

Property Location: 685 Atlanta Street
Owner: City of Roswell
Petitioner: City of Roswell
Petitioner's Request: Demolition of existing structure
2003 Historic Properties Map: Intrusion
2018 Historic Properties Survey: Commercial/Prefabricated Warehouse
1988 Historic Properties Survey: 1973 Construction Date
Zoning DX

Staff Recommendation
Staff recommends approval of demolition of the structure.

Item Summary

The applicant is requesting to demolish the existing commercial building at 685 Atlanta Street as part of the Oxbo Road Realignment Project. The Roswell Historic Preservation Commission is not tasked with reviewing the road project, only whether it is acceptable to demolish this structure.

History

According to research conducted by Michael Hitt in 1988, the structure was built in 1973. Research of historic aerial maps and the 1924 Sanborn Fire Insurance Map confirm this, which show the property as vacant from 1924 – 1972. Roswell Hardware store operated here for many years until the City of Roswell purchased the property.

Previous Petitions:

HPC99-23: Minor. Fence. Denied.

HPC99-27: Major. Fence. Approved with conditions.

Analysis:

5.52 of the *UDC Design Guidelines* state that one “should not demolish a historic structure unless it has lost its integrity or is a threat to safety.” The Guidelines list five criteria in regards to how the Historic Preservation Commission should review demolition applications. Staff has analyzed these five criteria and given a brief response to each.

5.52.a: “Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?”

No. The State Historic Preservation Office has concurred with a finding of no adverse effect on the Oxbo Road Realignment Project, which includes the demolition of 685 Atlanta Street. (August 14, 2019 email from Jade R. Bilyou, Regulatory Specialist, U.S. Army Corps of Engineers)

5.52.b: “Is the building or structure of such interest that it could be made into a historic shrine?”

No.

5.52.c: “Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?”

No, the structure is a prefabricated metal warehouse that is easily reproduced. It has one story at the street, a gabled roof, and an exposed rear basement level with service doors.

5.52.d: “Would retention of the building or structure help preserve and protect a historic place or area of historic interest in the city?”

No.

5.52.e: “Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?”

No.

Department Comments

Engineering: No comment.

Arborist: No comment.

Fire: No comment.

Transportation: No comment.

Building: No comment.

Stormwater: No comment.

Env. Public Works: No comment.

Materials

Aerial

Letter of Intent

Photos 9-3-19

685 Atlanta Street property boundaries 9-10-19

2018 Historic Resources Inventory Survey Report

COMMISSIONER WORKSHEET:

Notes:

I move to [approve, approve w/conditions, or deny] the application dated 10/9/2019 for demolition at 685 Atlanta Street [as submitted or with the following conditions agreed to by the applicant:

I find [compliance or noncompliance] with the following guidelines [refer to guidelines referenced in staff report or any that came up in discussion] and [state the following only if applicable] the following circumstances unique to the property: [unique features allowing the decision].