



Historic Preservation Commission

Regular Meeting
<http://www.roswellgov.com/>
~Agenda~

Chair Philip Mansell
Vice Chair Mark Donnolo
Commissioner Ron Jackson
Commissioner Lossie Lively
Commissioner Mary Nichols
Commissioner Michael Sutton
Commissioner Robert Zappulla
Roswell Historical Society Judy Meer

Wednesday, October 8, 2025

6:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Certificate of Appropriateness

1. HPC 20253534 - 617 Atlanta Street - Exterior renovation (paint)
2. HPC 20253935 - 964 Alpharetta Street – Covered and enclosed patio

III. Minutes

3. September 10, 2025 HPC Minutes

IV. Adjournment



City of Roswell
Historic Preservation Commission
AGENDA ITEM REPORT

ID # - 10094

MEETING DATE: October 8, 2025

DEPARTMENT: Historic Preservation Commission

ITEM TYPE: Public Hearing

HPC 20253534 - 617 Atlanta Street exterior paint

Item Summary:

The applicants repainted the front and side façade of the primary structure at 617 Atlanta Street. Due to Code Enforcement action, they are requesting an after-the-fact Certificate of Appropriateness for the painting of these, previously unpainted, surfaces.

Committee or Staff Recommendation:

Staff recommends approving the application with the following conditions:

1. That the paint may only remain on the building if a masonry professional, contracted by the developer within 3 months of approval of this application, concludes that removal of the paint would noticeably harm the natural brick surface;
2. The applicant must submit such a statement from the masonry professional to the Planning & Zoning Director and Historic District Planner within 6 months of approval of this application;
3. If the masonry professional determines that no noticeable damage will occur to the natural brick surface if the paint is removed, then the applicable paint must be removed no later than 1 year after approval of this application; and,
4. That the letters painted "Mill Street District" and "Historic Roswell" is considered signage and cannot be approved through the HPC process. If allowed under City signage code, it must be approved through a separate wall sign application.

Financial Impact:

N/A

Recommended Motion:

To approve the Certificate of Appropriateness for 617 Atlanta Street with staff conditions

Presented by:

Shea N. Dixon



PETITION HPC20253534

Application Information

Address:	617 Atlanta Street
Applicant:	Brad Shoemaker/Mimms Enterprises
Request:	After-the-fact Certificate of Appropriateness for the painting of an unpainted historic shopfront façade
Classification:	Historic on the 2003 historic properties map
Built:	1952, according to 2018 Historic Resources Survey
Zoning:	DS (Downtown Shopfront)

Applicable Guidelines

O.C.G.A 44-10-22(9)(E): Local HPCs do not have jurisdictions over the repainting of buildings, but do have jurisdiction over the initial application of paint

UDC 10.3.27 & 10.3.28: Wall signs must be approved through the City's sign permitting process

UDC Design Guidelines 5.5: Maintain original protective layers on masonry

Recommendation

Staff recommends **approval with conditions** of this application.

Staff recommends approval with the following conditions:

1. That the paint may only remain on the building if a masonry professional, contracted by the developer within 3 months of approval of this application, concludes that removal of the paint would noticeably harm the natural brick surface;
2. The applicant must submit such a statement from the masonry professional to the Planning & Zoning Director and Historic District Planner within 6 months of approval of this application;
3. If the masonry professional determines that no noticeable damage will occur to the natural brick surface if the paint is removed, then the applicable paint must be removed no later than 1 year after approval of this application; and,
4. That the letters painted "Mill Street District" and "Historic Roswell" is considered signage and cannot be approved through the HPC process. If allowed under City signage code, it must be approved through a separate wall sign application.

Staff Comments

Overview:

The applicants repainted the front and side façade of the primary structure at 617 Atlanta Street. Due to Code Enforcement action, they are requesting an after-the-fact Certificate of Appropriateness for the painting of these, previously unpainted, surfaces.

The rear façade of the structure was also repainted. However, as this surface was already painted, State law preempts HPC jurisdiction over its repainting. This application is only applicable to the unapproved painting of the front and side façades.

The applicants' plans were submitted in August 2025 and plan reviews completed in August 2025.

Property History:

1854: The Roswell Manufacturing Company Store is built immediately abutting where 617 Atlanta Street's primary structure currently is located. This structure is still existing.

1911: According to 1911 Roswell Sanborn Map the property that 617 Atlanta Street is currently on is likely considered part of the right-of-way for Mill Street. Mill Street appears to be wide enough to reach the side façade of the Roswell Manufacturing Company Store.

1924: The 1924 Roswell Sanborn Map again suggests that Mill Street encompasses the property that 617 Atlanta's primary structure currently occupies. It is unclear when this property would have been broken off into its own parcel.

1952: The current existing structure is built and begins operations as a bank known as the Bank of Roswell.

1975: The property is acquired by the City of Roswell and begins to serve as Roswell City Hall.

1991: The building ceases to serve as Roswell City Hall. City operations are moved to the current, then newly built, Roswell City Hall and Municipal Complex

c.1991: The building begins to be used as the Historic Roswell Visitors Center, operated by the Historic Roswell District Owners and Business Association, a cooperative between downtown business owners and the City.

The Visitor Center is also referred to as the Roswell Convention and Visitors Bureau (Roswell CVB) around this time.

1993: HPC denies a signage variance for the property due to the center portion of the logo not containing a magnolia flower, as was suggested by Staff at the time. Signage, generally, no longer appears before HPC due to changes in City Code (HPC 93-01).

2000: HPC appears to approve a new sign for the visitor center. A final Certificate of Appropriateness was not found by Staff, but the proposed signage appears to have been installed on the building.

2008: HPC Staff approve, with conditions, an administrative application regarding changes to the front doors of the visitor center (HPC 08-48).

HPC Staff approve an administrative application regarding the removal of a gazebo on the property (HPC 08-53).

c.2020: The structure ceases to be used as a visitor information center and is largely unoccupied.

2025 July: Planning & Zoning Staff are notified the structure is being painted. No HPC approval had been received. Code Enforcement notified, with a Code Enforcement Officer and Planner visiting the site to notify developers.

2025 August: Applicants submit current application.

Attachment: 617 Atlanta Street - Staff Report FINAL (HPC 20253534 - 617 Atlanta Street exterior paint)

Site Plan:

The property includes a single-story shopfront with a basement accessible from the ground floor due to a steep downward slope of the lot. The total square footage of the single-story shopfront is 5,758. The building is sitting on 0.524 acres of land.

Architecture:

The primary structure at 617 Atlanta Street is a single-story shopfront, with a basement partially accessible at ground level due to a downward sloping grade, in a rendition of Greek Revival style of architecture.

As a purpose-built shopfront, the structure does not strictly adhere to the traditions or elements seen in Greek Revival homes in the Historic District or elsewhere. Nevertheless, the 2018 Historic Resources Survey classifies 617 Atlanta Street as one of the few post-bellum examples of Greek Revival Architecture in the Historic District (along with the more traditional examples of Ball House/Founder's Hall, built c.1870, and Roswell First Baptist Church Chapel, built 1927).

617 Atlanta's primary structure includes four faux Doric Square columns on its front façade. These are partially built into the actual façade's wall and are, presumably, not structural columns. The front door has sidelights, as well as another layer of windows that could arguably be described as sidelights and a transom window. The front façade has a cornice and frieze, but these are on a sort of false gable and do not appear outside of the front façade.

The remainder of the building is in a fairly plain brick building, with three over three double hung windows on the front-side of the side façade and four over four double hung on the rear and rear-side of the side façade. There are two doors with some additional faux columns on the rear façade. The primary structure is completely flat-roofed.

There is a rear section of the building that was historically used as a drive-thru teller. It is unclear if this is original to the building or was added when the building was used as either a bank or Roswell City Hall.

Analysis:**O.C.G.A.**

44-10-22(9)(E) – State law preempts local historical preservation commissions on paint “alterations,” but not on the initial application of paint to a natural surface. Therefore, approval of the initial application of paint to a unpainted surface must be carefully considered. Once a surface is approved to be painted once, under current law, HPC no longer has jurisdiction over the color of that paint when repainted. As this surface was painted without HPC approval, HPC does have jurisdiction over its approval.

UDC

10.3.27 & 10.3.28 – The proposed lettering on the side of the building would be considered commercial advertising and requires separate approval as a wall sign under the UDC. It cannot be approved as part of the HPC processes.

UDC Design Guidelines

Section 5.5 – Requires that the original natural surface of a masonry wall be protected against damage. Paint is not supposed to be applied to these walls if they have not been painted historically, as it could lock in moisture and cause damage to the material. However, as the paint has already been applied, paint should only be removed if it will not cause damage to the brick.

Reasoning for recommendation

Staff recommends **approval with conditions** for this application based on the following reasons:

- Applicants have worked in good faith with the City after being notified of their code violation;
- Staff recommended conditions ensure that the masonry of the building is protected, while allowing the applicants the possibility of retaining the now existing paint; and,
- Recommendation avoids setting precedent that unpainted objects and structures may be painted without HPC approval.



Figure 1. Front façade of 617 Atlanta Street in 2024, without new paint (from Google)



Figure 2. Front façade of 617 Atlanta Street, with new paint (from Mimms Company)

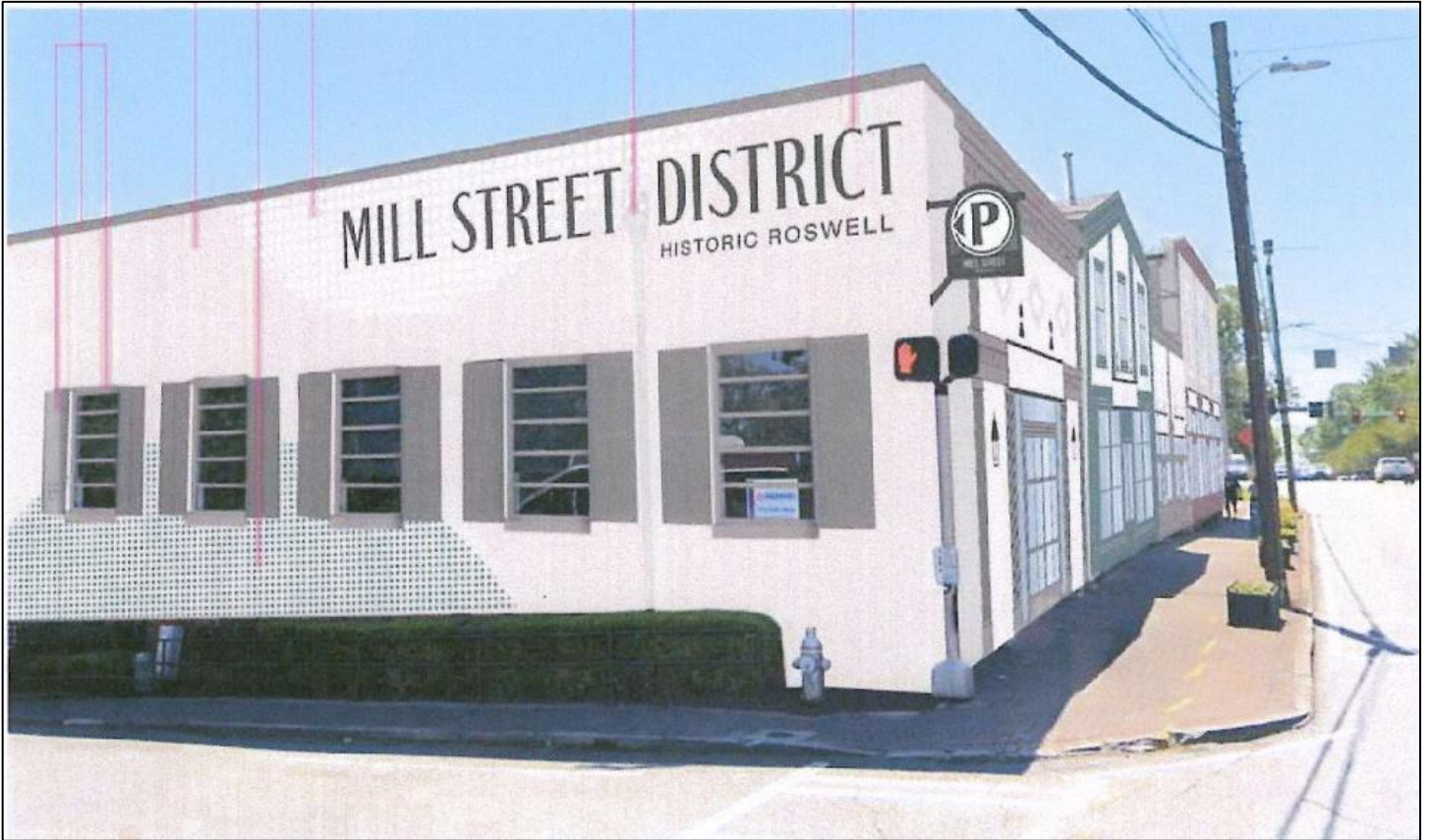


Figure 3. Proposed façades of 617 Atlanta Street, with all painting complete (from applicant)



Figure 4. Painted rear façade, outside HPC jurisdiction as it was already painted (from applicant)



Figure 5. 617 Atlanta Street in c.1975, while serving as Roswell City Hall (from *Roswell: A Pictorial History*)



Figure 6. 617 Atlanta Street in c.1994, while serving as the Historic Roswell Visitor Center (from *Roswell: A Pictorial History*)

Project Summary	Commissioner Worksheet
<p>The applicants are requesting an after-the-fact Certificate of Appropriateness for the painting of an unpainted historic shopfront façade.</p> <p>The property is in the Central Alpharetta / Atlanta Street character area of the Historic District Master Plan and is in the Historic District Character Area in the UDC Design Guidelines.</p> <p>The existing property is classified as historic on the 2003 Historic Properties Map.</p> <p>The property is in the DS- (Downtown Shopfront) zoning district.</p>	<p><i>Compatibility with the nature and character of the area:</i></p> <p><i>General design, scale, arrangement and relation of the elements to similar features in the surrounding area:</i></p>
Application Supporting Materials	Notes:
HPC major application – August 8, 2025 Survey – same day Painting plan – same day Before and after photos – same day	
Historic/architectural sources used in this staff report include: <ul style="list-style-type: none">- A Field Guide to American Houses by Virginia Savage McAlester (2020)- Images of America: Historic Roswell Georgia by Joe McTyre and Rebecca Nash Paden (2001)- Roswell: A Pictorial History by the Roswell Historical Society (1994)- Sanborn Fire Insurance Company Map of Roswell, Georgia via the Library of Congress (1911)- Sanborn Fire Insurance Company Map of Roswell, Georgia via the University of Georgia (1924)	<p>You would motion:</p> <p>"I move to [approve, approve w/conditions, or deny] the application for a certificate of appropriateness for 617 Atlanta Street [as submitted or with the following conditions]"</p>

Department Comments

Fire	<p>Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements.</p> <p>The Roswell Fire Marshal's Office has reviewed the submitted plans and specifications in strict adherence to the prevailing state-adopted minimum Fire Safety Standards at the time of evaluation. Every possible effort has been invested to ensure thorough scrutiny for code compliance. However, it is essential to emphasize that this comprehensive review does not absolve the owner, contractor, architect, or any other accountable party from their obligation to comply with any aspects inadvertently overlooked or undisclosed by the reviewer.</p> <p>Please be aware that the City of Roswell must formally review any proposed changes or modifications to the approved plans before implementation is authorized.</p>
Planning and Zoning	<p>Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com,</p> <p>DS - Downtown Shopfront zoning</p> <p>This application, as submitted, is approved for review by the HPC.</p> <p>Staff recommendation will likely be based off of the following criteria:</p> <ul style="list-style-type: none"> - O.C.G.A. 44-10-22(9)(E): Local HPCs do not have jurisdiction over alterations to existing paint once it has been approved once. Local HPCs must take caution to approving the initial application of paint to a natural surface. - UDC Design Guidelines A-28: Color on building resembles choices selected in the selection of preferred colors for historical buildings in the Historic District.
Transportation	<p>Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com</p> <p>RDOT Comments:</p> <p>Transportation recommends approval (These cosmetic improvements (I.e. painting, mural, lighting improvements, new signage, etc.) do not trigger any required transportation comments or improvements)</p>
Engineering	<p>Reviewer: Osmany Ordóñez, Engineering Manager, 770-594-6196, oordonez@roswellgov.com</p> <p>N/A</p>
Arborist	<p>Reviewer: Jackie Deibel</p> <p>N/A</p>
Stormwater	<p>Reviewer: Krista Thomas</p> <p>Approved</p> <p>No Comment From Stormwater</p>
Building	<p>Reviewer: Don Fouts</p> <p>1. Painting and graphics do not require building permits.</p>
Water	<p>No Comments. There is no impact to the Water System.</p> <p>Chris Boyd 770-817-6750</p>

cboyd@roswellgov.com

Sanitation

Reviewer: Nick Pezzello

Approved, no comments.

RECEIVED

AUG 08 A.M.


COMM DEV-ROSWELL

APPLICATION INTAKE

In Person: 8:00 am – 4:00 pm

By Email: planningandzoning@roswellgov.com**HISTORIC PRESERVATION COMMISSION APPLICATION**

Before submitting an application, please contact Planning and Zoning to determine if a pre-application meeting is required. Preapplication meeting date: _____

Application Number: 20253534			
Type of Request: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Administrative			
Estimated Cost: <input checked="" type="checkbox"/> Less Than \$50,000 <input type="checkbox"/> Greater Than \$50,000			
PROJECT DESCRIPTION			
Name of Project: Roswell Square		PIN: 12-1912-0384-050-1	
Project Address: 617 North Atlanta Street			
<u>Building/ Renovation</u> <input type="checkbox"/> New Construction _____ sq. ft. <input checked="" type="checkbox"/> Renovation (No change to building footprint) <input type="checkbox"/> Building Addition _____ sq. ft.		<u>Site Work</u> <input checked="" type="checkbox"/> Site work greater than 5000 sq. ft. <input type="checkbox"/> Site work less than 5000 sq. ft. <u>Demolition</u> <input type="checkbox"/> Demolition of structure in Historic District	
CONTACTS			
Applicant/Representative	Name/Company Name: Brad Shoemaker-Mimms Enterprises		
	Address: 780 Old Roswell Place, Suite 100		
	City: Roswell	State: GA	Zip: 30076
	Email: bshoemaker@mimms.com	Phone: 770-518-3952	
Property Owner	Name/Company Name: 617 N. Atlanta Street LLC		
	Address: 85-A Mill Street, Suite 100		
	City: Roswell	State: GA	Zip: 30075
	Email: bshoemaker@mimms.com	Phone: 770-518-3952	
I hereby certify that all information provided herein is true and correct.			
 Applicant Signature: Property Owner or Owner's Representative			Date: 6-30-25

Attachment: 617 Atlanta Street - Application (HPC 20253534 - 617 Atlanta Street exterior paint)



SIGNATURE PAGE

READ CAREFULLY BEFORE SIGNING.

- I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of the *Unified Development Code*) will result in **REJECTION OF THE APPLICATION**.
- I understand that the application may not be approved if applicant plans to attend the Historic Preservation Commission meeting without required items or if the applicant presents plans that differ from submittal materials.
- I understand that I will become familiar with applicable zoning code and Design Guidelines.

I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in **THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY**

6-30-25

Applicant or Representative Signature

Date

I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understand all above statement made by the City of Roswell.

I hereby certify that all information provided herein is true and correct

8-4-25

Property Owner Signature

Date

Address: 85-A Mill Street, Suite 100

City: Roswell

State: GA

Zip: 30075

NOTARY: Personally appeared before me the above applicant or representative named Brad Shermaker who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge

Veronica Chaffin
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 10/22/2027

Notary Signature

Date

8th of August, 2025

Date commission expires:

10/22/27



ADDITIONAL CONTACTS		
Architect	Name/Company Name:	
	Email:	Phone:
Engineer	Name/Company Name:	
	Email:	Phone:
Landscape	Name/Company Name:	
	Email:	Phone:
Other	Name/Company Name: <i>Lauren Riedling / Nimble Design Co.</i>	
	Email: <i>lauren@nimbledesignco.com</i>	Phone: <i>678-682-4858</i>
Other	Name/Company Name:	
	Email:	Phone:

Fee Schedule – Design Review Board		
	Design plan review – Major (Projects > \$50,000)	\$850
	Design plan review – Major (Projects <50,000)	\$500
	Administrative	\$200

Fee Schedule – Historic Preservation Commission		
	Major Certificate of Appropriateness (Projects > \$50,000) * + starred items below	\$850
	Major Certificate of Appropriateness (Projects <50,000) *+ starred items below	\$500
	Demolition*+ starred items below	\$500
	Administrative	\$100
	*Advertising	\$300
	*Public notice signs	\$120/sign

Please refer to Section 13.7 of the Unified Development to determine if your project is categorized as an Administrative or Major Review
 City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com
 Planning and Zoning Division Application • Rev 2/25/2025

DESIGN PLAN REVIEW CHECKLIST

The following application materials are required for all Major applications:
If applying for an Administrative application, please confirm with Planning and Zoning the submittal requirements – planningandzoning@roswellgov.com

1. Completed and signed/ notarized application form.
2. Letter of Intent describing the proposed scope of work.
3. Proof of a Stormwater Concept (applicant must contact Stormwater Reviewer).
4. Site plan, which must contain all site development statistics:
 - Total site area
 - Primary/side street build-to-zone and building in primary street BTZ (min % of lot width)
 - Building footprint [SF & %],
 - Gross Square Footage
 - Parking space numbers (existing, proposed, and how many are required per UDC)
 - Total impervious surface [SF & %]
 - Outdoor amenity space [SF & %]
 - Landscape open space [SF & %]
 - All required buffers
5. River corridor – MRPA information (if applicable)
6. Archeology report (UDC 12.8.3 if applicable)
7. A rendering and all four side elevations which must contain:
 - Dimensions
 - Colors and materials labelled
 - Primary and side street transparency %
 - Upper and ground floor transparency %
 - Maximum blank wall area
 - Floor-to-floor heights
 - If bulk plane is applicable, provide a detailed elevation showing the bulk plane for the proposed building(s).
8. Photographs of all four sides of existing buildings and adjacent structures
9. Drawings meeting the intent of section 10.2.8 Screening (both utility and dumpster).
10. Digital copy of material sample board for all doors, windows, paint chips, exterior façade material selections(siding, brick, roof material etc), awnings, lighting, all exterior structures such as playground equipment or pergolas, fencing, pavers, planters, or any new materials being introduced to the exterior of the building or on the site.
11. Landscape plan(s) and tree survey(s) which must contain all landscape development information (planting list with common name, current & proposed tree density units, buffers and landscape strips, and proposed tree removal).
12. Provide justification for removal of specimen trees in accordance with section 12.1.3, letter B, #1
13. Topographical survey of the property.
14. Proposed grading plan.
15. If there are proposed retaining walls, please
 - Provide information on a grading plan indicating the top of the wall and the bottom of wall(s);
 - Provide an example of the material for the proposed wall(s); and
 - A profile and cross-section of the proposed wall(s).
16. Photometric Plan.
17. Steep slopes analysis and traffic impact study if required (applicant must contact City Engineer and RDOT). If required, this analysis and study must be submitted prior to the application submittal.
18. **Digital copy of all required documentation.**
19. **Application fees must be paid before application can be reviewed. (see fee schedule)**

Attachment: 617 Atlanta Street - Application (HPC 20253534 - 617 Atlanta Street exterior paint)



****ALL APPLICATIONS MUST BE REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS BEFORE BEING ADVERTISED AND PLACED ON AN AGENDA ****

- Historic Preservation Commission meetings are held in City Hall Council Chambers at 6:00 PM on the 2nd Wednesday of each month.

2025 HISTORIC PRESERVATION COMMISSION MEETING DATES

Wednesday, January 8, 2025
Wednesday, February 12, 2025
Wednesday, March 12, 2025
Wednesday, April 9, 2025
Wednesday, May 14, 2025
Wednesday, June 11, 2025
Wednesday, July 9, 2025
Wednesday, August 13, 2025
Wednesday, September 10, 2025
Wednesday, October 8, 2025
Wednesday, November 12, 2025
Wednesday, December 10, 2025

Attachment: 617 Atlanta Street - Application (HPC 20253534 - 617 Atlanta Street exterior paint)

Please refer to Section 13.7 of the Unified Development to determine if your project is categorized as an Administrative or Major Review
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 Planning and Zoning Division Application • Rev 2/25/2025

Roswell Square Project Overview (Letter of Intent)

Our intent with Roswell Square is to combine the various buildings into one cohesive idea. This includes branding the project under one name and utilizing signage and colors to tie the project together. Our overall goal is to eventually pull in the Roswell Mill signage across Mill Street, as well as Founder's Square into an overall uniform master project.

617 N. Atlanta Street was built after the row of storefront buildings along Atlanta Street and never truly "fit in" with the balance of the historical fronts. It ran as a local bank for many years and most recently housed Roswell Inc. We feel that its lack of identity and staleness has made it difficult to lease. We are hopeful that by changing the paint color and pulling it in with the rest of Roswell Square, we can achieve some success, while giving it a fresh look. The plan calls for painting the building, add some interesting subtle graphics along the north wall that fronts Sloan Street and to update the lighting along the front with new scones and storefront signage.

RECEIVED

By City of Roswell Planning & Zoning at 3:10 pm, Aug 08, 2025

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-31280, YOUR NO. 8109.025/SMC EFFECTIVE DATE JUNE 20, 2014.

(h) Easement as reserved in that certain Warranty Deed from Roswell Store, Inc. to Roswell Bank, dated July 10, 1961, filed for record June 28, 1961 at 9:50 a.m., recorded in Deed Book 3748, Page 120, Records of Fulton County, Georgia, AFFECTS SITE, UNABLE TO PLOT EASEMENT AS ORIGINAL DRIVE LOCATION HAS BEEN RELOCATED.

(i) Easement from City of Roswell to BellSouth Telecommunications, Inc., a Georgia corporation, dated February 22, 1994, filed for record April 1, 1994 at 8:30 a.m., recorded in Deed Book 3748, Page 120, Records of Fulton County, Georgia, AFFECTS SITE AS PLOTTED, EASEMENT INDICATES SOME SORT OF DRIVE CROSSING THE PROPERTY. FIELD EVIDENCE INDICATES A PRIVATE ENTRANCE.

(j) All those matters as disclosed by that certain plat recorded in Plat Book 33, Page 13, aforesaid Records.

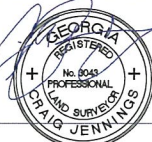
NO EASEMENTS SHOWN ON PLAT

SURVEYOR CERTIFICATION

To: King's Market, LLC and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11(i) and 13 of Table A thereof. The field work was completed on July 29, 2014.

Date: July 29, 2014



Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PROPERTY DESCRIPTION

R/W TRACT

All that tract or parcel of land lying and being in the City of Roswell in Land Lot 384 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a pk nail set at the intersection of the Easterly right of way line of North Atlanta Street (variable right of way) and the Southerly right of way line of Sloan Street (variable right of way); thence along said Southerly right of way South 84 degrees 49 minutes 09 seconds East a distance of 209.70 feet to a 5/8-inch rebar set and the POINT OF BEGINNING; thence from said POINT OF BEGINNING, South 84 degrees 49 minutes 09 seconds East a distance of 100.36 feet to a 5/8-inch rebar set; thence South 05 degrees 55 minutes 12 seconds West a distance of 11.47 feet to a 5/8-inch rebar set; thence North 84 degrees 49 minutes 09 seconds West a distance of 99.59 feet to a pk nail set; thence North 02 degrees 05 minutes 54 seconds East a distance of 11.49 feet to a 5/8-inch rebar set and the POINT OF BEGINNING.

Said tract of land contains 0.026 Acres

PROPERTY DESCRIPTION

MAIN TRACT

All that tract or parcel of land lying and being in the City of Roswell in Land Lot 384 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a pk nail set at the intersection of the Easterly right of way line of North Atlanta Street (variable right of way) and the Southerly right of way line of Sloan Street (variable right of way); thence along said Southerly right of way South 84 degrees 49 minutes 09 seconds East a distance of 209.70 feet to a 5/8-inch rebar set; thence South 02 degrees 05 minutes 54 seconds West a distance of 11.49 feet to a pk nail set; thence South 84 degrees 49 minutes 09 seconds East a distance of 99.59 feet to a 5/8-inch rebar set; thence North 84 degrees 49 minutes 09 seconds West a distance of 11.47 feet to a 5/8-inch rebar set; thence North 02 degrees 05 minutes 54 seconds East a distance of 11.49 feet to a 5/8-inch rebar set; thence North 84 degrees 49 minutes 09 seconds West a distance of 99.59 feet to a pk nail set; thence North 02 degrees 05 minutes 54 seconds East a distance of 11.49 feet to a 5/8-inch rebar set and the POINT OF BEGINNING.

Said tract of land contains 0.524 Acres

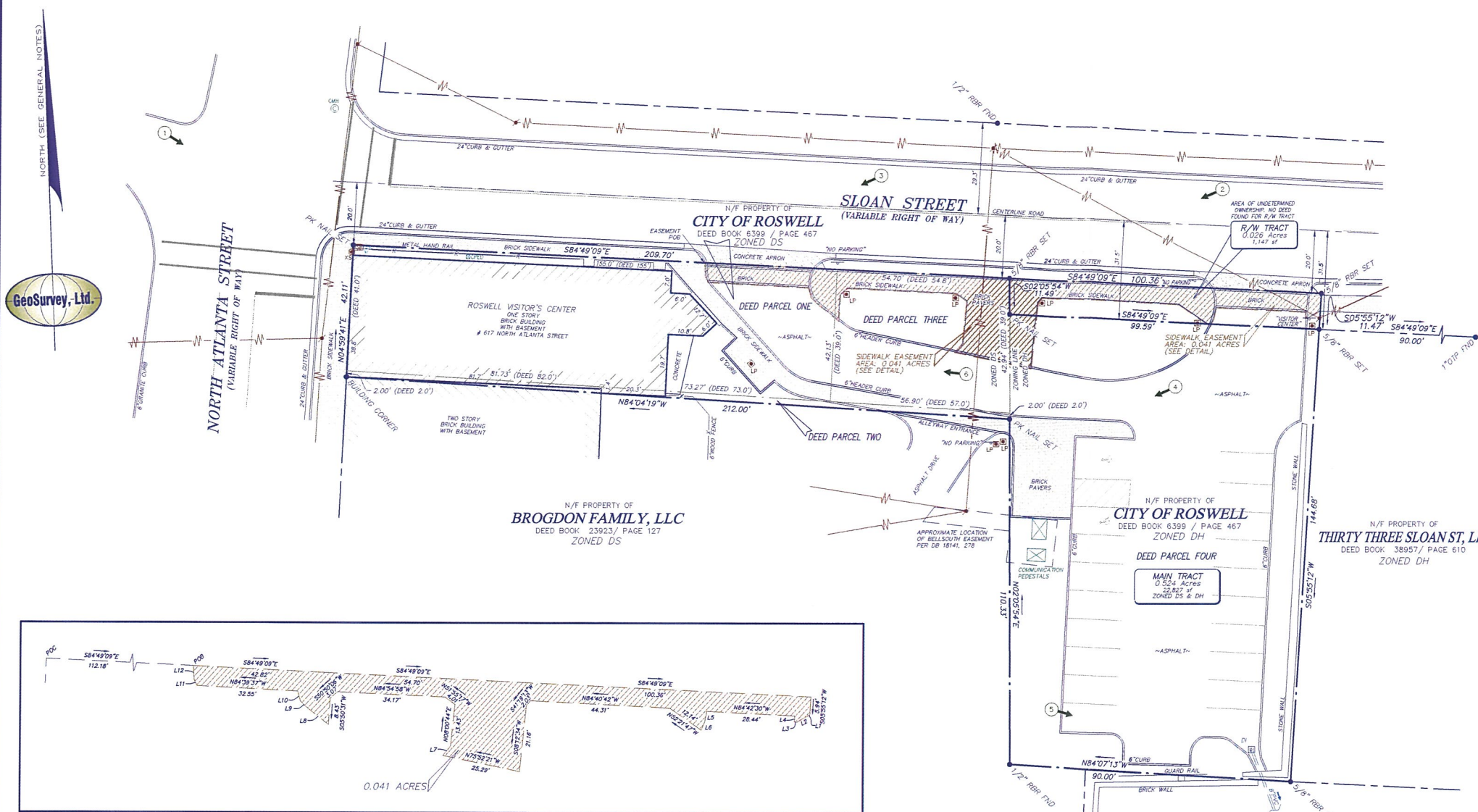
PROPERTY DESCRIPTION

SIDEWALK EASEMENT AREA

All that tract or parcel of land lying and being in the City of Roswell in Land Lot 384 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a pk nail set at the intersection of the Easterly right of way line of North Atlanta Street (variable right of way) and the Southerly right of way line of Sloan Street (variable right of way); thence along said Southerly right of way South 84 degrees 49 minutes 09 seconds East a distance of 112.18 feet to a point and the POINT OF BEGINNING; thence from said POINT OF BEGINNING, South 84 degrees 49 minutes 09 seconds East a distance of 42.80 feet to a point; thence South 84 degrees 49 minutes 09 seconds East a distance of 54.70 feet to a point; thence South 84 degrees 49 minutes 09 seconds East a distance of 100.36 feet to a point; thence South 05 degrees 55 minutes 12 seconds West a distance of 5.94 feet to a point; thence North 85 degrees 38 minutes 19 seconds West a distance of 0.40 feet to a point; thence South 82 degrees 59 minutes 16 seconds West a distance of 4.34 feet to a point; thence North 84 degrees 20 minutes 46 seconds West a distance of 0.82 feet to a point; thence North 05 degrees 39 minutes 14 seconds East a distance of 1.91 feet to a point; thence North 84 degrees 42 minutes 30 seconds West a distance of 28.44 feet to a point; thence South 13 degrees 32 minutes 30 seconds West a distance of 3.35 feet to a point; thence South 24 degrees 31 minutes 53 seconds West a distance of 2.91 feet to a point; thence North 52 degrees 21 minutes 47 seconds West a distance of 12.14 feet to a point; thence North 84 degrees 40 minutes 42 seconds West a distance of 44.31 feet to a point; thence South 41 degrees 19 minutes 13 seconds West a distance of 2.03 feet to a point; thence South 08 degrees 12 minutes 34 seconds West a distance of 21.16 feet to a point; thence North 75 degrees 52 minutes 21 seconds West a distance of 24.29 feet to a point; thence North 42 degrees 42 minutes 16 seconds East a distance of 3.85 feet to a point; thence North 08 degrees 00 minutes 44 seconds East a distance of 13.43 feet to a point; thence North 51 degrees 55 minutes 17 seconds West a distance of 4.01 feet to a point; thence North 84 degrees 54 minutes 58 seconds West a distance of 34.17 feet to a point; thence South 50 degrees 50 minutes 06 seconds West a distance of 3.07 feet to a point; thence South 05 degrees 50 minutes 31 seconds West a distance of 8.43 feet to a point; thence North 49 degrees 37 minutes 47 seconds West a distance of 8.37 feet to a point; thence North 43 degrees 59 minutes 04 seconds West a distance of 3.37 feet to a point; thence North 13 degrees 08 minutes 32 seconds West a distance of 3.27 feet to a point; thence North 84 degrees 39 minutes 37 seconds West a distance of 32.55 feet to a point; thence North 21 degrees 19 minutes 00 seconds West a distance of 2.15 feet to a point; thence North 00 degrees 36 minutes 29 seconds West a distance of 4.41 feet to a point; said point being the POINT OF BEGINNING.

Said tract of land contains 1794 Square Feet, 0.041 Acres



SIDEWALK EASEMENT DETAIL

LINE	BEARING	DISTANCE
L1	N85°38'18"W	0.40'
L2	S85°29'15"W	4.34'
L3	N84°10'45"W	0.83'
L4	N05°39'12"E	1.91'
L5	S13°32'05"W	1.35'
L6	S24°31'53"W	2.91'
L7	N02°04'42"E	0.83'
L8	N49°31'41"W	8.37'
L9	N43°59'04"W	3.37'
L10	N73°08'12"W	1.52'
L11	N21°19'00"W	2.15'
L12	N05°26'22"W	4.41'

PROPERTY DESCRIPTION

CONSOLIDATED MAIN TRACT AND R/W TRACT:

All that tract or parcel of land lying and being in the City of Roswell in Land Lot 384 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a pk nail set at the intersection of the Easterly right of way line of North Atlanta Street (variable right of way) and the Southerly right of way line of Sloan Street (variable right of way); thence along said Southerly right of way South 84 degrees 49 minutes 09 seconds East a distance of 310.06 feet to a 5/8-inch rebar set; thence leaving said right of way South 05 degrees 55 minutes 12 seconds West a distance of 156.15 feet to a 5/8-inch rebar set; thence North 84 degrees 07 minutes 13 seconds West a distance of 90.00 feet to a 1/2-inch rebar found; thence North 02 degrees 05 minutes 54 seconds East a distance of 110.33 feet to a pk nail set; thence North 84 degrees 04 minutes 19 seconds West a distance of 212.00 feet to a building corner located on the Easterly right of way line of North Atlanta Street; thence along said Easterly right of way North 04 degrees 59 minutes 41 seconds East a distance of 42.11 feet to a pk nail set and the POINT OF BEGINNING.

Said tract of land contains 0.55 acres

GRAPHIC SCALE

0 10 20 50 100

1"= 20'

CLOSURE STATEMENT

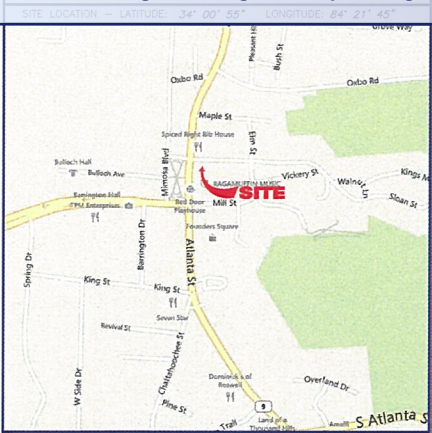
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,248, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 FURRHO TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,243 FEET, CAL. INT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0063G, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION AS CONTAINED ON THAT SURVEY REF #1

THE SITE IS ZONED "DH" AND DS. (DOWNTOWN SHOPFRONT AND DOWNTOWN HOUSE DISTRICTS). PLEASE REFER TO THE UNIFIED DEVELOPMENT CODE EFFECTIVE JUNE 1ST, 2014 FOR SETBACK AND RESTRICTION INFORMATION. ADDITIONALLY, SUBJECT PROPERTY MAY BE SUBJECT TO ADDITIONAL HISTORIC OVERLAY DISTRICT REGULATIONS.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

NO EVIDENCE WAS OBSERVED ON THE SITE INDICATING USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT-OF-WAY, SLOAN STREET ON THE NORTH. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

SURVEY REFERENCES

1> AS-BUILT PLANS FOR FOUNDER'S MILL TOWNHOMES AS PREPARED BY MCWORTHEN QUINTANA LAND SURVEY, DATED JANUARY 30, 2013 AND RECORDED IN PLAT BOOK 236, PAGE 122.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	SPOT ELEVATION
BH BORE HOLE	POWER POLE
CI CURB INLET	GUY WIRE
CMP CORRUGATED METAL PIPE	POWER LINE
CMF CONCRETE MONUMENT FND	LIGHT POLE
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
CIP CRIMPED TOP PIPE	
DI DRAIN INLET	
DIP DUCTILE IRON PIPE	WATER VAULT
DNWB DOUBLE WING CATCH BASIN	
FNC FENCE	GAS VALVE
FM FOUND	GAS METER
GM GAS METER	WATER VALVE
INV INVERT	
JB JUNCTION BOX	WATER METER
MH MANHOLE	FIRE HYDRANT
OHP OVERHEAD POWER	UNDERGROUND ELECTRIC LINE
OTF OPEN TOP PIPE	UNDERGROUND GAS LINE
PM POWER METER	UNDERGROUND COMMUNICATION LINE
POB POINT OF BEGINNING	UNDERGROUND WATER LINE
POC POINT OF COMMENCING	
RCP REINFORCED CONCRETE PIPE	PHOTO POSITION INDICATOR
RFR IRON REINFORCING BAR	
RS 5/8" REBAR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS TRANSFORMER	

PARKING SUMMARY	
17	REGULAR
2	HANDICAP
19	TOTAL



Land Surveying & Mapping
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Contact: cjenings@geosurvey.com
Certificate of Authorization LSF#000621

ALTA/ACSM LAND TITLE SURVEY OF			
Roswell Visitors Center			
617 North Atlanta Street			
FOR			
King's Market, LLC			
Chicago Title Insurance Company			
GS JOB NO:	20144778	DRAWING SCALE:	1"= 20'
FIELD WORK:	TB	CITY:	ROSWELL
PROJ MGR:	CAJ	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	384
DWG FILE:	20144778.dwg	DISTRICT:	1ST
		SECTION:	2ND
SURVEY DATE:		07/29/2014	
REVISIONS			
1	10-5-2014	P/W Tract and Easement Area	
2	9-11-2014	Added legal and easement calls	
3	9-17-2014	Misc. Comments	

Before Front

RECEIVED

2.1.e

By City of Roswell Planning & Zoning at 3:09 pm, Aug 08, 2025



Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)

Before Side (Sloan Street)

2.1.e



Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)

Before Repair



Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)


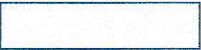



MILL STREET DISTRICT

Sloan Street Facade Direction

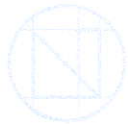
V2 | 11.2023 | CONCEPTUAL DESIGN ONLY • FOR COLLECTIVE DISCUSSION



Paint Palette

P1	IRON ORE SW 7069	
P2	ALABASTER SW 7008	
P3	AMAZING GRAY SW 7044	
P4	GAUNTLET GRAY SW 7019	
P5	ROOKWOOD SASH GREEN SW 2810	

NOT FOR FABRICATION | This package was crafted by Nimble, A Design Consultancy, LLC. All concepts within are to be considered CONCEPTUAL IN NATURE and are subject to continued evolution, not limited to materiality, color, dimensions, and design. All concepts are subject to code review (by others), technical changes (recommended by the chosen fabricator) and city approval. All design intent questions should be directed to Nimble, Design Co.



Direction 01

NOT FOR FABRICATION | This package was crafted by Nimble, A Design Consultancy, LLC. All concepts within are to be considered CONCEPTUAL IN NATURE and are subject to continued evolution, not limited to materiality, color, dimensions, and design. All concepts are subject to code review (by others), technical changes (recommended by the chosen fabricator) and city approval. All design intent questions should be directed to Nimble, Design Co.



In-Application Render | Direction 02



IN APPLICATION RENDER

PROPOSED MILL STREET 2025 HPC 20253534 - 617 ATLANTA STREET EXTERIOR PAINT

COLOR PALETTE:

P1	SW 7069 IRON ORE	P2	SW 7008 ALABASTER	P3	SW 7066 AMAZING GRAY	P4	SW 7019 GAUNTLET GRAY	P5	SW 2810 ROCKWOOD SASH GREEN
----	---------------------	----	----------------------	----	-------------------------	----	--------------------------	----	-----------------------------------

NOT FOR FABRICATION | This package was crafted by Nimble, A Design Consultancy, LLC. All concepts within are to be considered CONCEPTUAL IN NATURE and are subject to continued evolution, not limited to materiality, color, dimensions, and design. All concepts are subject to code review (by others), technical changes (recommended by the chosen fabricator) and city approval. All design intent questions should be directed to Nimble, Design Co.



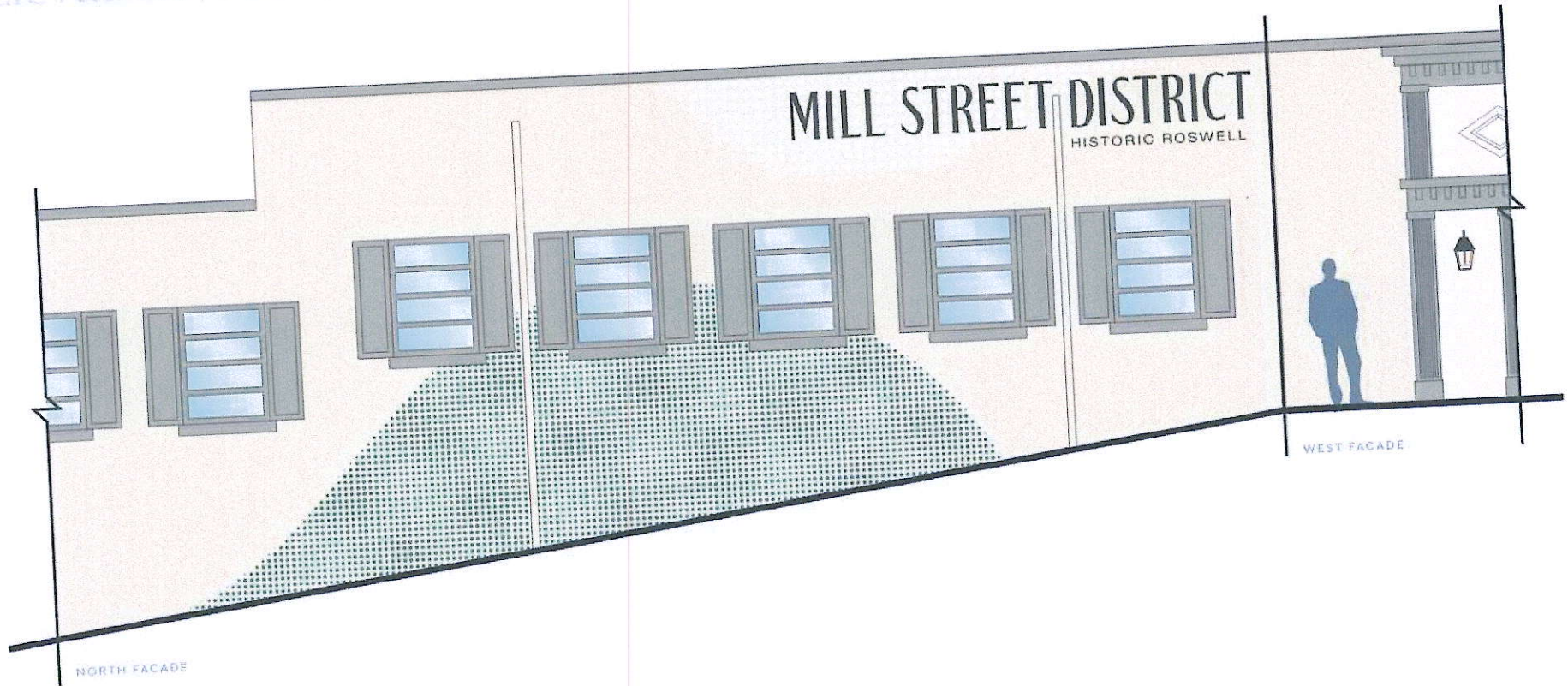
EXISTING CONDITIONS



SITE PLAN

MILL STREET DISTRICT - SLOAN STREET FACADE DIRECTION, V2 - FOR INTERNAL DISCUSSION

Elevation | Direction 02



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COLOR PALETTE:

P1	SW 7069 IRON ORE	P2	SW 7008 ALABASTER	P3	SW 7044 AMAZING GRAY	P4	SW 7019 GAUNTLET GRAY	P5	SW 2830 ROCKWOOD SASH GREEN
----	---------------------	----	----------------------	----	-------------------------	----	--------------------------	----	-----------------------------------

NOT FOR FABRICATION - This package was crafted by Ninkle & Associates, Inc. All concepts within are to be considered CONCEPTUAL IN NATURE and are subject to continued evolution, not limited to materiality, color, dimensions, and design. All concepts are subject to code review (by others), technical changes (recommended by the chosen fabricator) and city approval. All design intent questions should be directed to Ninkle & Associates, Inc.



Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)



Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)



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Attachment: 617 Atlanta Street - Before and After (HPC 20253534 - 617 Atlanta Street exterior paint)



City of Roswell
Historic Preservation Commission
AGENDA ITEM REPORT

ID # - 10096

MEETING DATE: **October 8, 2025**

DEPARTMENT: **Historic Preservation Commission**

ITEM TYPE: **Public Hearing**

HPC 20253935 - 964 Alpharetta Street enclosed patio

Item Summary:

The applicants are requesting an after-the-fact Certificate of Appropriateness for changes to the roofline and a semi-enclosed patio.

Committee or Staff Recommendation:

Staff recommends approval with the following conditions:

1. Prior to the use of the enclosed patio by the public, or 3 months after approval, whichever comes earlier, a new parking agreement must be submitted to the Planning & Zoning Director and Historic District Planner that, along with parking spaces on the site, is sufficient to meet the minimum requirements of 1 parking spot per 300 square feet of interior space, in addition to any applicable handicap-accessible and bike parking requirements;
2. Landscaping areas proposed and approved in HPC 20240436 must be installed and planted within 6 months of approval;
3. Approval of this application does not include approval of any administrative HPC applications currently active or submitted; and,
4. Streetscape fees must be paid before any administrative HPC applications are approved.

Financial Impact:

N/A

Recommended Motion:

To approve the Certificate of Appropriateness for 964 Alpharetta Street with Staff conditions

Presented by:

Shea N. Dixon

APPLICATION INTAKE

In Person: 8:00 am – 4:00 pm

By Email: planningandzoning@roswellga.gov



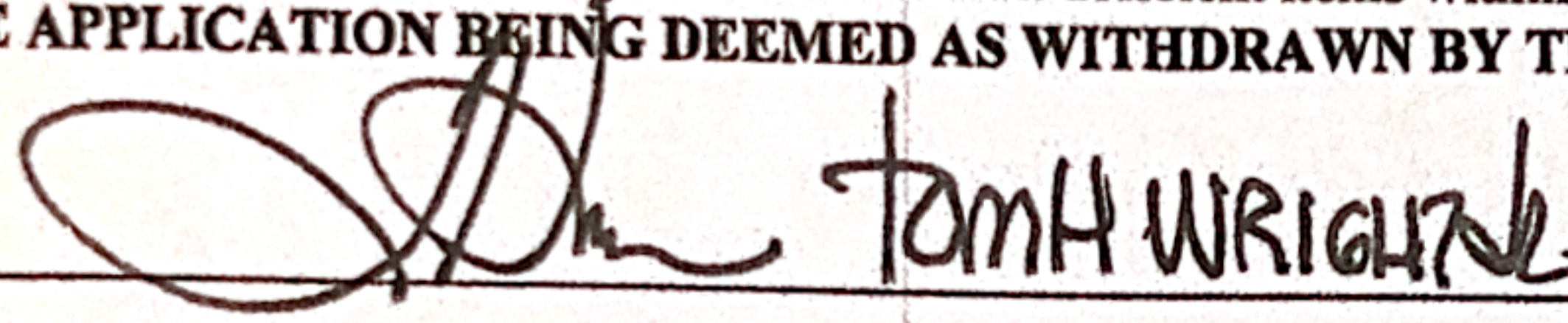
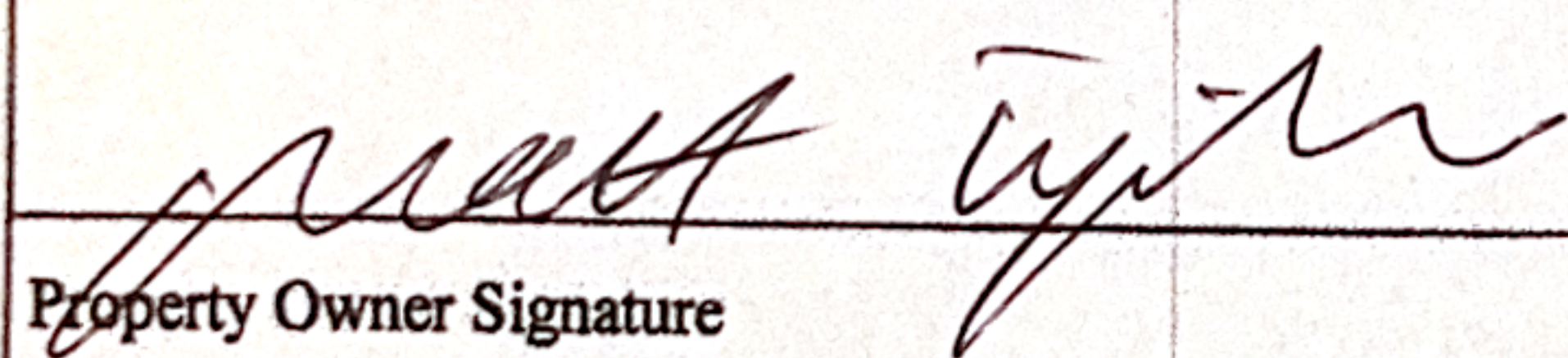
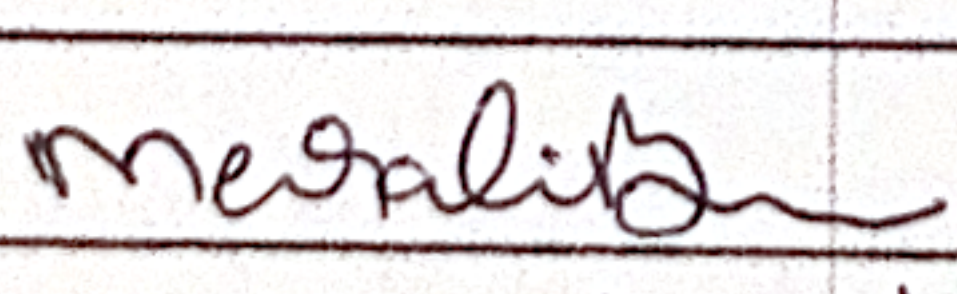
RECEIVED

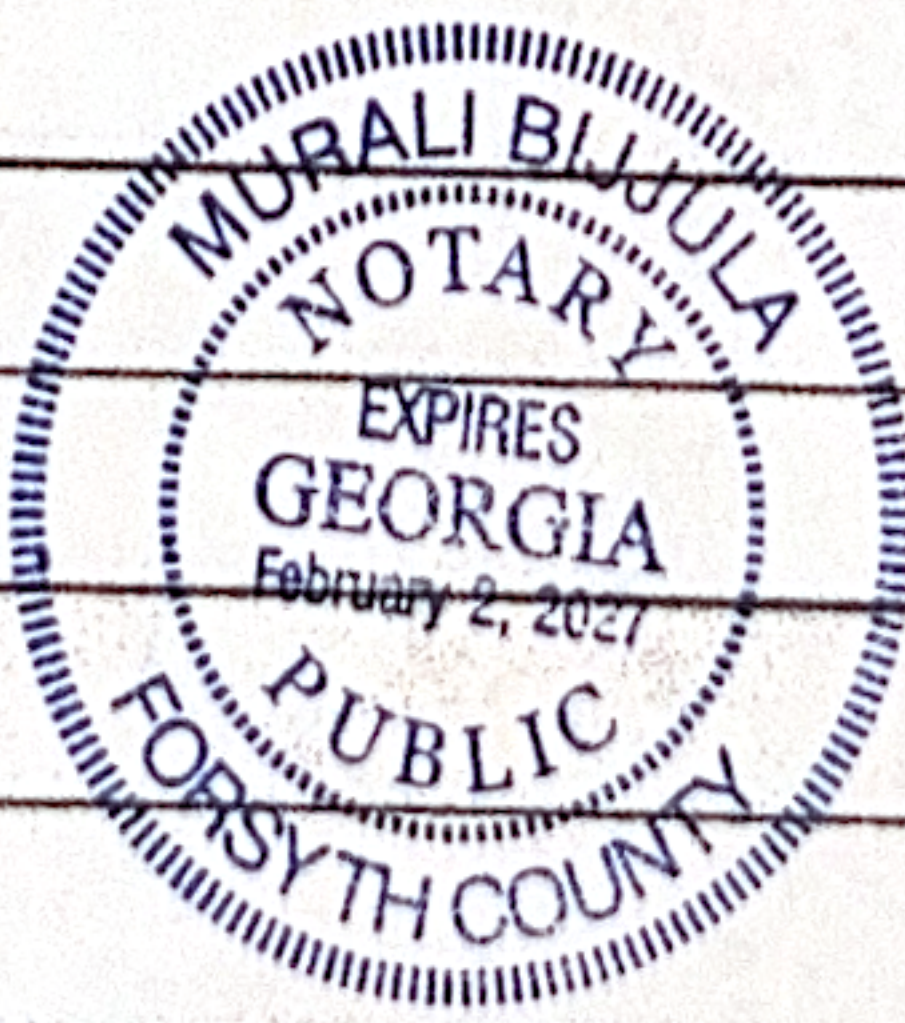
By City of Roswell Planning & Zoning at 3:08 pm, Aug 29, 2025

HISTORIC PRESERVATION COMMISSION APPLICATION

Before submitting an application, please contact Planning and Zoning to determine if a pre-application meeting is required. Preapplication meeting date: _____

Application Number: <u>ORIGINAL: HPC 20243140</u> <u>964 ALPHARETTA ST.</u>	
20253935	
Type of Request:	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Administrative
Estimated Cost:	<input checked="" type="checkbox"/> Less Than \$50,000 <input type="checkbox"/> Greater Than \$50,000
PROJECT DESCRIPTION	
Name of Project:	<u>964 ALPHARETTA ST. CHELO</u> PIN: 12 -1905-0413-033-1
Project Address: <u>964 ALPHARETTA ST, ROSWELL, GA 30075</u>	
<u>Building/ Renovation</u> <input type="checkbox"/> New Construction _____ sq. ft <input checked="" type="checkbox"/> Renovation (No change to building footprint) <input type="checkbox"/> Building Addition <u>0</u> sq. ft	<u>Site Work</u> <input type="checkbox"/> Site work greater than 5000 sq. ft. <input type="checkbox"/> Site work less than 5000 sq. ft. <u>NONE</u>
CONTACTS	
Applicant/Representative	Name/Company Name: <u>TOM H WRIGHT JR ARCHITECT</u>
	Address: <u>P.O. BOX 2456</u>
	City: <u>RICHMOND HILL</u> State: <u>GA</u> Zip: <u>31324</u>
	Email: <u>tomwright.architect@yahoo.com</u> Phone: <u>404.626.6637</u>
Property Owner	Name/Company Name: <u>141BAS MATT</u>
	Address: <u>964 ALPHARETTA ST.</u>
	City: <u>ROSWELL</u> State: <u>GA</u> Zip: <u>30075</u>
	Email: <u>tosalamudo53@gmail.com</u> Phone: _____
I hereby certify that all information provided herein is true and correct.	
<u>[Signature]</u> <u>8/22/2025</u> <u>Tom H. WRIGHT Jr</u>	
Applicant Signature: Property Owner or Owner's Representative Date:	
<u>[Signature]</u> <u>08/28/25</u>	

SIGNATURE PAGE	
READ CAREFULLY BEFORE SIGNING.	
<ul style="list-style-type: none">I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of the <i>Unified Development Code</i>) will result in REJECTION OF THE APPLICATION.I understand that the application may not be approved if applicant plans to attend the Design Review Board meeting without required items or if the applicant presents plans that differ from submittal materials.I understand that I will become familiar with applicable zoning code and Design Guidelines.	
I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY	
 Applicant or Representative Signature	8/22/2025 Date
<i>I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understand all above statement made by the City of Roswell.</i>	
<i>I hereby certify that all information provided herein is true and correct</i>	
 Property Owner Signature	08/28/25 Date
Address: 1100 Cold Harbor Drive	
City: Roswell	State: GA Zip: 30075
NOTARY: Personally appeared before me the above applicant or representative named <u>MATT TYBALS</u> who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge	
Notary Signature 	Date 08/28/25
Date commission expires: 02/02/2027	





ADDITIONAL CONTACTS		
Architect	Name/Company Name:	TOM H WRIGHT Jr Architect 404 626 6637
	Email:	tom.wright.architect@yahoo.com
Engineer	Name/Company Name:	N/A
	Email:	Phone:
Landscape	Name/Company Name:	N/A
	Email:	Phone:
Other	Name/Company Name:	N/A
	Email:	Phone:
Other	Name/Company Name:	N/A
	Email:	Phone:

Fee Schedule – Design Review Board	
Design plan review – Major (Projects > \$50,000)	\$850
Design plan review – Major (Projects < \$50,000)	\$500
Administrative	\$200

Fee Schedule – Historic Preservation Commission	
Major Certificate of Appropriateness (Projects > \$50,000) * + starred items below	\$850
Major Certificate of Appropriateness (Projects < \$50,000) * + starred items below	\$500
Demolition* + starred items below	\$500
Administrative	\$100
*Advertising	\$300
*Public notice signs	\$120/sign

Please refer to Section 13.7 of the Unified Development to determine if your project is categorized as an Administrative or Major Review
 City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com
 Planning and Zoning Division Application • Rev 12/27/2024

RECEIVED

By City of Roswell Planning & Zoning at 3:08 pm, Aug 29, 2025

2.2.5

August 28, 2025
Application # 20243190

Tom H Wright Jr AIA
PO Box 2456
Richmond Hill, GA 31324
404.626.6637
tomwright.architect@yahoo.com

Chelo/Matt Iyibas
964 Alpharetta Street
Roswell, GA 30075
404-395-3296
Cheloroswell@gmail.com
Tosalamudo53@gmail.com

Major Application for the Terrace Roof Cover

Dear Committee,

As the restaurant is nearing the final stages of renovations and additions, we must return before the Committee to seek approval for changes made to the building. The owner was experiencing difficulties with the terrace cover company originally presented to the Committee. The owners saw a similar structure in a restaurant in Turkey and decided to make a change in suppliers, desiring to keep as close to the original aesthetic as possible.

The owners decided to make this change unaware that this item required resubmission and re-approval, prior to commencing, that it did not have. We offer our apologies for this oversight; it was not our intention, and it is our desire to correct it as soon as possible.

The initial plans submitted included a sloped expandable/retractable cover to complement the sloped structure over the entry. The new structure replaces the sloped design with a flat (still expandable/retractable) cover. The new flat top compliments and elevates the overall style and boxy nature of the building. The new structure is 11'-10" high, which is approximately 12 to 18 inches taller than the structure over the entry. The lighting is integrated within the structure and does not produce downward lighting, only a low ambient glow.

This structure also incorporates a metal frame railing, which can be raised to create glass sides when weather requires. This design avoids the issue often seen with other buildings in the historic district and nearby areas, where plastic panels must be added in colder months to temper the space. We felt the glass sides were more in keeping with the upscale nature of the Canton St dining district we all would like to see.

We respectfully request approval of this revised application, replacing the original HPC submittal.

Sincerely,

Tom H Wright Jr Architect

Attachment: 964 Alpharetta Street - Letter of Intent (HPC 20253935 - 964 Alpharetta Street enclosed patio)

SURVEY NOTES

EQUIPMENT USED
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY

CLOSURE STATEMENT
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 52,088 FEET

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 138,182 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MAY 24, 2016 AND UPDATED ON AUGUST 2, 2018

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEIPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA

SITE AREA

8,134 SQ. FT.
OR
0.1867 AC.

TITLE NOTES

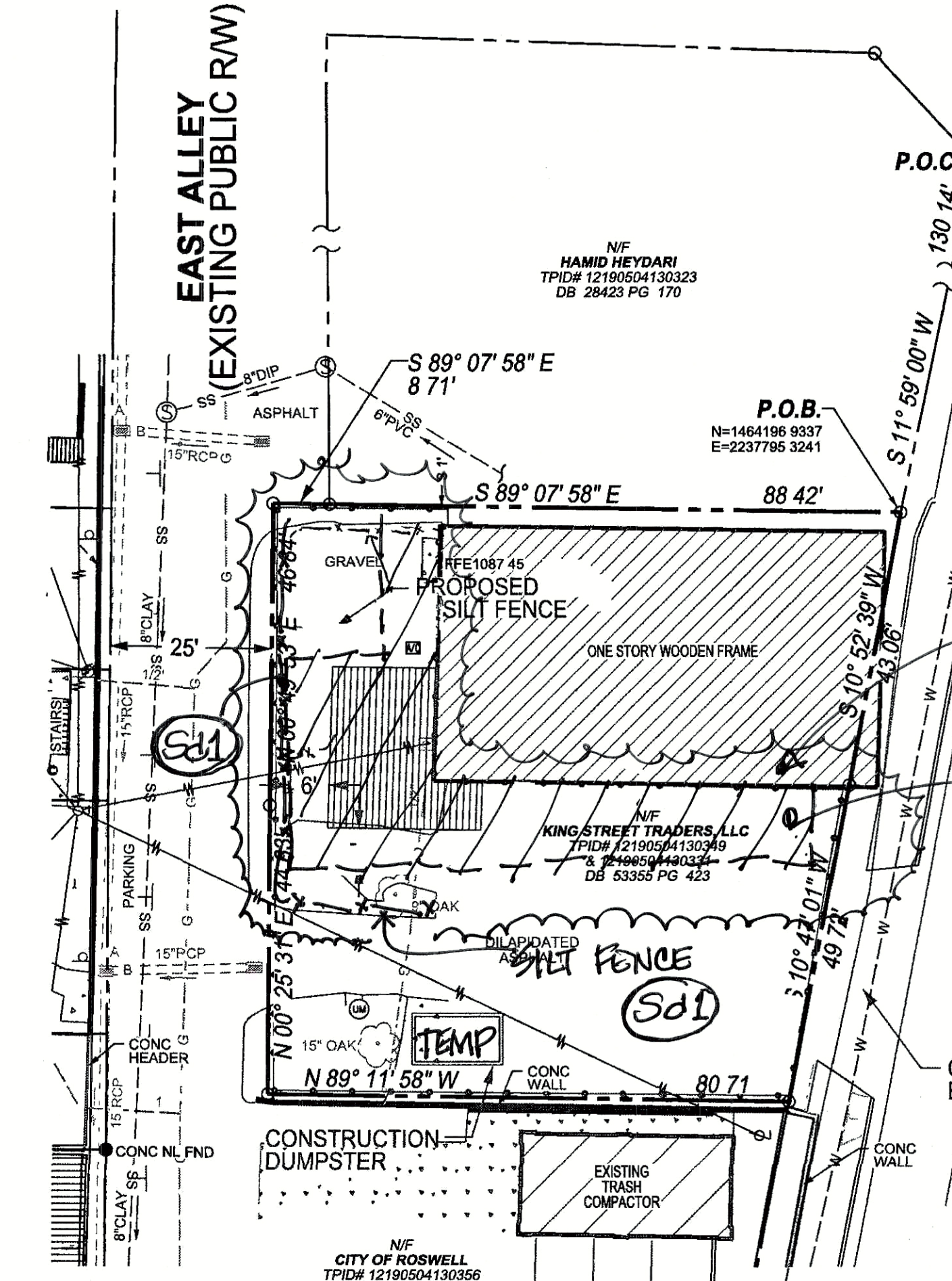
ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 1312120083 G), DATED SEPT. 18, 2018, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF ALPHARETTA HIGHWAY (U.S. 19 & S.R. 9)

NORCROSS STREET

EAST ALLEY
(EXISTING PUBLIC RW)



P.O.C.

P.O.B.

AREA OF WORK

AREA OF ADDITION

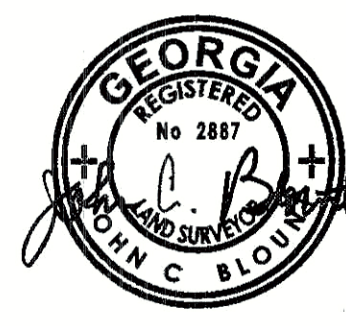
CONSTRUCTION ENTRANCE

ALPHARETTA HIGHWAY

FEDERAL AID PROJECT F-114-1(19)

LOCATION MAP

NOT TO SCALE
LAT - 34° 01' 29.24"N
LONG - 84° 21' 40.01"W



SCALE 1" = 20'

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	PAGE
CH	CHAIN LENGTH	PB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ FT	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

LEGEND

— X —	CURB AND GUTTER (C&G)	— [] —	CATCH BASIN (DWCB)	— [] —	FIRE HYDRANT (FH)	— [] —	LIGHT POLE (LP)
— [] —	FENCE	— [] —	CATCH BASIN (SWCB)	— [] —	WATER VALVE (WV)	— [] —	POWER POLE WITH LIGHT
— [] —	STORM DRAIN LINE	— [] —	DROP INLET (DI)	— [] —	WATER METER (WM)	— [] —	UTILITY MANHOLE (UM)
— [] —	SANITARY SEWER	— [] —	JUNCTION BOX (JB)	— [] —	TRANSFORMER BOX (TX)	— [] —	GAS METER (GM)
— [] —	WATER LINE	— [] —	HEAD WALL (HW)	— [] —	AIR CONDITIONER (AC)	— [] —	GAS VALVE (GV)
— [] —	GAS LINE	— [] —	CURB INLET (CI)	— [] —	ELECTRIC METER (EM)	— [] —	TELEPHONE PEDESTAL
— [] —	UNDERGROUND POWER LINE	— [] —	SS MANHOLE (MH)	— [] —	ELECTRIC UTILITY	— [] —	SIGN
— [] —	OVERHEAD POWER LINE	— [] —	CLEAN OUT (CO)	— [] —	CONCRETE AREA	— [] —	BRICK AREA
— [] —	UNDERGROUND COMMUNICATION	— [] —	GREASE TRAP (GT)				
— [] —	PROPERTY LINE						

Sd1

Sensitive Areas Sd1-S

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 ft on center, with each being driven into the ground a minimum of 18".

Type C Silt Fence

- 36" wide with wire reinforcement or equivalent backing
- To be used where runoff velocities are particularly high or where slopes exceed a vertical height of 10 ft.

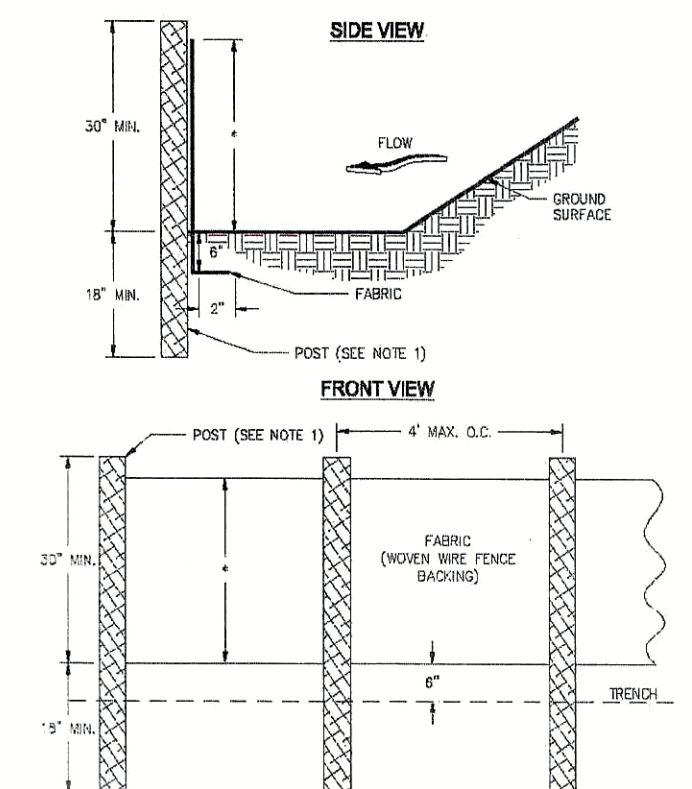


Figure 1. Type "C" Silt Fence

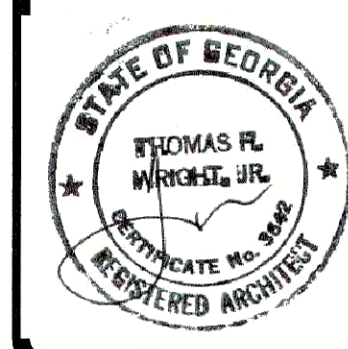
JOB NUMBER 72018-133 PLOT SIZE 18 X 24

NPDES / LEVEL II
TOM H. WRIGHT JR.
#0000029525

SITE EXHIBIT
GYPSY ROSE NIGHTCLUB
LOCATED IN LAND LOT 413
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL, FULTON COUNTY, GEORGIA

SHEET NO
1/1
DRAWING TM 18-133

CHELO
964 Alpharetta Street
Roswell, Georgia

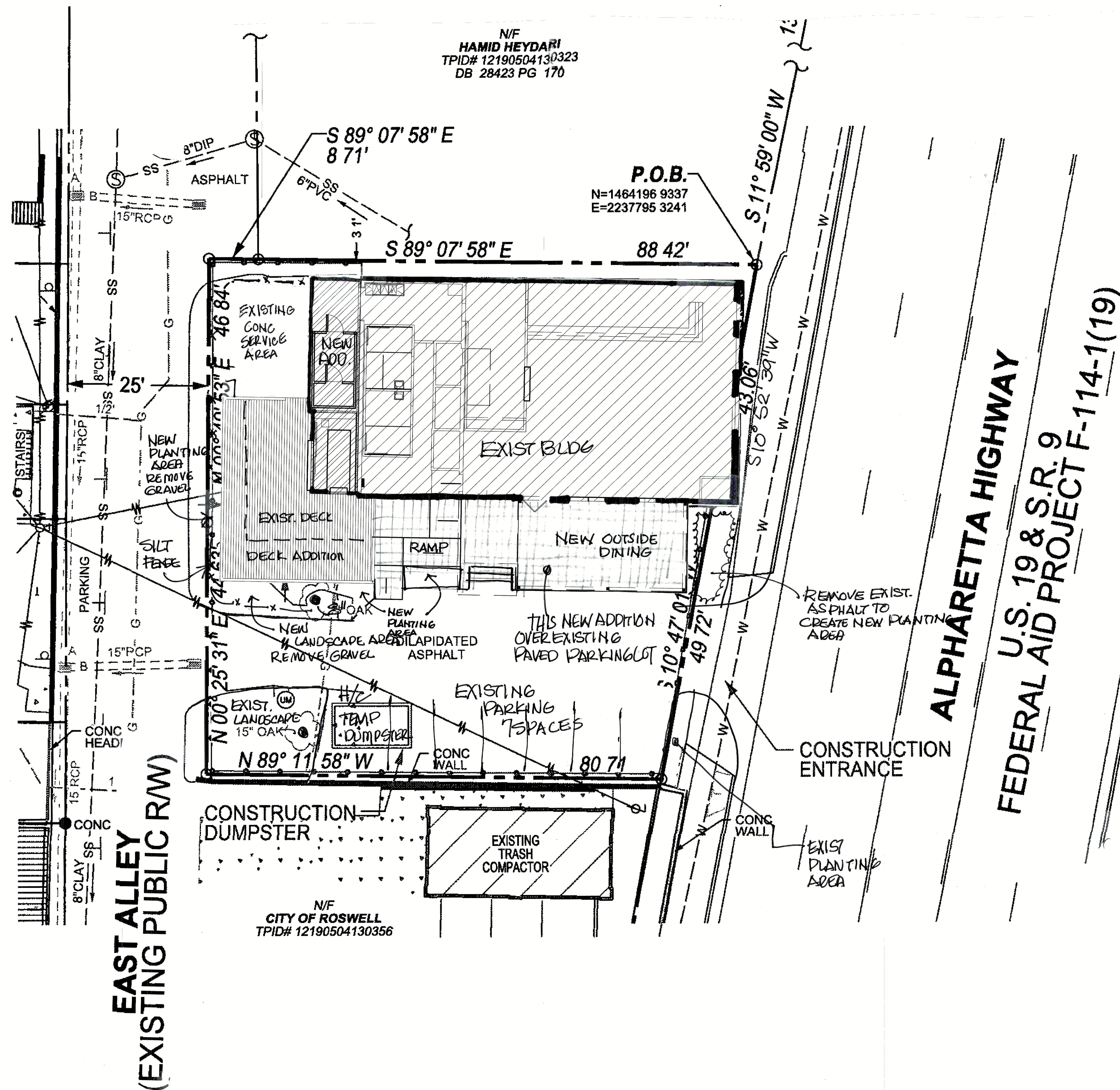


Tom H Wright Jr
Architect
PO Box 2456, Richmond Hill, GA 31324
404.626.6637 • tomwrightarchitect@yahoo.com
Attachment: 964 Alpharetta Street - Plans (HPC 20253935 - 964 Alpharetta Street enclosed patio)

Revisions

Drawn thw
Checked T Wright
Date 06.24.2024
Project 23-004
Sheet Number
A-1.1
Of Sheets

REFER TO
SHEET A-1.2
FOR MORE
INFORMATION



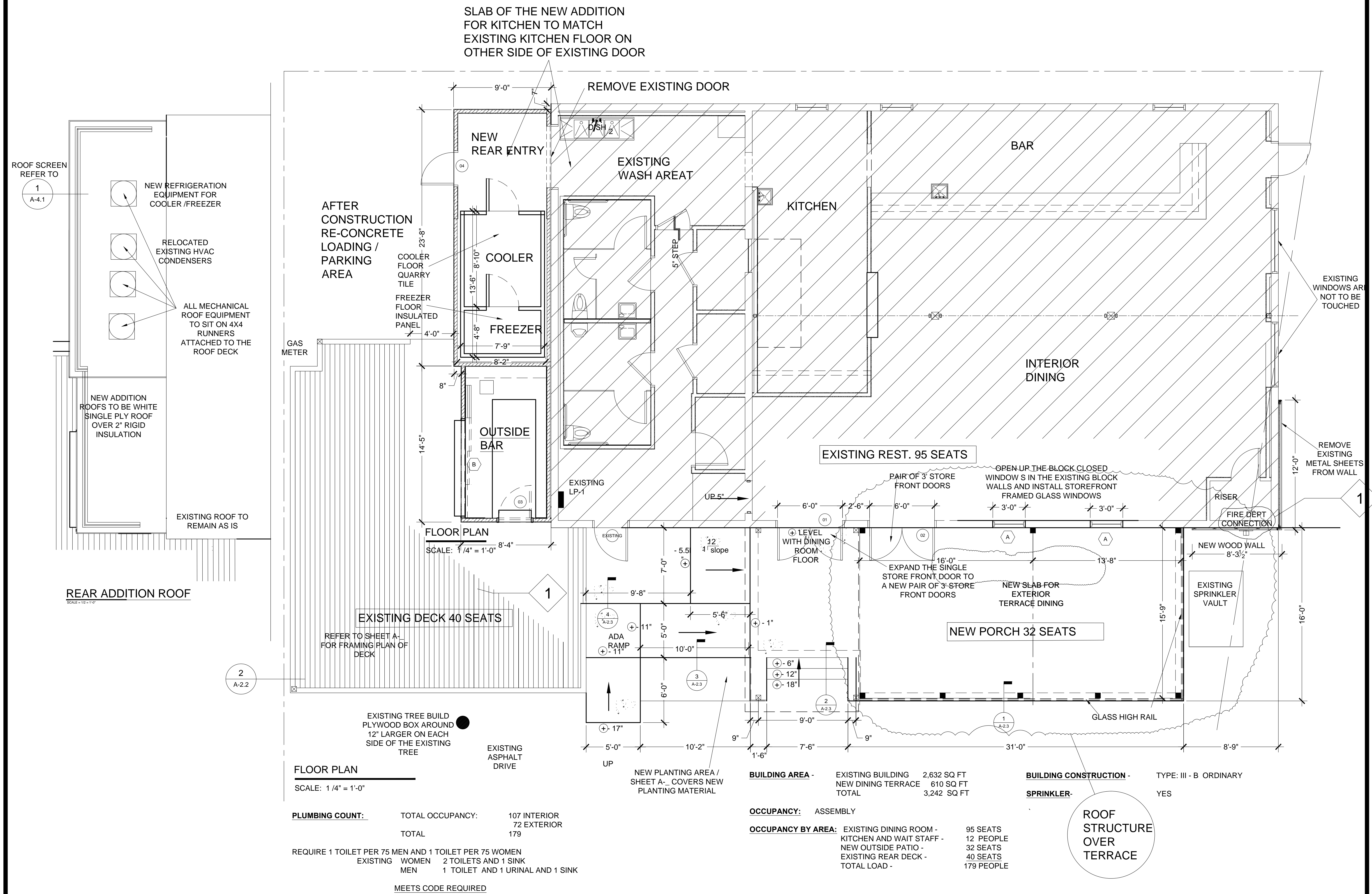
CHELO
964 Alpharetta Street
Roswell, Georgia



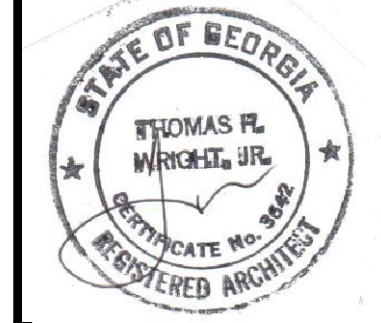
Tom H Wright Jr
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Revisions	
NO.1	09.18.2024
NO.2	07.30.2025
NO.3	08.22.2025

Drawn	thw
Checked	T Wright
Date	06.24.2024
Project	23-004
Sheet Number	A-2.1
Of	Sheets



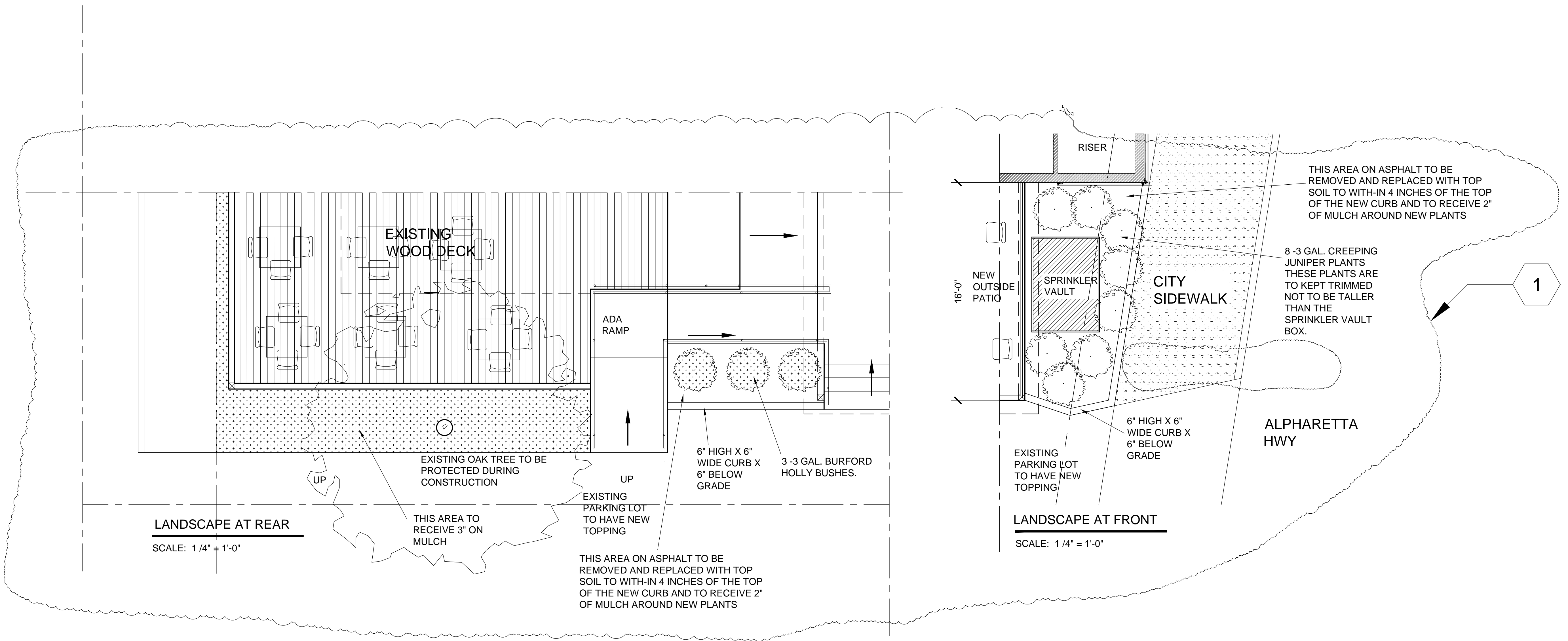
CHELO
964 Alpharetta Street
Roswell, Georgia



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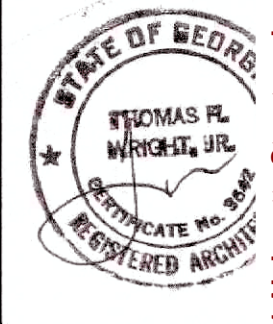
Revisions	
NO.1	08.22.2025

Drawn	thw
Checked	T Wright
Date	06.24.2024
Project	23-004
Sheet Number	A-2.2
Of	Sheets



Date Printed: 06.24.2024 09:00:00AM

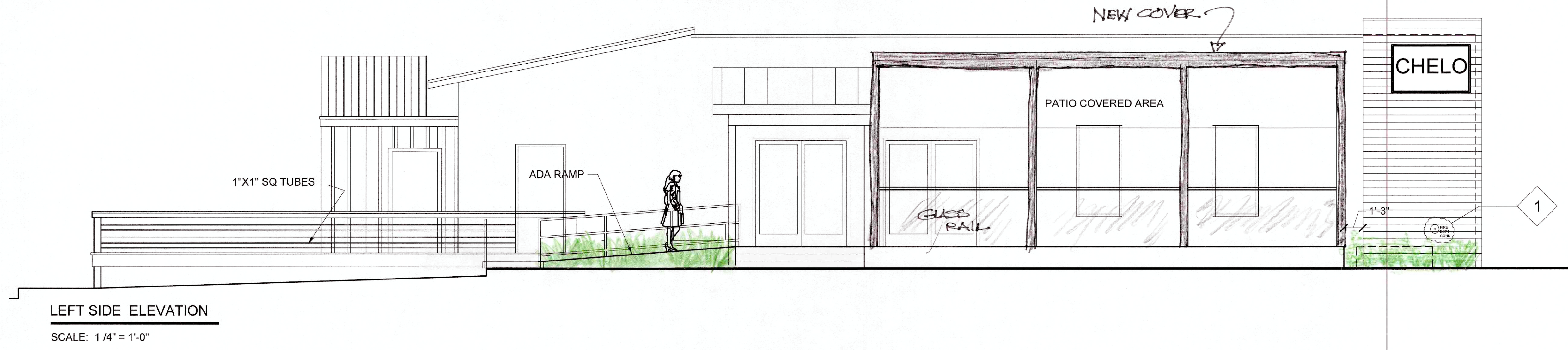
Attachment: 964 Alpharetta Street - Plans (HPC 20253935 - 964 Alpharetta Street enclosed patio)



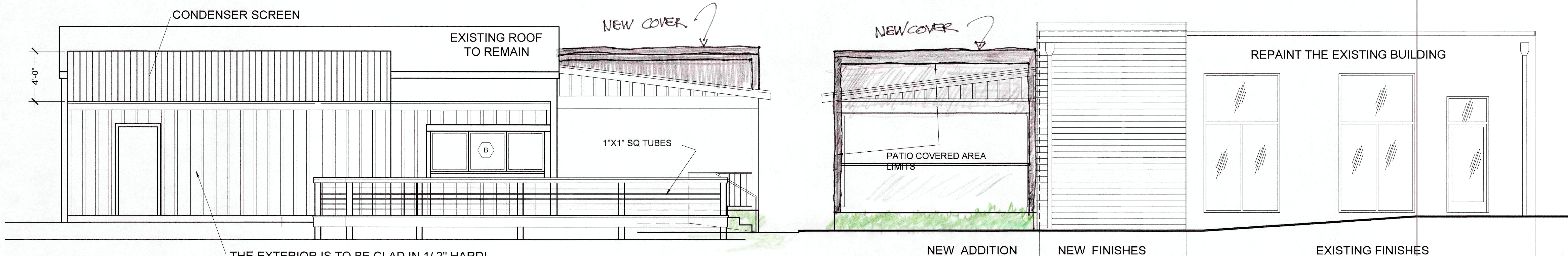
Revisions	
NO.1	09.18.2024
NO.2	07.30.2025
NO.3	08.20.2025

Drawn	thw
Checked	T Wright
Date	06.24.202
Project	23.004
Sheet Number	

A3.



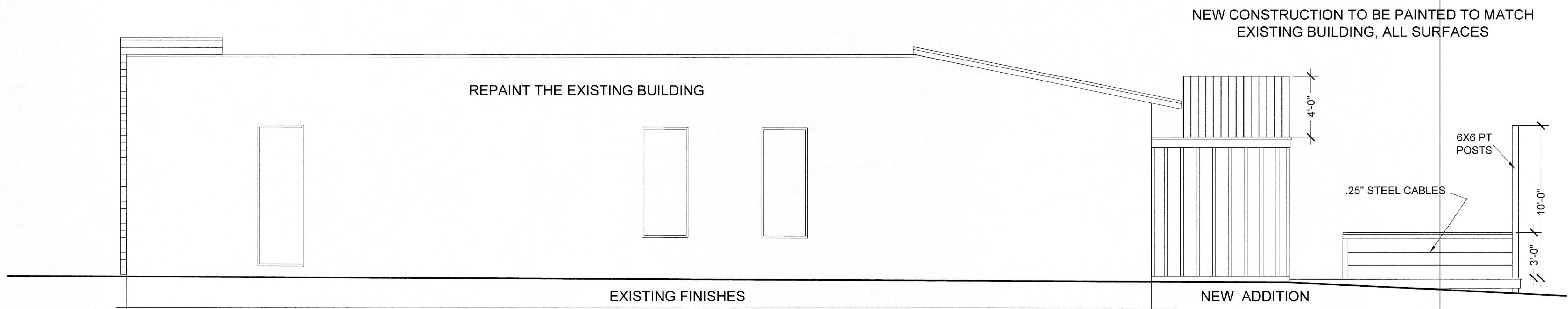
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THE EXTERIOR IS TO BE CLAD IN 1/2" HARDI PANELS WITH 2 3/4" BATT STRIPS AT 12"OC PAINTED TO MATCH SAME COLOR OF THE BUILDING.



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RECEIVED
By City of Roswell Planning & Zoning at 3:08 pm, Aug 29, 2025

SHARED PARKING AGREEMENT
Effective Date: July 22, 2025

This Shared Parking Agreement ("Agreement") is entered into as of July 22, 2025, by and between:

Refined Parking Solutions LLC ("Manager"), with its principal place of business at 3121 Maple Dr NE, Suite 203, Atlanta, GA 30305, and acting as manager of the parking lot located at 1073 Green Street, Roswell, GA 30075 ("Lot"); and
Chelo Restaurant LLC ("Chelo"), located at 964 Alpharetta Street, Roswell, GA 30075.

1. Purpose

Manager agrees to permit Chelo non-exclusive access to up to ten (10) parking spaces at the Lot to be used by Chelo's employees and customers as shared/overflow parking during normal business hours.

2. Term

This Agreement shall commence on July 22, 2025 and shall continue on a month-to-month basis unless terminated by either party with 30 days' written notice.

3. Compensation

In exchange for use of the Lot, Chelo agrees to provide Manager with **\$500 per month in food credit**, redeemable at Chelo Restaurant. Credits shall be issued at the beginning of each calendar month.

4. Use of Spaces

- Spaces are non-reserved and shared with other users of the Lot.
- Use is limited to business hours only.
- Overnight parking, storage of vehicles, or blocking of other tenants is not permitted.

- Chelo is responsible for ensuring its patrons do not misuse or damage the Lot.
-

5. Enforcement

Refined Parking Solutions shall be solely responsible for enforcement, including but not limited to signage, towing, ticketing, and monitoring. Chelo will cooperate with Manager in addressing any misuse.

6. Maintenance and Liability

- Manager shall maintain the Lot in good condition, including cleaning, lighting, and repairs.
 - Each party shall be responsible for carrying its own liability insurance.
 - Neither party shall be liable for incidental, indirect, or consequential damages, except in the case of gross negligence or willful misconduct.
-

7. Termination

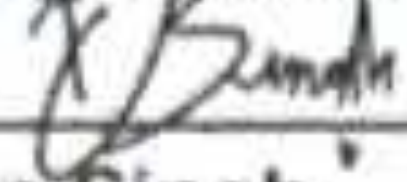
Either party may terminate this Agreement with 30 days' written notice for any reason. Manager may terminate immediately in the event of Chelo's misuse of the Lot or noncompliance with terms.

8. Miscellaneous

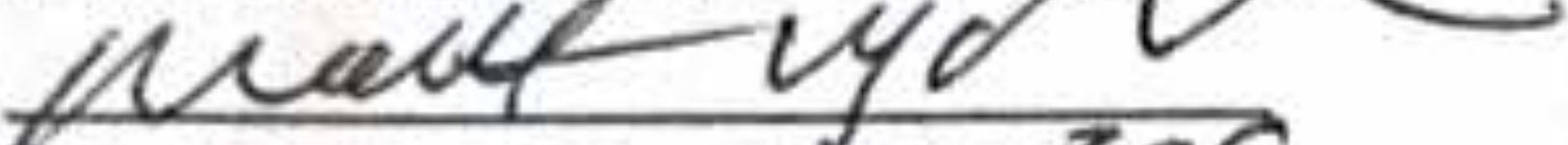
- This Agreement does not create a leasehold interest, only a revocable license.
 - This Agreement may not be transferred or assigned by Chelo without prior written consent.
 - Any disputes shall be resolved in accordance with the laws of the State of Georgia.
-

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date written above.

Refined Parking Solutions LLC

By: 
Name: Dilshan Singh
Title: Founder & CEO
Date: July 22, 2025

Chelo Restaurant LLC

By: 
Name: MATT IYOBAS
Title: OWNER
Date: 06/22/25



PETITION HPC20253935

Application Information

Address:	964 Alpharetta Street
Applicant:	Tom Wright
Request:	After-the-fact Certificate of Appropriateness for changes made to the roofline and the enclosing of an outdoor dining area
Classification:	Non-Historic on the 2003 map, may be aptly classified as Historic-Obscured
Built:	<i>Circa</i> 1938, according to 2018 historic resources survey
Zoning:	DS (Downtown Shopfront)

Applicable Guidelines

UDC 5.3.11.4: Single-story shopfronts in DS- zoning requires 60% transparency and an entrance along the primary street

UDC 10.1.6 & 10.1.10.B.: Restaurants in Downtown require 1 parking space per 300 square feet of interior space

UDC Design Guidelines 1.31b: Define the ground floor with a canopy, fenestration, change in materials or building step back

UDC Design Guidelines 4.28: Design a new Mixed-use or Shopfront building to fit into the historic context

UDC Design Guidelines 4.29: Design the ground floor of a Mixed-use or Shopfront building to engage the public realm and promote pedestrian activity

UDC Design Guidelines 5.45: Design a new canopy or awning to be in character with the original building and surrounding streetscape

Recommendation

Staff recommends **approval with conditions** of this application.

Staff recommends approval with the following conditions:

1. Prior to the use of the enclosed patio by the public, or 3 months after approval, whichever comes earlier, a new parking agreement must be submitted to the Planning & Zoning Director and Historic District Planner that, along with parking spaces on the site, is sufficient to meet the minimum requirements of 1 parking spot per 300 square feet of interior space, in addition to any applicable handicap-accessible and bike parking requirements;
2. Landscaping areas proposed and approved in HPC 20240436 must be installed and planted within 6 months of approval;
3. Approval of this application does not include approval of any administrative HPC applications currently active or submitted; and,
4. Streetscape fees must be paid before any administrative HPC applications are approved.

Staff Comments

Overview:

The applicants are requesting an after-the-fact Certificate of Appropriateness for changes made to the roofline and the enclosing of an outdoor dining area.

The applicants are, additionally, submitting administrative HPC applications for after-the-fact changes to the site and decking, as well as a proposed shed. The scope of neither HPC administrative application is included within this HPC major application.

The applicants were visited by inspectors from the Building Division, Planning & Zoning Division, and Fire Department in June 2025. The applicants were directed to submit for HPC approval for changes made without a Certificate of Appropriateness. The applicants' plans were submitted in July 2025 and plan reviews completed in September 2025.

Property History:

1911: The 1911 Roswell Sanborn Map includes a wood-framed building being used by a blacksmith and wheelwright (an individual who fixes wooden wheels) on or near the property that 964 Alpharetta now encompasses. This wood-framed building has a similar footprint to the historic core of the current structure, but due to materials, is not likely the same building.

1924: The 1924 Roswell Sanborn Map appears to include an auto repair shop of concrete construction in approximately the same footprint as the existing building. Prior to its use as a restaurant, the building, which is originally of concrete construction, was an auto repair shop.

The 2018 Historic Resources Survey suggests that this may be a different building, but Staff could not find confirmation for or against at this time.

1938: Existing primary structure is confirmingly present on the property, it is used as an auto repair shop during this time.

c.1952: Aerial photographs suggest that the building was connected to a longer line of connected shopfronts along Alpharetta Street

c.1978: Aerial photographs suggest that the adjacent building to the south has been demolished and that the 964 Alpharetta Street structure is no longer part of a line of shopfronts

Prior to 1983: Sometime prior to 1983, the shopfront began being used as a glasswork manufacturing shop.

1983: DRB approves a new canvas canopy on two sides of the building (DRB-2164).

1988: The property is included in an expansion of the Historic District. Modern HPC founded this year.

Prior to 1989: Sometime prior to 1989, the shopfront began being used as a sign manufacturing shop.

1989: A sign variance is approved by HPC, allowing a ten foot variance to the setback of a ground sign. HPC no longer has jurisdiction over sign variances, due to changes in City code (HPC 89-02R).

Prior to 2004: Sometime prior to 2004, the shopfront begins being used as a retail store, "Board of Trade."

2004: HPC Staff approve, with suggestions, the repainting of the building to a copper red. HPC no longer has jurisdiction over repainting, due to changes in State law (HPC 04-48).

c.2009: Shopfront begins being used as a retail store selling antiques, furniture, and miscellaneous items in multiple booths, "A Classy Clutter."

2018 August: HPC Staff approved the removal of wood siding from a portion of the building (HPC 201803883).

2018 September: HPC conditionally approves proposed changes to the storefront and side deck (HPC 201803691).

2018 October: HPC Staff conditionally approve an administrative HPC request to make minor changes to previously approved plans, specifically in regards to planters, lighting, and location of corrugated metal,

as well respond to some conditions required of the previous proposal (HPC 201804888).

2019: HPC Staff approves a request to change features regarding the entry stoop and to build an exterior shed for the storage of CO2 tanks (HPC 20190369, 20190519).

2021: HPC Staff approves a request to change windows and vents, as they were being fixed, with new features.

2022 & 2023: HPC Staff approves four separate HPC minor applications dealing with the screening and painting to the rooftop grease hood, changes to the parking lot and site as a whole, among other issues (HPC 20222640, 20222640, 20223798, 20232189).

2024: HPC approves a major renovation to the exterior of the building and parking, including new outside dining, a deck addition, and new landscaping (HPC 20240436).

2025 June: Stop work orders are issued by the Building Division, as current construction does not align with previous HPC and building permit approvals.

2025 July: This application is submitted.

2025 September: 2 other administrative HPC applications are submitted for the remainder of the work being done (HPC 20254414, other is unnumbered, as of writing)

Site Plan:

The property includes a 3,242 single-story shopfront with enclosed patio, as well as two sheds, a deck, and entrance stoop, sitting on 0.187 acres of land.

Architecture:

The primary structure at 964 Alpharetta is a single-story shopfront without a distinctly clear style of architecture.

One may be able to make an argument that the building, in its current form, has influences from the International style of architecture. The building's largely flat roof, non-existent detailing at the windows or doors, asymmetrical façade, and large window groupings are all elements of International style. However, given the incrementalist construction of the building, it is difficult to determine if this was the intention of the designers. It also must be added that many, if not all, of these architectural elements date to within the last 10 years of the building. They are not historical elements of the structure itself.

The structure greatly differs from its appearance, even just a decade ago. At this time, Staff could not confirm any images of the structure prior to 1975. If there are structures or objects remaining on the building that were in place prior to that year, they may be considered historic by age. However, it would be unlikely that they would *also* be architecturally contributing to the Historic District.

617 Atlanta's roof is largely flat-roofed, with some sloping portions over the front entrance and southwest corner.

Analysis:

UDC

5.3.11.4 – Single-story shopfronts in DS- (Downtown Shopfront) zoning requires 60% transparency and an entrance facing the primary street. The building prior to its 2018 renovation had 60% transparency and prior to its 2024 renovation had an entrance along the primary street. These should not have been allowed to be approved. However, as these were approved in previous HPC approvals, they are now legally non-conforming. The applicants cannot be required to amend the issue.

10.1.6 & 10.1.10.B – Restaurants in the -HOD (Historic Overlay District) are required to provide at least 1 parking space per 300 square feet. Remote parking is allowed to be used to meet this requirement, provided that it is within 800 feet of walking distance.

The business, if excluding the unenclosed outdoor dining deck, would require 11 parking spaces. The property only has 7. A remote parking agreement is in place with an establishment on Green Street that would provide

non-exclusive access to an additional 10 spaces. However, as this business is ~1,100 feet away by foot, it cannot be used for remote parking under the UDC.

UDC Design Guidelines

Section 1.31b: Ground floors should be defined with a canopy, fenestration, change in materials, or building setback. Recently constructed semi-enclosed porch adds a large, and unique to the area, glass section to the façade that was not previously existing. This, along with the existing canopy, creates a new definition to the ground floor of the building that the structure previously did not have.

Section 4.28: Shopfront buildings should be designed to fit into the historic context. The building does not fit well into the historic context. That being said, the original building did not fit well into the context. The concrete block building without a strict architectural style, did not, strictly, fit into the largely brick and clapboard Historic District with a variety of architectural styles. The existing canopy and semi-enclosed porch, along with the already approved changes made to the building, improve the general appearance of the building. Therefore, improving the fit of the building into the historic context.

Section 4.29: Requires that the ground floor of a shopfront building to engage the public realm and promote pedestrian activity. The removable floor-to-ceiling windows, while not ideal in appearance for the Historic District, does increase pedestrian interest and activity. Further interactions between the patrons of the business and those walking along Alpharetta Street are encouraged by the change. Activation of this use allows for a pedestrian accessible business to open along an otherwise largely un-activated stretch of Alpharetta Street.

UDC Design Guidelines 5.45: New canopies or awnings must be designed to be in character with the original building and surrounding streetscape. The existing canopy over the semi-enclosed patio is not, strictly speaking, aligned with the surrounding streetscape. The modern blockish design does not strictly fit in with the historic context.

That being said, it does align with the character of the original building. The original building, historically, was a blockish utilitarian building. The addition of the canopy and semi-enclosed porch brings new life to the existing space.

Reasoning for recommendation

Staff recommends **approval with conditions** for this application based on the following reasons:

- While there are outstanding issues regarding parking, landscaping, and fees, applicants have, since submission of this application, worked in good faith with the City regarding their HPC approval; and,
- While not an ideal design for the Historic District, constitutes an improvement when compared to the recent history of the building's appearance.



Figure 1. Side façade today, as is currently built (from Staff)



Figure 2. The building in c.2024, as it existed before the previous HPC proposal (from City records)



Figure 3. The building in June 2017, before the wood-siding was taking off and left with its concrete core (from Google)



Figure 4. Front elevation, as previously approved by HPC (from City records)

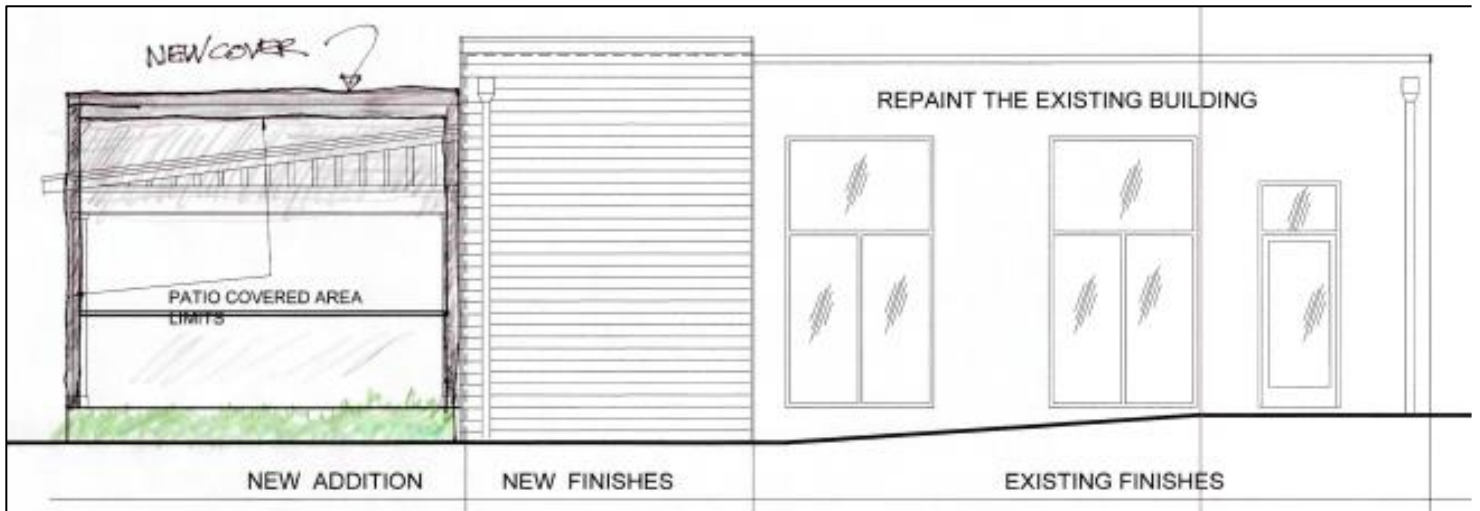


Figure 5. Front elevation, as was built (from Applicant)

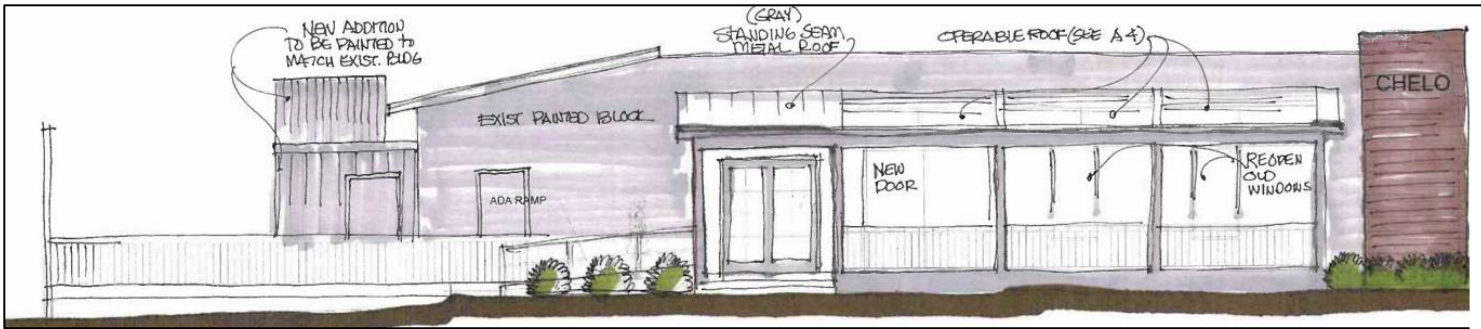


Figure 6. Side elevation, as previously approved by HPC (from City records)



Figure 7. Side elevation, as was built (from Applicant)

Project Summary

The applicants are requesting an after-the-fact Certificate of Appropriateness for changes made to the roofline and the enclosing of an outdoor dining area.

The property is in the **North Alpharetta/Atlanta Street Character Area** of the Historic District Master Plan and is in the **Historic District Character Area** in the UDC Design Guidelines.

The existing property is classified as **non-historic** on the 2003 Historic Properties Map.

The property is in the **DS- (Downtown Shopfront)** zoning district.

Commissioner Worksheet

Compatibility with the nature and character of the area:

General design, scale, arrangement and relation of the elements to similar features in the surrounding area:

Application Supporting Materials

HPC major application – August 29, 2025

Letter of Intent – *same day*

Plans – *same day*

Parking Agreement – *same day*

Notes:

You would motion:

"I move to [approve, approve w/conditions, or deny] the application for a certificate of appropriateness for 964 Alpharetta Street [as submitted or with the following conditions]"

Historic/architectural sources used in this staff report include:

- *A Field Guide to American Houses* by Virginia Savage McAlester (2020)
- [Historicaerials.com](https://historicaerials.com) (2025)
- *Roswell: A Pictorial History* by the Roswell Historical Society (1994)
- Sanborn Fire Insurance Company Map of Roswell, Georgia *via* the Library of Congress (1911)
- Sanborn Fire Insurance Company Map of Roswell, Georgia *via* the University of Georgia (1924)

Department Comments

Fire	<p>Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. Approved for HPC review only. Submit when ready for building permit.</p> <p>The Roswell Fire Marshal's Office has reviewed the submitted plans and specifications in strict adherence to the prevailing state-adopted minimum Fire Safety Standards at the time of evaluation. Every possible effort has been invested to ensure thorough scrutiny for code compliance. However, it is essential to emphasize that this comprehensive review does not absolve the owner, contractor, architect, or any other accountable party from their obligation to comply with any aspects inadvertently overlooked or undisclosed by the reviewer. Please be aware that the City of Roswell must formally review any proposed changes or modifications to the approved plans before implementation is authorized.</p>
Planning and Zoning	<p>Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com,</p> <p>DS - Downtown Shopfront zoning</p> <p>NOTE: 2003 Historic Resources Survey classifies property as "non-historic;" 2018 Historic Resources Inventory lists property as being built in 1938. Initial review by Staff suggests building would be more appropriately classified as "historic-obscured."</p> <p>This application, as submitted, is approved to move forward to the HPC. Staff recommendations will likely be based on the following criteria:</p> <ul style="list-style-type: none"> - UDC Design Guidelines 1.31b: Define the ground floor with a canopy, fenestration, change in materials or building step back. - UDC Design Guidelines 4.28: Design a new Mixed-use or Shopfront building to fit into the historic context. - UDC Design Guidelines 4.29: Design the ground floor of a Mixed-use or Shopfront building to engage the public realm and promote pedestrian activity. - UDC Design Guidelines 4.36: Respect the historic streetscape pattern along Lower Canton Street. - UDC Design Guidelines 4.38: Locate public open space to support activity on Lower Canton Street. - UDC Design Guidelines 5.4: Remove later covering materials that have not achieved historic significance. - UDC Design Guidelines 5.45: Design a new canopy or awning to be in character with the original building and surrounding streetscape. <p>No immediate issues were discovered upon initial review of this application.</p>
Transportation	<p>Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com</p> <p>30-Sep-25 update: I received email from Shea Dixon that the streetscape fee has been paid. Our recommendation is changed from "pending" to "approve"</p> <p>Pending (I was notified/emailed that applicant is in process of paying streetscape fee of \$7,200 for project 20243190. When fee is paid, I will approve this submittal).</p>
Engineering	<p>Reviewer: Osmany Ordóñez, Engineering Manager, 770-594-6196, oordonez@roswellgov.com</p> <p>An after the fact LDP may be required.</p>
Arborist	<p>Reviewer: Jackie Deibel</p>

Approved, no comments left.

Stormwater

Reviewer: Krista Thomas kthomas@roswellgov.com

Approved - No comment from stormwater.

Building

Reviewer: Robert Sheppard, Building Division, 770-817-6756, rsheppard@roswellgov.com

Approval is for HPC review, documents submitted will not be acceptable for revision of the building permit. Missing inspections will need to be addressed, project is currently under a Stop work Order.

Water

No comments.

Chris Boyd
770-817-6750
cboyd@roswellgov.com

Sanitation

Reviewer: Nick Pezzello

Approved, no comments left.

Attachment: 964 Alpharetta Street - Staff Report FINAL (HPC 20253935 - 964 Alpharetta Street enclosed patio)



City of Roswell
Historic Preservation Commission
AGENDA ITEM REPORT

ID # - 10095

MEETING DATE: October 8, 2025
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

September 10, 2025 HPC Minutes

Item Summary:

September 10, 2025 HPC Minutes



Historic Preservation Commission

Regular Meeting
<http://www.roswellgov.com/>
 ~Minutes~

Chair Philip Mansell
 Vice Chair Mark Donnolo
 Commissioner Ron Jackson
 Commissioner Lossie Lively
 Commissioner Gurtej Narang
 Commissioner Mary Nichols
 Commissioner Michael Sutton
 Roswell Historical Society Judy Meer

Wednesday, September 10, 2025

6:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 6:04 PM by Chair Philip Mansell.

Chair Philip Mansell: Present, Vice Chair Mark Donnolo: Present, Commissioner Ron Jackson: Present, Commissioner Lossie Lively: Present, Commissioner Gurtej Narang: Absent, Commissioner Mary Nichols: Present, Commissioner Michael Sutton: Absent, Roswell Historical Society Judy Meer: Present, Planning and Zoning Director Jeannie Peyton: Present, Planner II Shea Dixon: Present.

II. Partial Demolition

- HPC 20252779 - 1076 Canton Street - Certificate of Appropriateness for partial demolition for the restoration of an existing historic structure (previously deferred)**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ron Jackson, Commissioner
SECONDER:	Mark Donnolo, Vice Chair
IN FAVOR:	Mansell, Donnolo, Jackson, Lively, Nichols
ABSENT:	Gurtej Narang, Michael Sutton

III. Certificate of Appropriateness

- 52 Goulding Place – Retaining wall replacement**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ron Jackson, Commissioner
SECONDER:	Mary Nichols, Commissioner
IN FAVOR:	Mansell, Donnolo, Jackson, Lively, Nichols
ABSENT:	Gurtej Narang, Michael Sutton

Attachment: Sept. 10, 2025 HPC Minutes (September 10, 2025 HPC Minutes)

IV. Discussion – Process Update

This was for informational purposes with no motions or votes made.

V. Minutes

3. August 13, 2025 HPC Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mary Nichols, Commissioner
SECONDER:	Mark Donnolo, Vice Chair
IN FAVOR:	Mansell, Donnolo, Jackson, Lively, Nichols
ABSENT:	Gurtej Narang, Michael Sutton

VI. Adjournment

The meeting was adjourned at 7:14 PM.