

OAK STREET



PROJECT OVERVIEW

PROJECT SITE

The renovation of 16 Oak Street demonstrates a thoughtful approach to adaptive reuse within the Downtown Roswell Historic District. Rather than transforming the building through expansion or dramatic alteration, the project focuses on strategic interventions that enhance architectural character, improve functionality, and reinforce the building's relationship to its historic surroundings.

EXISTING SITE / CONTEXT DIAGRAM

NOTES:

1. SITE CONTEXT OVERVIEW
THIS DIAGRAM ILLUSTRATES THE EXISTING SITE CONDITIONS AND SURROUNDING CONTEXT FOR 16 OAK STREET, BASED ON PUBLICLY AVAILABLE CITY OF ROSWELL GIS DATA. LAYERS SHOWN INCLUDE PARCEL BOUNDARIES, ZONING, EXISTING BUILDING FOOTPRINT, AND TOPOGRAPHIC CONTOURS TO PROVIDE A COMPREHENSIVE UNDERSTANDING OF THE SITE'S PHYSICAL AND REGULATORY CONTEXT.

2. ZONING AND DISTRICT CONTEXT
THE SUBJECT PROPERTY IS LOCATED WITHIN THE DOWNTOWN ROSWELL HISTORIC DISTRICT AND IS ZONED DX – DOWNTOWN MIXED USE. ADJACENT PARCELS REFLECT A MIX OF COMMERCIAL AND MIXED-USE PROPERTIES CONSISTENT WITH THE DISTRICT'S ESTABLISHED DEVELOPMENT PATTERN.

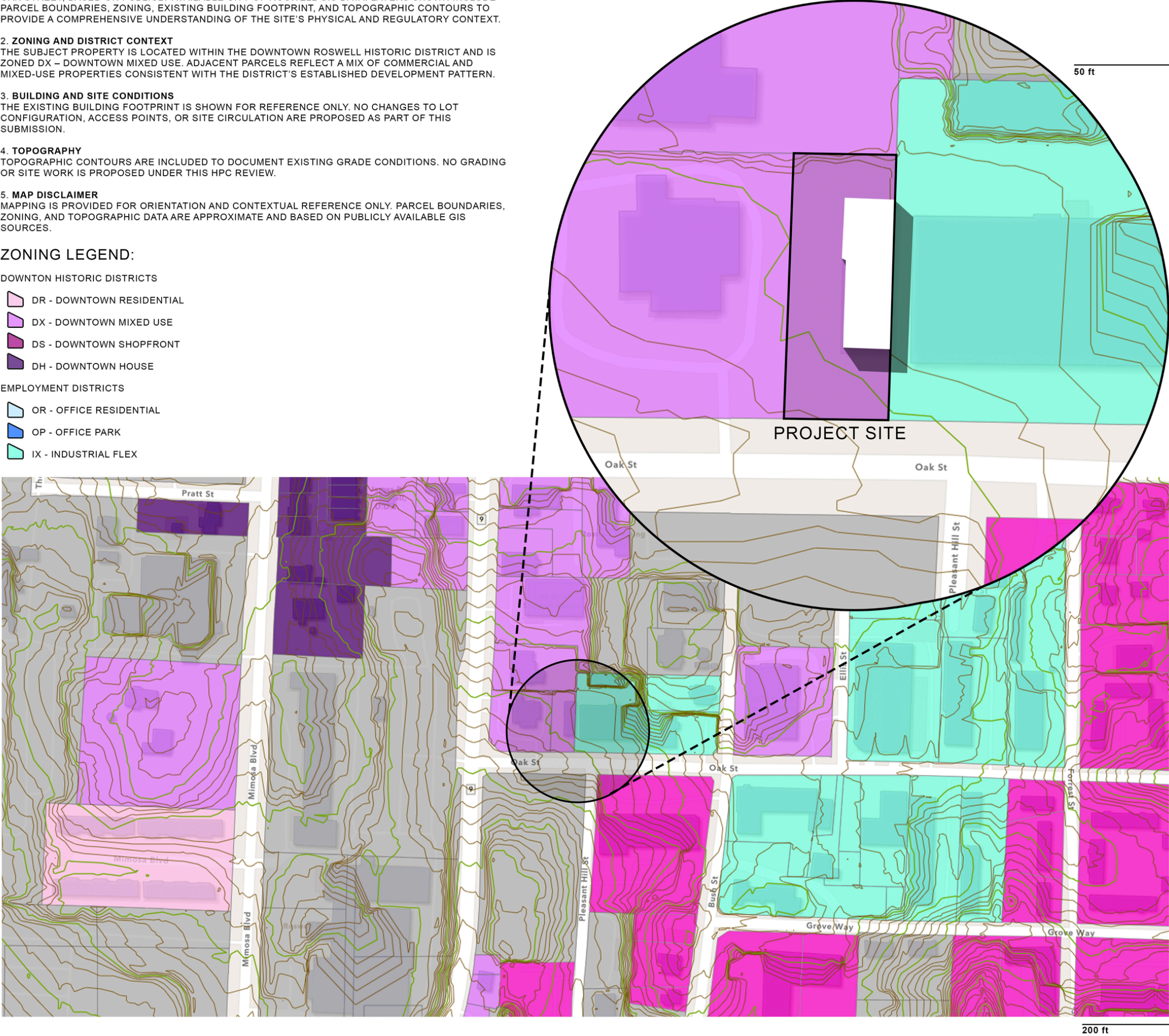
3. BUILDING AND SITE CONDITIONS
THE EXISTING BUILDING FOOTPRINT IS SHOWN FOR REFERENCE ONLY. NO CHANGES TO LOT CONFIGURATION, ACCESS POINTS, OR SITE CIRCULATION ARE PROPOSED AS PART OF THIS SUBMISSION.

4. TOPOGRAPHY
TOPOGRAPHIC CONTOURS ARE INCLUDED TO DOCUMENT EXISTING GRADE CONDITIONS. NO GRADING OR SITE WORK IS PROPOSED UNDER THIS HPC REVIEW.

5. MAP DISCLAIMER
MAPPING IS PROVIDED FOR ORIENTATION AND CONTEXTUAL REFERENCE ONLY. PARCEL BOUNDARIES, ZONING, AND TOPOGRAPHIC DATA ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE GIS SOURCES.

ZONING LEGEND:

- DOWNTON HISTORIC DISTRICTS
- DR - DOWNTOWN RESIDENTIAL
 - DX - DOWNTOWN MIXED USE
 - DS - DOWNTOWN SHOPFRONT
 - DH - DOWNTOWN HOUSE
- EMPLOYMENT DISTRICTS
- OR - OFFICE RESIDENTIAL
 - OP - OFFICE PARK
 - IX - INDUSTRIAL FLEX



1 EXISTING SITE / CONTEXT DIAGRAM

Scale Bar

PRESERVING CHARACTER THROUGH MEASURED INTERVENTION

The design begins with an understanding of the building's defining characteristics: its modest scale, simple massing, brick façade, and established presence along Oak Street. Rather than altering these foundational elements, the project preserves them while introducing carefully calibrated refinements that improve visual hierarchy, material richness, and transparency. No changes are made to the building footprint, primary massing, roof form, or overall scale.

Selective glazing modifications strengthen the building's connection to the street by increasing visibility and creating a more active pedestrian presence. Updated porch elements, integrated lighting, enhanced landscaping, and more substantial wood columns create a clearer and more welcoming entry sequence while remaining fully compatible with the surrounding historic district.

PHOTO SURVEY - EXISTING CONDITIONS

City of Roswell, Georgia

16 OAK STREET - EXTERIOR MODIFICATIONS

1. PHOTO DOCUMENTATION

THIS SHEET DOCUMENTS EXISTING EXTERIOR CONDITIONS OF THE SUBJECT BUILDING AND ITS IMMEDIATE STREETScape CONTEXT. PHOTOGRAPHS INCLUDE CURRENT VIEWS OF THE BUILDING FACADES AND REPRESENTATIVE STREET-LEVEL IMAGERY ILLUSTRATING THE BUILDING'S RELATIONSHIP TO OAK STREET AND THE SURROUNDING DOWNTOWN ROSWELL ENVIRONMENT.

2. BUILDING CONTEXT

THE BUILDING PRESENTS A MODEST, LOW-PROFILE PRESENCE ALONG OAK STREET, CONSISTENT WITH THE SCALE OF NEARBY RESIDENTIAL-SCALE COMMERCIAL STRUCTURES. THE EXISTING FACADE IS RESTRAINED IN MATERIAL AND DETAILING, WITH LIMITED ARTICULATION AND A SUBDUED VISUAL HIERARCHY.

3. STREETScape CONTEXT

STREET-LEVEL IMAGERY HIGHLIGHTS THE PEDESTRIAN-ORIENTED CHARACTER OF THE AREA, INCLUDING SIDEWALK ADJACENCY, BUILDING SETBACKS, AND THE CONSISTENT SCALE OF SURROUNDING STRUCTURES WITHIN THE HISTORIC DISTRICT.

IDENTIFICATION OF CHARACTER-DEFINING FEATURES

The following elements are identified as character-defining features of the existing building and inform the approach to appropriate exterior modification:

1. ROOF FORM

THE BUILDING FEATURES A LOW TO MODERATELY PITCHED ROOF FINISHED IN ASPHALT SHINGLES. THE ROOF FORM IS SIMPLE AND RESTRAINED, WITH VISUAL EMPHASIS OCCURRING PRIMARILY AT THE PARTIAL SECOND STORY TOWARD THE REAR OF THE BUILDING.

2. FORM & MASSING

THE STRUCTURE IS COMPOSED OF SIMPLE RECTILINEAR VOLUMES, READING PRIMARILY AS A SINGLE-STORY BUILDING WITH A MODEST SECOND STORY AT THE REAR. THE OVERALL MASSING IS HORIZONTALLY ORIENTED AND MAINTAINS A GROUNDED, RESIDENTIAL-SCALE PRESENCE WITHIN THE STREETScape.

3. WINDOWS & OPENINGS

OPENINGS ARE RECTANGULAR AND REGULARLY PROPORTIONED, WITH MINIMAL TRIM DETAILING. PLACEMENT APPEARS DRIVEN BY INTERIOR FUNCTION, RESULTING IN A PRACTICAL AND UNDERSTATED FACADE RHYTHM.

4. SECOND-STORY EXPRESSIONS

THE REAR SECOND STORY IS CLAD IN LIGHT-COLORED VERTICAL SIDING, CREATING A SUBTLE MATERIAL DISTINCTION FROM THE BRICK AT THE GROUND LEVEL WHILE REMAINING VISUALLY SUBDUED.

5. MATERIAL PALETTE

EXTERIOR MATERIALS CONSIST OF BROWNISH-RED BRICK AT THE GROUND LEVEL, LIGHT-TO-MEDIUM TONED SIDING ABOVE, AND DARKER ROOFING MATERIALS. THE MUTED PALETTE IS CONSISTENT WITH TYPICAL CONSTRUCTION FOUND IN THE SURROUNDING NEIGHBORHOOD.

6. ARCHITECTURAL CHARACTER

OVERALL, THE BUILDING IS QUIET, FUNCTIONAL, AND UNASSUMING, WITH LIMITED ORNAMENTATION AND CLEAN LINES. WHILE COMPATIBLE IN SCALE AND FORM WITH THE SURROUNDING CONTEXT, THE EXISTING FACADE LACKS HIERARCHY, MATERIAL VARIATION, AND MOMENTS OF VISUAL WARMTH, RESULTING IN A RELATIVELY FLAT AND DISENGAGED STREET PRESENCE.

DESIGN IMPLICATIONS

THE BUILDING'S STRAIGHTFORWARD CONSTRUCTION, SCALE, AND PROPORTIONS PROVIDE A STRONG FOUNDATION FOR SELECTIVE EXTERIOR REFINEMENT. CHARACTER-DEFINING FEATURES IDENTIFIED ABOVE ARE INTENDED TO BE RETAINED AND RESPECTED, WHILE MEASURED, MATERIAL-BASED ENHANCEMENTS CAN BE INTRODUCED TO IMPROVE CLARITY OF ENTRY, INCREASE TRANSPARENCY, AND STRENGTHEN THE BUILDING'S RELATIONSHIP TO THE STREET IN A MANNER COMPATIBLE WITH THE HISTORIC DISTRICT.

1 PHOTO SURVEY



STREETScape DOCUMENTATION



SIDE FACADE WITH THE TWO-FLOOR VOLUME

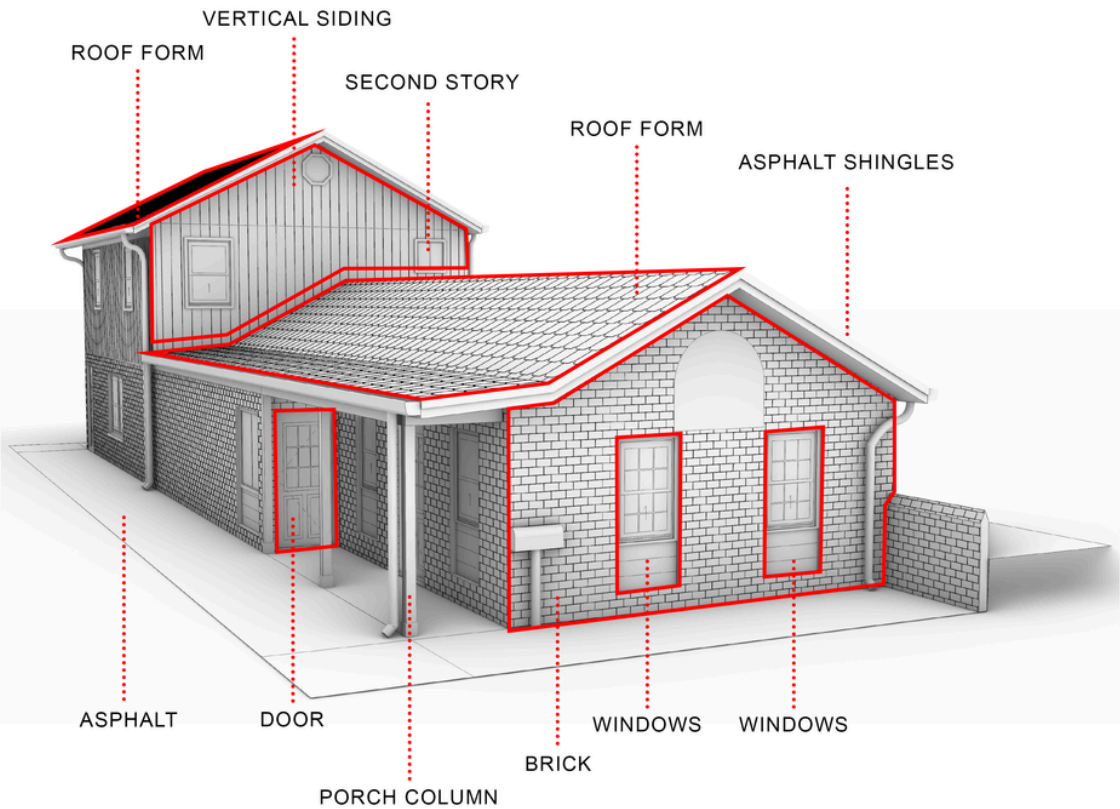


REAR FACADE PHOTOGRAPH



SIDE FACADE FACING THE STREET

2 CHARACTER-DEFINING FEATURES



NOTE:

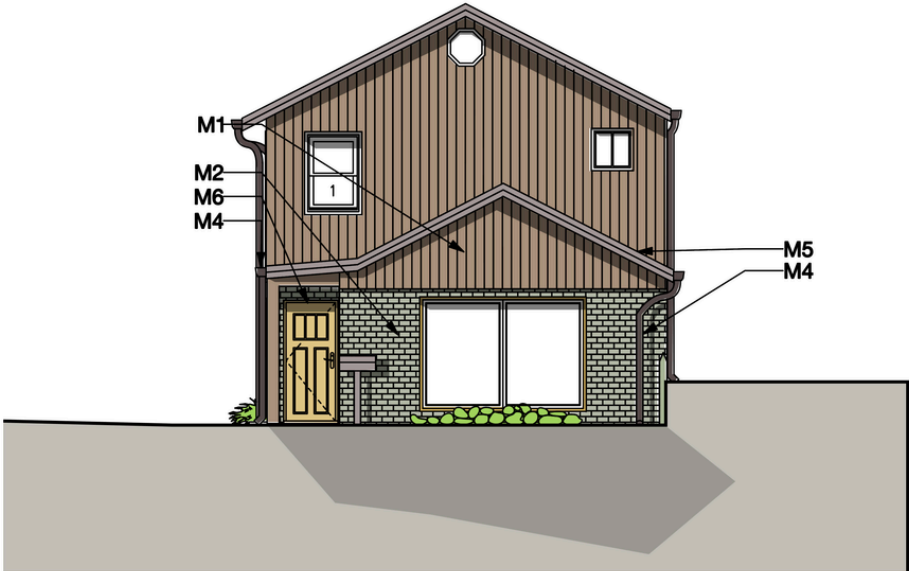
HIGHLIGHTED ELEMENTS INDICATE EXISTING CHARACTER-DEFINING FEATURES REFERENCED IN SUBSEQUENT PROPOSED FACADE DRAWINGS.

PROPOSED ELEVATIONS

ELEVATION CALLOUTS:

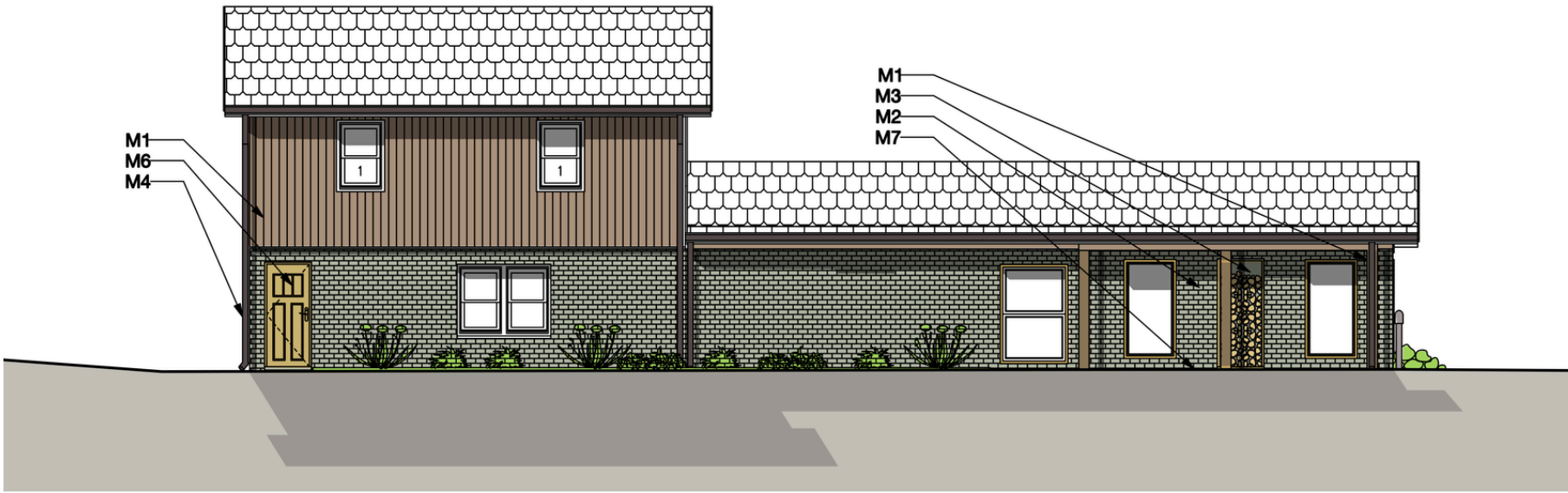
*MATERIAL REFERENCES CORRESPOND TO HPC-APPROVED EXTERIOR PALETTE.

M1: WOOD - PRIMARY - TACKROOM WOOD
M2: BRICK - TATE OLIVE PAINT COLOR
M3: WOOD - SECONDARY - LIGHTER NATURAL WOOD TONE
M4: GUTTERS & DOWNSPROUTS - BLACK
M5: SOFFIT + FASCIA FINISH - DARK NEUTRAL
M6: FRONT DOOR - DARK, WARM WOOD FINISH
M7: HARDSCAPE - LARGE FORMAT PORCELAIN TILE - WARM GRAY



1 PROPOSED SOUTH ELEVATION

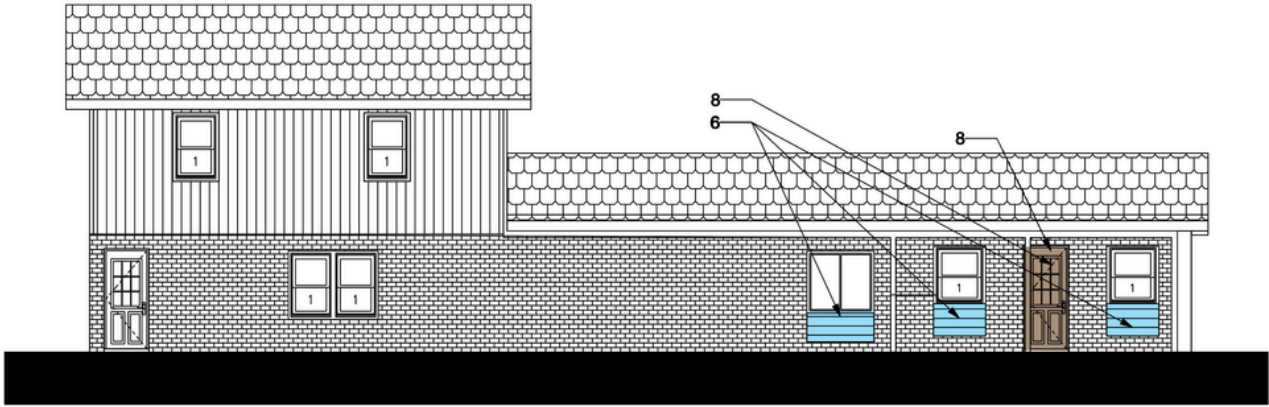
Scale: 3/16" = 1'0"



2 PROPOSED WEST ELEVATION

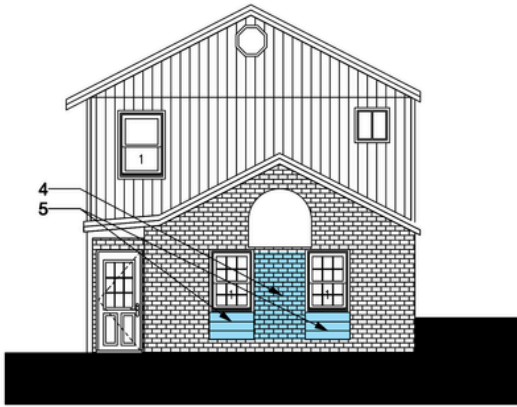
Scale: 3/16" = 1'0"

COMPARED ELEVATIONS



1 EXISTING WEST ELEVATION

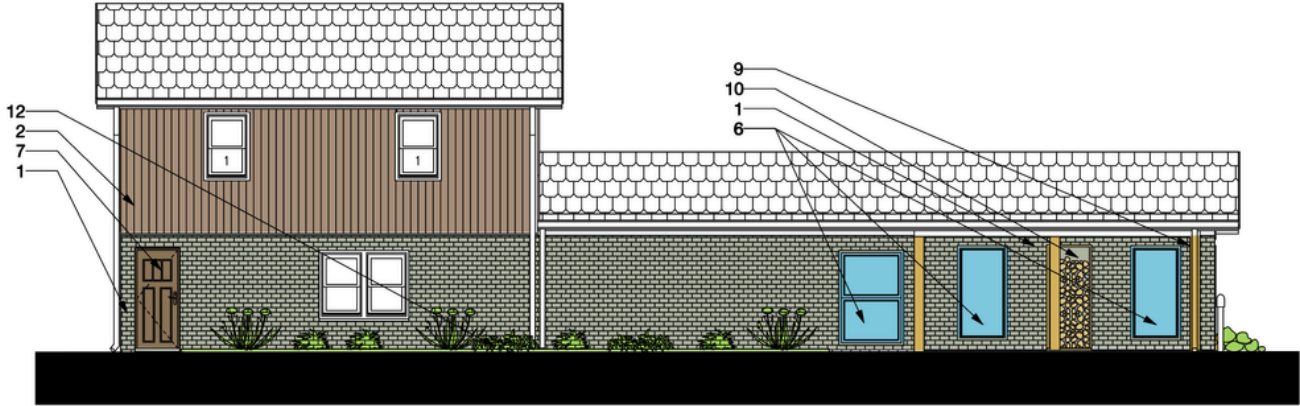
Scale: 1/8" = 1'0"



2 EXISTING SOUTH ELEVATION

Scale: 1/8" = 1'0"

HIGHLIGHTED AREAS INDICATE SCOPE OF EXTERIOR RENOVATION.



3 PROPOSED WEST ELEVATION

Scale: 1/8" = 1'0"



4 PROPOSED SOUTH ELEVATION

Scale: 1/8" = 1'0"

A MATERIAL PALETTE INSPIRED BY WARMTH AND AUTHENTICITY

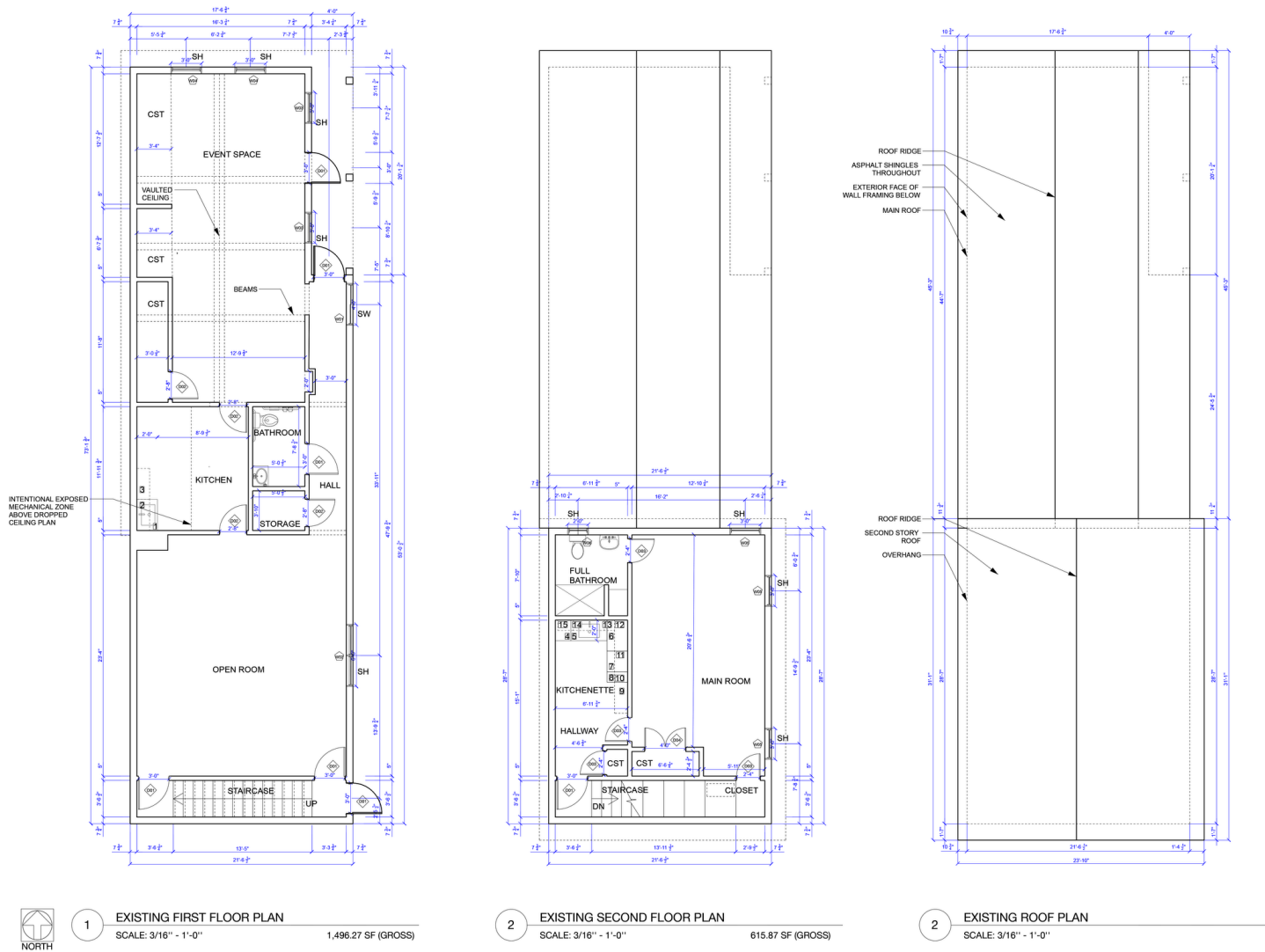
Materiality plays a central role in the project's identity. Existing masonry is retained and refreshed with a muted painted finish, while warm vertical wood cladding introduces texture and depth to the façade. Dark metal accents, refined lighting, and natural materials establish a contemporary architectural language that complements rather than competes with the district's historic fabric.

The resulting exterior achieves a balance between preservation and modernization, demonstrating how contemporary interventions can remain respectful of historic context without resorting to imitation.

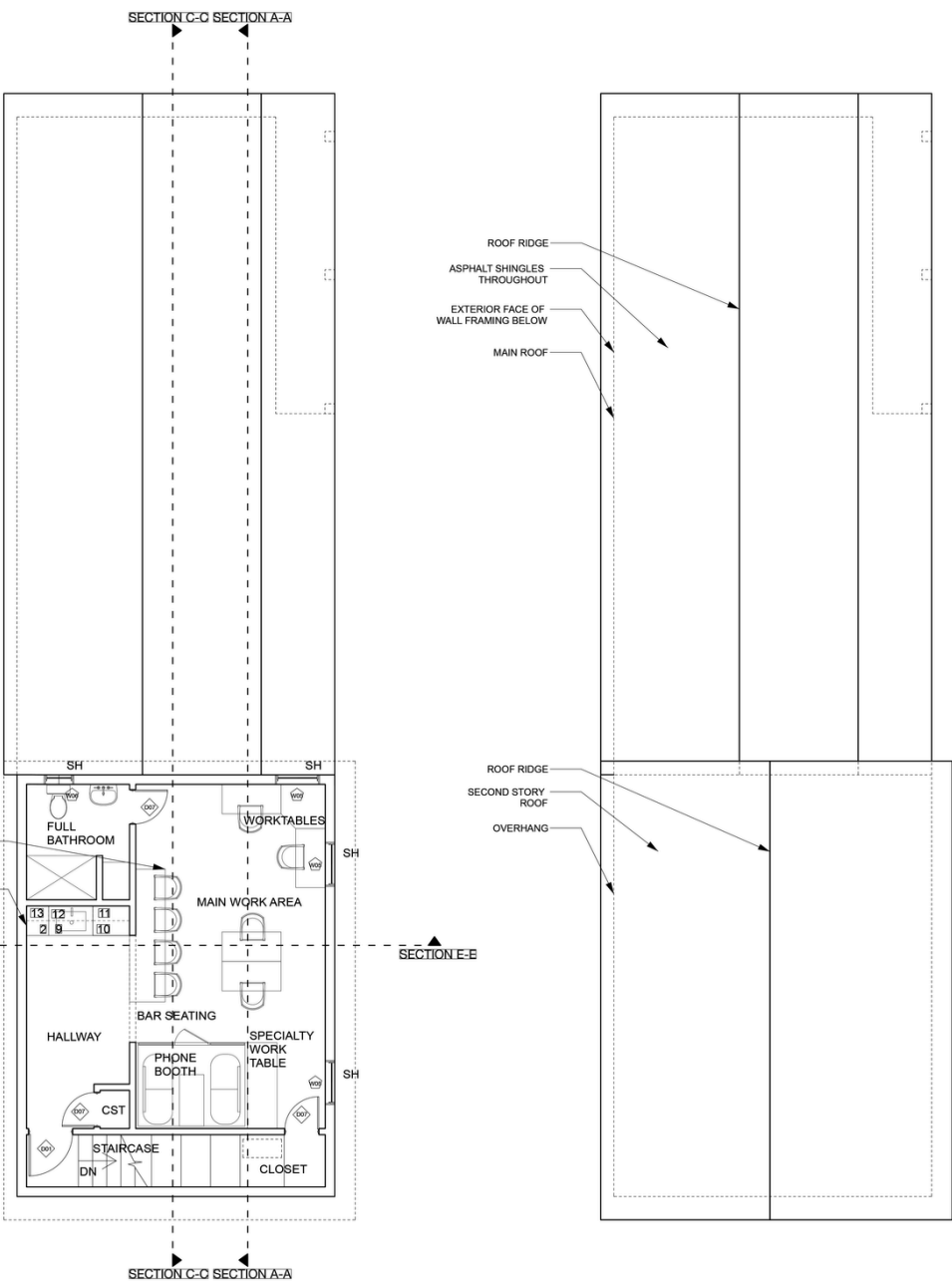
1. GENERAL NOTE	COLOR USED IN ELEVATIONS	CALLOUT USED IN ELEVATIONS	REAL-LIFE MATERIAL/COLOR
MATERIALS AND COLORS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPROVED DESIGN INTENT. FINAL SELECTIONS WILL REMAIN WITHIN THE SAME MATERIAL AND COLOR FAMILIES ILLUSTRATED AND ARE INTENDED TO BE COMPATIBLE WITH THE DOWNTOWN ROSWELL HISTORIC DISTRICT.			
2. MATERIAL PALETTE			
BRICK - EXISTING (TO REMAIN, PAINTED) - PAINT COLOR: HC-112 - TATE OLIVE - APPLICATION: EXISTING BRICK FACADE - INTENT: SUBTLE, MUTED TONE TO UNIFY THE FACADE WHILE MAINTAINING THE TEXTURE AND CHARACTER OF THE EXISTING MASONRY.		M2	
WOOD - PRIMARY - PRODUCT: TACKROOM WOOD - MANUFACTURER: MONTANA TIMBER PRODUCTS - APPLICATIONS: - VERTICAL EXTERIOR SIDING - PORCH CEILING - PORCH COLUMNS - INTENT: INTRODUCE WARMTH, TEXTURE, AND MATERIAL DEPTH THROUGH NATURAL WOOD ELEMENTS THAT COMPLEMENT THE EXISTING MASONRY AND REINFORCE PEDESTRIAN SCALE.		M1	
WOOD - SECONDARY - FINISH: LIGHTER NATURAL WOOD TONE - APPLICATION: FRAME SURROUNDING THE EXTERIOR LOG FEATURE WALL & THE SIGNAGE MATERIAL - INTENT: PROVIDE VISUAL CONTRAST AND ARTICULATION AT THE ENTRY WHILE REMAINING SUBORDINATE TO THE PRIMARY WOOD ELEMENTS.		M3	
FRONT ENTRY DOOR - FINISH: DARK, WARM WOOD TONE - INTENT: ESTABLISH A CLEAR AND WELCOMING PRIMARY ENTRY WITH A MATERIAL EMPHASIS APPROPRIATE TO THE BUILDING'S SCALE.		M6	
SOFFIT AND FASCIA - FINISH: DARK NEUTRAL TONE - INTENT: VISUALLY RECEDE SECONDARY ELEMENTS WHILE PROVIDING CLEAN EDGE DEFINITION.		M5	
GUTTERS AND DOWNSPOUTS - FINISH: BLACK - INTENT: MINIMIZE VISUAL PRESENCE AND MAINTAIN CONSISTENCY WITH OTHER DARK METAL ELEMENTS.		M4	
PORCH FLOOR TILE - COLOR: WARM GRAY MATTER - MATERIAL: LARGE-FORMAT PORCELAIN TILE - INTENT: DEFINE THE ENTRY ZONE AND STRENGTHEN THE GROUND-PLANE TRANSITION BETWEEN PUBLIC SIDEWALK AND BUILDING ENTRY.		M7	
WALL-MOUNTED LANTERN SCENCE - FINISH: DARK METAL WITH WARM AMBER GLASS - STYLE: RUSTIC LODGE / CRAFTSMAN-INSPIRED - APPLICATION: FRONT FACADE AND PORCH ELEVATIONS - INTENT: HIGHLIGHT THE PRIMARY ENTRY, IMPROVE PEDESTRIAN-SCALE ILLUMINATION, AND ADD WARMTH WITHOUT INTRODUCING OVERLY DECORATIVE OR CONTEMPORARY FIXTURES.			
3. MATERIAL COORDINATION NOTE			
FINAL MATERIAL SELECTIONS WILL REMAIN WITHIN THE SAME MATERIAL TYPES, TEXTURES, AND COLOR FAMILIES ILLUSTRATED ON THIS SHEET. COLORS SHOWN ON THE PROPOSED ELEVATIONS REPRESENT DESIGN INTENT AND WILL BE COORDINATED WITH ACTUAL MATERIAL SAMPLES TO ENSURE CONSISTENCY WITH THE APPROVED PALETTE.			



HOSPITALITY-DRIVEN WORKPLACE DESIGN

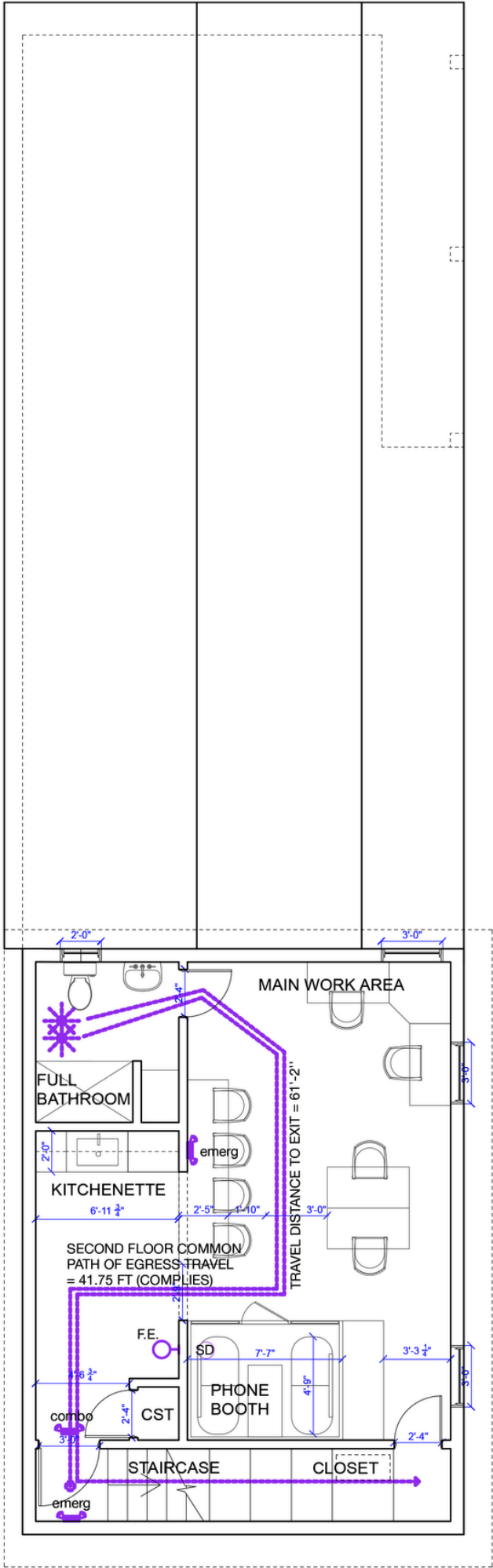
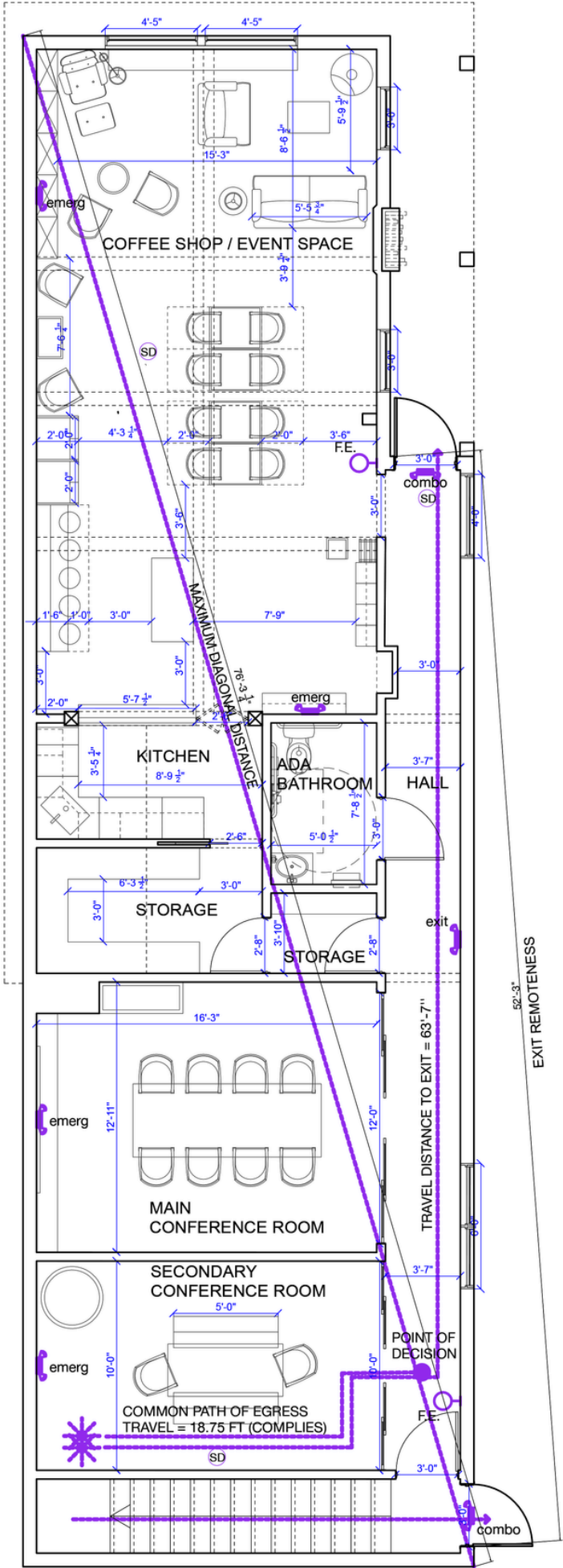


SYMBOL	COUNT	WINDOW TYPE	WIDTH	HEIGHT	HEIGHT AFF	NOTES
	1	SINGLE-HUNG WINDOW	48"	76"	1"	TEMPERED GLASS
	1	SINGLE-HUNG WINDOW	72"	55"	24"	MODULE COMPOSED OF 2 WINDOWS
	2	FIXED WINDOW	36"	76"	6"	TEMPERED GLASS
	2	FIXED WINDOW	55"	76"	3"	TEMPERED GLASS
	3	SINGLE-HUNG WINDOW	36"	55"	36"	
	1	SINGLE-HUNG WINDOW	24"	28"	65"	
TOTAL	10					



SCALE: 3/16" = 1'-0"

LIFE SAFETY FLOOR PLAN





NORTH

1

PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE: 3/16" - 1'-0"

1,496.27 SF (GROSS)

2

PROPOSED SECOND FLOOR LIFE SAFETY PLAN

SCALE: 3/16" - 1'-0"

615.87 SF (GROSS)

FROM HISTORIC REVIEW TO CONSTRUCTION

A defining aspect of the project is its progression through both Historic Preservation Commission review and a comprehensive permitting process. Context analysis, preservation documentation, material studies, life safety planning, accessibility compliance, and construction detailing all informed the final design, ensuring architectural intent remained aligned with both regulatory requirements and long-term building stewardship.



CONCLUSION

16 Oak Street illustrates how thoughtful adaptive reuse can revitalize an existing historic building without compromising its identity. Through careful preservation, contemporary detailing, and a hospitality-centered workplace concept, the project creates a renewed destination that serves modern needs while strengthening the character of Downtown Roswell.