

A final public option to preserve selected important buildings and sites is direct acquisition, either by purchase or by condemnation. This action should be considered when a significant structure becomes available in a location appropriate to the performance of a particular public function or when this is the only chance remaining to save a truly outstanding building.

Publicly owned historic structures need not necessarily become period museums. Other public uses should also be considered. For example, the City of Fayetteville, North Carolina, purchased the historic Kyle House (1832-40) which was located near city hall, to house the Mayor's office and provide meeting space for various boards and commissions. Depending on location, other possible uses for significant old houses might include a branch library, office space for growing city agencies, an art school annex or rental gallery affiliated with the local art museum, a neighborhood center for the provision of various city services, or an information center. Decisions on public acquisition must be based not only on the architectural and historic merit of the structure but also on the potential for productive use by public agencies.

Organizational Programs: National, State and Local

On the national level, several preservation programs exist. The Department of Interior has long been active in promoting historic preservation. The Historic Sites Act of 1935 established the National Historic Landmark Program which recognizes sites of national significance by citation and bronze plaque. Georgia can claim many National Landmarks. The listing of Landmark sites is presently being enlarged and some of Roswell's significant structures will be among those proposed for inclusion. Also under the aegis of the Historic Sites Act of 1935, the Department of Interior sponsors the Historic American Buildings Survey in which photographs, documentation and measured drawings of historic buildings are made and filed in archival form. During the late 1930's, Bulloch and Barrington Halls and the Old Methodist Church (now the Masonic Temple) were so recorded. Applications to the HABS program can be submitted at any time and this is certainly one

project that Roswell should consider. Information from HABS recordings are extremely beneficial during restoration processes should a building be altered or damaged. Preservation through documentation is an important aspect of maintaining historical integrity.

The National Register of Historic Places is a program administered jointly by the Department of Interior, Office of Archaeology and Historic Preservation and the individual states (in Georgia by the Georgia Historical Commission). Listing on the National Register provides three important benefits: 1) recognition and documentation of a site's significance; 2) a means for protecting the site from federal encroachment; and 3) qualification for application for federal matching grants for restoration purposes. The National Register can be extremely important as a preservation aid and, in fact, is one of the most effective. Two Roswell structures have been entered on the National Register - Bulloch Hall and Barrington Hall.

The Department of Housing and Urban Development has also been aware and involved in historic preservation. Under the Legacy of Parks Program, federal matching grants for restoration were available to sites included on the National Register. Unfortunately, the recent cut in federal spending, ordered by the President, has deprived HUD of available funds for this program.

Two private organizations, largely providing technical assistance on the national level, must also be discussed. The National Trust for Historic Preservation provides invaluable consultation for historic preservation projects and funding for historic area surveys and studies. The American Association of State and Local History provides advice for history sources and research, technical information for restoration practices, and publicity for restoration projects.

On the state level, the Georgia Historical Commission has long been an agency encouraging restoration and preservation. Through its Marker Program over 1800 sites have been recognized and marked as significant historic places. Many of these state historical markers have been erected in Roswell. The Georgia Historical Commission provides consultation, almost daily, to Georgia citizens needing advice on restoration and other similar projects. As mentioned above, the Historical Commission is the state agency responsible for administering the National Register program.

The newly created Georgia Heritage Trust is a program designed to establish priorities and methods for acquiring and/or preserving the state's historical and natural resources. Under this program, Barrington Hall and the Chattahoochee Woodall Tract, located east of Roswell, have been included on the first acquisition list as sites particularly significant and endangered.

Statewide private preservation activities are best illustrated by the Annual Historic Preservation Conferences, sponsored in part by the Georgia Historical Commission. The conferences provide opportunities for citizens throughout the state to meet, discuss problems, share experiences and benefit from the knowledge of invited speakers - many of whom enjoy national reputations in the historic preservation field. From these conferences has developed the proposed formation of the Georgia Trust for Historic Preservation. The Georgia Trust for Historic Preservation would perform a function similar to that of the National Trust by providing technical assistance, consultation and the establishment of a revolving fund for acquiring and holding historic properties.

On the local level, Roswell is fortunate in having an active historic preservation organization, the Roswell Historical Society, which advises and encourages city officials in the best interests of the city's landmarks and historic sites. The Historical Society might well consider establishing a revolving fund as mentioned above. This preservation technique of acquiring and holding historic properties until an appropriate preservation-oriented owner can be located has proven successful in terms of both preservation and economic aspects throughout the country; most notably in Savannah and Charleston.

Historic Roswell, Inc. has made an outstanding contribution to the city in the restoration of Bulloch Hall and most recently in its plans to renovate and use the Roswell Stores in a creative and adaptive manner. This corporation could be called upon for technical and business advice by owners desiring to develop properties in a similar manner.

Summary

In conclusion, this report recommends that specific actions should be initiated by the Mayor and Council to further preserve and enhance

Roswell's historical character. The more important of these actions and their recommended order of priority are as follows:

1. Expand the present H-R Zoning District to include the eastern portion of the previously identified Downtown Historic District.
2. Create an Uptown H-R Zoning District.
3. Place the entire Downtown Historic District on the National Register of Historic Places.
4. Take appropriate steps to beautify the Smith Triangle located in the Uptown Historic District.

In addition to these recommendations, other possible methods of historic preservation which address themselves to action by the City of Roswell include the following:

1. Obtain scenic easements along Big Creek and at other appropriate locations.
2. Offer tax incentives to owners of historic properties who are actively engaged in historic preservation and/or restoration.
3. Acquire historic buildings and sites for public use.
4. Apply for national and state aid, both financial and otherwise, to implement the historic preservation plan presented in this report.

HISTORIC
PRESERVATION--
Roswell