



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 Betty Price**

Wednesday, February 11, 2026

6:00 PM

City Hall - Council Chambers

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

Welcome

I. Call to Order

II. Certificate of Appropriateness

- 1. ZHPC-0126-000003 - 1076 Canton Street – Certificate of Appropriateness for a change to the proposed partial demolition plan**
- 2. ZHPC-1225-000010 - 1028 Canton Street – Certificate of Appropriateness for a commercial rear addition**

III. Minutes

- 3. January 14, 2026 HPC Minutes**

IV. Adjournment



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10306

MEETING DATE: **February 11, 2026**

DEPARTMENT: **Historic Preservation Commission**

ITEM TYPE: **Public Hearing**

ZHPC-0126-000003 - 1076 Canton Street - Certificate of Appropriateness for a change to the proposed partial demolition plan

Item Summary:

The applicants are proposing to lift up and move the structure forward into the existing front yard for a period of about 2 months. This is to allow for the reconstruction of the foundation of the historic core of the building while preventing damage to the structure

Staff Recommendation:

Staff recommends **approval** of this application without conditions.

Financial Impact:

N/A

Recommended Motion:

To approve ZHPC-0126-000003 (1076 Canton Street) without conditions.

Presented by:

Shea N. Dixon, Planner II
City of Roswell Planning & Zoning Division

PETITION ZHPC-0126-000003**Application Information**

Address:	1076 Canton Street (Ball House/Founder's Hall)
Applicant:	Marcus Mello
Request:	Certificate of Appropriateness for a change to the proposed partial demolition plan
Classification:	Historic on the 2003 historic properties map
Year built:	c.1870, according to 2019 Historic Resources Survey
Zoning:	DH (Downtown House)

Applicable Guidelines

UDC Design Guidelines p.142: Relocation of buildings

Recommendation

Staff recommends **approval** of this application.

No conditions are being recommended by Staff.

Staff Comments

Overview:

The applicants are proposing to lift up and move the structure forward into the existing front yard for a period of about 2 months. This is to allow for the reconstruction of the foundation of the historic core of the building while preventing damage to the structure.

The applicants have previously received HPC approval (including Certificates of Appropriateness) for the development of a spa and cottages in the rear of the property (HPC 20231848), the demolition and reconstruction of the non-historic portion of the primary structure (HPC 20252820), and the partial demolition and restoration of the historic portion of the primary structure (HPC 20252779).

The applicants' plans were submitted in January of 2026 and plan reviews were completed in February 2026.

Property History:

c.1870: The main two-story I-box portion of the existing structure is built as a single-family residence. According to conflicting sources, the home may have been built (or later owned) by Roswell's first veterinarian. The 1973 Roswell Historic Area Study suggests that the house was built c.1872.

c.1880-1890: A rear addition is added to the building; this addition can be seen in the 1911 Sanborn map of Roswell. It does not appear this addition is still existing on the current structure.

1909: The home is purchased by Bascomb Chalmers Ball, a prominent grocery merchant on Canton Street, and begins to be occupied by himself, along with his wife, Lizzie Ball (*née* Gunter), and their three children, Otis, Lillian, and Cora.

According to *Roswell: A Pictorial History*, as well as the 1930 U.S. Census, Cora grew up to become a clerk at the Citizens Bank on Elizabeth Way, and later a stenographer. Otis grew up to become a clerk at the H.I. Weave and Company general store.

The Ball Family may be descended from Willis Ball, who designed Barrington Hall and Roswell Presbyterian Church's Historic Sanctuary, as well as contributed to the design of Bulloch Hall. The family may also be related to Hazel Ball, who co-founded the first public library in Roswell in 1947. These connections could not be confirmed at this time.

The Gunter Family of Lizzie Ball's relations were among those who designed and built the first Methodist church in Roswell, according to archivist Jeanne-Marie Roberts of the Roswell Historical Society

The house itself comes to be referred to as "The Ball House." Some sources, such as the 1973 Roswell History Area Study, suggests that the home was referred to as "Ball Place."

c.1938: At least three outbuildings are built towards the rear of the property, as found on historical aerial photographs, including some structures with similar footprint sizes of the primary house itself.

c.1960: One of the outbuildings, the furthest to the rear of the property, is presumably demolished and stops showing up on historical aerials

c.1960s: An addition is known to have been added to the home; it is unclear if this addition is on the existing structure.

c.1972: Remainder of rear outbuildings are presumably demolished and stop clearly appearing on aerial photographs.

1981: The Ball Family, specifically Cora Ball, sells the home. The family occupied the residence for a confirmed 72 years.

The house becomes adaptively reused as office space in the same year. A parking lot is added to the rear of the building, in order to accommodate the office space, without altering the street-facing character of the property.

1985: The house is sold to a developer, Zachary Henderson. A rezoning is applied for and approved by Mayor and Council, changing the zoning from an office-type zoning to a commercial-type zoning (RZ5-53). Henderson claims at this time that the house was constructed by Cora Ball's grandfather,

presumably a member of the Ball Family, Staff have not been able to verify that to be the case.

At the time, Henderson states the building is intended to be sold to a Roswell couple for use as a restaurant.

A rear and side addition are added to the current structure; this likely accounts for much of the existing rear/side additions of the currently existing structure.

1988: The house is included in an expansion of the Historic District (HPC 87-11; RZ88-16).

1995: The house is sold to Karl Boegner; Henderson remains a leading part of many later projects with the house.

1996 February 8: The house is approved by HPC to begin renovations to become a 125-person public events space, with 47 parking spaces, to be known as “Founder’s Hall” (HPC 96-02).

A zoning variance is reportedly granted on the same day, but no record of a variance approved on this date was found by Staff as of writing.

1996 February – April: The rear of the property was clear cut to expand parking to 100 standard spaces (or ~200 spaces valet parked), more than doubling the 47 spaces in then approved site plans.

Developer’s newsletter states that the building is attempting to be capable of 500 attendees, more than double the 125 in the then approved plans.

Neighbors and the Historic Neighborhood Preservation Society begins public opposition to the Founder’s Hall project. In addition to claiming that development was out-of-scope with what was approved by HPC, neighbors claim that some HPC members acted while having a conflict-of-interest, failed to issue a Certificate of Appropriateness, and approved the application without a public hearing. The approval is appealed to Mayor & Council. The appellants are represented by Jere Wood, who later became Mayor of Roswell.

1996 March 25: Boegner, in a letter given to the City and agreed upon by Wood, agrees to replant part of the vegetated buffer on the property.

1996 April 15: Mayor & Council affirm in a public meeting that the house can be used for public event space under the zoning classifications of the time. Henderson, reportedly acting as architect for the project, spoke before Mayor & Council.

1996 June 21: A Certificate of Appropriateness is issued for HPC 96-02.

c.1996: The original less-than-full-height entry porch is replaced with a full-façade porch, meant to be, in the words of Henderson, “reminiscent of traditional plantation architecture.” As the structure was built in c.1870, during the Reconstruction period, the home likely could never have been used as a plantation home.

2005: BZA reviews a variance request to reduce a 40-foot buffer along the north of the property to 10 feet and increase the maximum allowable floor area ratio (FAR) from 0.5 to 0.564 (BZA 05-23). The variance request is withdrawn. The requirements associated with this variance request are no longer in place.

2007: BZA reviews a variance request to reduce a 40-foot buffer along the north of the property, this variance appears to have been withdrawn (BZA 07-33); HPC approves a white lattice screening fence, black metal lighting posts, and a gazebo (HPC 07-50)

2021: HPC approves redevelopment of the site as a private club/hotel, including the addition of ten guest cottages, a pool, spa, small parking deck, and the removal of non-historic porches on the primary structure (HPC 20212669)

2022: HPC Staff approves minor changes to the proposed siding, windows, and doors (HPC 20222009).

2023: An HPC administrative application is filed for a dumpster enclosure but expires due to missed payment surpassing a year (HPC 20231848).

2025 August: Demolition and reconstruction of the non-historic portions of the structure, as well as changes to previously approved plans, are approved by HPC (HPC 20252820).

2025 September: The partial demolition of the structure to allow for its preservation is approved by HPC (HPC 20252779).

2026 January: This application is submitted.

Site Plan:

The property includes a 9,558 square foot two-story historical structure, with non-historical rear and side additions, sitting on 1.73 acres of land. The building also includes a basement below the non-historic additions. The existing building has a front and rear porch, both of which are non-historic and have previously been approved by HPC for demolition (HPC 20212669).

This approval by HPC (HPC 20212669) includes the addition of 10 guest cottages, a spa building, pool, cabana bar, gardens, and a small parking deck built on the rear of the property.

Architecture:

Ball House/Founder's Hall (1076 Canton Street) is a primarily wood-sided side-gabled I-house style home. It has two flanking brick chimneys that protrude from the form of the house on its north and south sides. The home has non-historic side and rear additions added in 1996, which match the material appearance of the historic core of the house. A portion of the house past the initial I-house core are historical additions.

The existing building is a prime example of Greek Revival architecture in an I-House style of home. The home was originally built as a less-than-full-height-entry variant of Greek Revival structure. However, renovations to the front porch in c.1996 included the addition of a full-façade porch. The applicants have previously received HPC approval to return the porch to a historically appropriate architectural design. The roofing on the historic core of the building is side-gabled, while the roofing on the non-historic additions is partially simple-hipped and partially side-gabled. 1076 Canton Street is a relatively unique architectural style and build, while being a Reconstruction-era construction. Related examples are often Antebellum.

The building includes a front door with a full transom window and sidelights, a common element of Greek Revival structures. However, the front door, in its current appearance, does not include a door surround and lintel. This is not entirely heard of, Bulloch and Barrington Halls, both also examples of Greek Revival homes, also have simpler door surrounds and lintels.

The currently existing front porch has four imposing Doric square columns. While these specific columns are non-historic additions that date to the new porch's construction, the home has always had Doric square columns, just less significant in size.

The house has a present cornice line on its own, but the non-historic front porch makes it more distinctive. The cornice line includes cornice returns on the core historical portion of the house.

Ball House/Founder's Hall share similarities in architecture with a few other examples in the Historic District. Perhaps the closest example of this is 1002 Canton Street, built c.1900. 1002 Canton Street is also a primarily wood-sided side-gabled I-House, with later side and rear additions. However, while 1002 Canton Street is, arguably, also a Greek Revival, it lacks many of the details that Ball House/Founder's Hall does have. 1002 Canton lacks sidelights on its front door and only has a small half-circle transom window without a lintel. 1002 Canton also has columns that lack distinctive capitals.

Analysis:

UDC Design Guidelines

p.142 – Typically, the UDC Design Guideline gives direction as to the permanent moving of an historical structure to a new location. It specifically directs that a structure must not be moved unless it is threatened with demolition or loss of integrity.

The need for a new foundation for the historic structure has already been communicated to HPC. However, the logistics of temporarily relocating the structure to the front yard in order to do so had not been previously communicated. Therefore, if the historic structure is not temporarily relocated to allow for the construction of the new foundation, then the structure is at risk of permanent damage and loss of historic integrity. Therefore, 1076 Canton more than meets the criteria to allow for the moving the building, especially a temporary move, in order to resolve the foundational issues presented by the applicant.

Reasoning for recommendation

Staff recommend **approval** for this application based on the following reasons:

- The temporary relocation of the structure is critical to the historical preservation of the existing structure, and does not result in the demolition of the building.



Figure 1. The historical front façade and porch of the, then called, “Ball House” in c.1985 (photo from the *Pictoria History of Roswell*)



Figure 2. The existing front façade of Founder's Hall/1076 Canton Street (photo from Staff)

<p>Project Summary</p> <p>The applicants are requesting a Certificate of Appropriateness for a change to the proposed partial demolition plan.</p> <p>The property is Upper Canton 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 DH- (Downtown House) zoning district.</p>	<p>Commissioner Worksheet</p> <p>Compatibility with the nature and character of the area:</p> <p>General design, scale, arrangement and relation of the elements to similar features in the surrounding area:</p>
<p>Application Supporting Materials</p> <p>HPC major application – January 15, 2026</p> <p>Letter of Intent – January 22</p>	<p>Notes:</p> <p>You would motion:</p> <p>"I move to [approve, approve w/conditions, or deny] the application for a certificate of appropriateness for 1076 Canton Street [as submitted or with the following conditions]"</p>

Department Comments

Planning and Zoning Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com,
DH- (Downtown Mixed Use) zoning – Indoor recreation, spa, and boutique hotel (7 to 30 rooms) are all permitted uses in DH-
This application is, as submitted, approved for review by HPC.
The Staff report recommending actions to HPC will be available no later than one (1) week prior to the scheduled HPC meeting.



20 January 2026

City of Roswell

38 Hill Street
Roswell, Georgia 30075

Re: HPC Design Plan Application – Ten Seventy Six Club Historic Building Temporary Relocation
Roswell, Georgia
RPA Project No. 2021112.10

The subject property is located at 1076 Canton Street, Roswell, Georgia 30075. The application for renovation to convert the facility into a private club with ten guest cottages and a spa was previously approved by the Board, subject to the condition that the historic portion of the front building be preserved.

In order to best preserve the historic structure, construction of a new foundation is required. The existing foundation has experienced significant deterioration, and full replacement is the most appropriate and responsible solution, as opposed to localized repairs.

To facilitate this work, the historic portion of the building must be carefully lifted and temporarily relocated just outside of its current footprint to allow access for foundation construction equipment without risk of damage to the structure. The general contractor will engage a firm that specializes in this type of work and has extensive experience relocating historic buildings of significantly larger size in the metro area.

The building will be fully protected, lifted, and temporarily relocated for approximately sixty (60) days, after which it will be returned to its original location and set on the new foundation. Detailed information regarding this process will be presented at the meeting.

Historic Roswell Mill
85-A Mill Street, Suite 200
Roswell, Georgia 30075
t 770.650.7558 f 770.650.7559



The owners respectfully request the Board's understanding and support, as every effort is being made to preserve the historic building using the most appropriate and technologically advanced methods to minimize risk and ensure its long-term structural integrity.

Sincerely,
Randall-Paulson Architects, Incorporated

A handwritten signature in blue ink, appearing to read 'Marcus Mello'.

Marcus Mello, AIA

Commercial/Hospitality Sector Leader

M:\Project Docs\2021\2021112.10\General Data\Codes and Permitting\HPC\HPC revision application\26-0120 Letter of Intent - Historic Building Temporary Relocation.docx



September 18, 2025

Randall-Paulson Architects
Attn: Marcus Mello
85A Mill Street, Suite 200
Roswell, GA 30075

Subject: **HPC20252779, 1076 Canton Street**
Certificate of Appropriateness for partial demolition for the restoration of an existing historic structure

Dear Mr. Mello,

The Historic Preservation Commission approved your application for a partial demolition to provide for the restoration of the primary historic structure at 1076 Canton Street at their meeting on September 10th, 2025, with conditions. The actual restoration of the primary historic structure was also approved, per the revised plans submitted on August 29th, 2025 and documented by the City on September 3rd, 2025. No other work is approved.

Conditions are as follows:

1. The applicants must submit a detailed engineering report to the Chief Building Official, Planning & Zoning Director, and Historic District Planner confirming that the building can withstand the scope of work;
2. The building must be inspected by the Chief Building Official to demonstrate that the historic-portion of the building can withstand a restoration that will include the removal and replacement of materials;
3. The applicant must adhere to any and all shoring and phasing requirements issued by the Chief Building Official;
4. Any original historic materials (all materials that have a reasonable chance of having been installed prior to 1975), that are not rotten, broken, or otherwise damaged beyond repair, are to be placed back on the structure in their original location; and,
5. Applicants must provide a written inventory to the Planning & Zoning Director of materials to be reused..

Any changes to this proposal shall return to the Historic Preservation Commission, for review and approval prior to further permitting.

Any conditions identified by Staff in the plan review comments attached to this Certificate of Appropriateness must be addressed prior to completion of the project.

Historic Preservation Commission approvals expire 1 year after the date of approval by the Historic Preservation Commission unless a development permit has been obtained.

Please make sure that this approval letter is included in documentation submitted for all future permitting regarding this project, including building permits.

58 Hill Street, Roswell, GA 30075
www.roswellgov.com

Modern Spirit. Southern Soul.



Should you have any questions, please contact me at 770-594-6437.

Thank you,



Shea N. Dixon, Planner II

38 Hill Street, Roswell, GA 30075
www.roswellgov.com

Modern Spirit. Southern Soul.



HPC20252779

Department comments identified in the staff report:

Note to future reviewers: attached plan review comments were made on original submission for complete demolition, not on revised plans. Conditions mentioned still apply unless otherwise noted.

Planning And Zoning, Shea Dixon

Approved - 07/03/2025

Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com,

DH - Downtown House zoning

This property is subject to historic review and is considered 'historic' on the 2003 Historic Resources Survey.

This application is approved for review by the HPC. Final Staff recommendation to HPC will most likely use the following criteria:

- UDC 1.4.1.B: While the criteria for an historic demolition is written into both the UDC and UDC Design Guidelines, the HPC may determine its own interpretation for how the UDC Design Guidelines are interpreted.
- UDC 13.7.11.F.1 & UDC Design Guidelines 5.52a: The structure is a modified example of an ""I-House"" layout uncommon to the area during the period of its construction (c.1870) and is an example of Greek Revival architecture from the Reconstruction period, making it unique relative to the other Greek Revival structures in the Historic District, which tend to be antebellum. It is, therefore, of high architectural interest and notable historic interest, of which demolition would be detrimental to the continued interest of the building.
- UDC 13.7.11.F.2. & UDC Design Guidelines 5.52b: So far as can be found as of initial plan review, the building does not have significant enough connections to specific historic figures or events to be made into a historic shrine. This criteria does not restrict demolition for the property.
- UDC 13.7.11.F.3 & UDC Design Guidelines 5.52c: The applicants have actively made a proposal that would recreate the building relatively closely to as it currently exists. A Staff recommended condition should be that demolition can only occur if the structure is reconstructed as closely as possible to the original, with a minimum regarding how much must be made using original material. This criteria does not restrict demolition for the property.
- UDC 13.7.11.F.4 & UDC Design Guidelines 5.52d: As established, retention of the building would preserve a designated historic structure in the Historic District. Therefore, under this criteria, demolition would not be appropriate.
- UDC 13.7.11.F.5 & UDC Design Guidelines 5.52e: Retention of this structure, as an occupied building, could actively promote the general welfare of Roswell, as well as maintain and improve property values, business, job positions; attract tourists, students, writers, historians, artists and artisans, and new residents; and encourage the study and teaching of American and local history, culture, and architecture. However, the retention of this building in a way that would allow it to be safely regularly occupied may prove overly burdensome to any potential developer or occupier. Retention of this building, if not occupied and in use, would likely prove as a detriment to these same goals. Meanwhile, in such a scenario, the destruction and reconstruction of this building, would further these goals. Therefore, under this criteria, demolition may be appropriate, but only if it is determined by HPC that maintaining the building in a



- UDC Design Guidelines 5.52: It can be reasonably argued that the structure has gone beyond the state in which reasonable repair and restoration would save the structure. The provided engineer's report gives the implication that such restoration is possible, but may be overly burdensome to any potential applicant. HPC must determine if this is a reasonable cause to suggest that the building has ""lost its integrity,"" as required by the UDC Design Guidelines.

Engineering Division, Lee Smith

App W/Cond - 07/09/2025

Reviewer: Lee Smith (lsmith@roswellgov.com)

Comments:

1) Several sheets listed in the Table of Contents on the cover sheet of the submitted Land Development Plans are missing. A full set of civil plan sheets will need to be submitted when applying for a land disturbance permit.

Tree Division, Jay Reisinger

Approved - 07/09/2025

Transportation, Serge Osse

App W/Cond - 06/27/2025

Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com

Transportation recommends approval with the following conditions:

- a. Accommodate uninterrupted and safe pedestrian traffic during that work.
- b. Note: The note about repair/replace of damage structures is provided. Contact RDOT inspector Lee Dyer prior to any sidewalk or driveway repair at 770-594-6277 or Ldyer@roswellgov.com.
- c. Prior to any work in the right-of-way, obtain right-of-way encroachment permit from Transportation Department utility coordinator Dan Weisel at 770-594-6104 (direct) 6420 (Main)

Fire Department, Robert Major

Approved - 07/09/2025

Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263

Your plans have been approved. Please see below for comments and requirements.

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.

Packet Pg. 16



Building Division, Don Fouts

App W/Comm - 06/30/2025

1. Please apply for a demolition permit after the HPC approval is obtained.

Building Division, Robert Sheppard

App W/Comm - 07/07/2025

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

Approved with Comments:

No work can begin until a building permit is applied for and issued for the proposed work scope

The applicant has submitted an engineer's report and an LOI with the application; the engineer's report documents the extensive nature any repairs would require, and the associated costs. The LOI states that the comprehensive structural damage makes the building beyond repair and bases the need for demolition on these grounds. In addition, the LOI commits to the recovery and use of salvageable, usable historic elements and components.

HPC application is for complete demolition of the subject building/structure.

1. Should HPC approve complete demolition, only a demolition permit will be required prior to commencing work at the site (along with HPC stipulations for materials recovery and use).
2. Should HPC require the building/structure to be repaired or renovation/alteration to preserve a portion or all of the existing building, the following will be required to be submitted with a demolition permit:

Applicants are required to submit a detailed engineering report from a Georgia license engineer on the existing structure's ability to withstand proposed scope of work, including repairs or partial demolition. Due to the condition of the existing building, and need for repairs throughout, concerns for the structural integrity of the building warrant assessment of the exiting foundation, walls, and roof structure to withstand the extent of work required to complete the scope of work.

A certified, detailed demolition report for the project scope that depicts a phased demolition to complete the prescribed repairs listed in the attached engineering report. The report is to also include a shoring plan to support the existing building in place. A pre-application meeting to discuss project scope and how to proceed will be required. Shoring plan must also show how the existing historic structure will be supported and protected during each phase of the demolition to complete the required repair.



Reviewer: Krista Thomas kthomas@roswellgov.com

Approved -

No comments from stormwater on demolition plan.

Water, Chris Boyd

App W/Cond - 06/30/2025

Need to add a note for the contractor to disconnect water service line, that runs from the 3/4 inch water meter to the building, at the meter.

Sanitation, Nick Pezzello

Approved - 06/26/2025



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10263

MEETING DATE: **February 11, 2026**

DEPARTMENT: **Historic Preservation Commission**

ITEM TYPE: **Public Hearing**

ZHPC-1225-000010 - 1028 Canton Street - Certificate of Appropriateness for a commercial rear addition

Item Summary:

The applicants are proposing to build a 213 square foot rear addition to the existing historic structure at 1028 Canton Street. The applicants are, additionally, proposing the replacement of the lighting sconces and a portion of the existing ADA ramp.

Staff Recommendation:

Staff recommends **approval with conditions** of this application. The following conditions are recommended by Staff:

1. Any changes to the existing chimney, vent on the South façade, or roof vents and exhausts will require an HPC administrative application to be approved prior to issuance of the building permit; and,
2. Windows on the new rear addition must remain two-over-two double hung windows, as is currently existing.

Financial Impact:

N/A

Recommended Motion:

To approve ZHPC-1225-000010 (1028 Canton Street) with conditions recommended by Staff.

Presented by:

Shea N. Dixon, Planner II
City of Roswell Planning & Zoning Division

PETITION ZHPC-1225-000010**Application Information**

Address:	1028 Canton Street (Mulberry House/Table & Main)
Applicant:	Aliza Gray
Request:	Certificate of Appropriateness for a commercial rear addition
Classification:	Historic on the 2003 historic properties map
Year built:	c.1880, according to 2019 Historic Resources Survey
Zoning:	DH (Downtown House)

Applicable Guidelines

UDC Design Guidelines 4.11: Coordinate streetscape elements (lighting, benches, etc.) with neighboring properties along the street

UDC Design Guidelines 5.31: Locate an addition to a historic structure to be subordinate to the primary building

UDC Design Guidelines 5.32: Design an addition to a historic building to respect the character-defining features of the historic district, the block, and the original primary structure

Recommendation

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

The following conditions are recommended by Staff:

1. Any changes to the existing chimney, vent on the South façade, or roof vents and exhausts will require an HPC administrative application to be approved prior to issuance of the building permit; and,
2. Windows on the new rear addition must remain two-over-two double hung windows, as is currently existing.

Staff Comments

Overview:

The applicants are proposing to build a 213 square foot rear addition to the existing historic structure at 1028 Canton Street. The applicants are, additionally, proposing the replacement of the lighting sconces and a portion of the existing ADA ramp.

The applicants' plans were submitted in December 2025 and plan reviews completed in January 2026.

Property History:

c.1880: The existing house is built and is occupied as a single-family residence. Staff could not find the identities of the home's initial residents.

Prior to 1924: A rear addition is built onto the original house.

1924: On the 1924 Sanborn Fire Insurance Maps, the property is shown to have most of the currently existing house, as well as a small storage shed.

Prior to 1930: The house begins to be rented and occupied by the Bagley Family. The head of the household at the time was Mr. Elder Cleveland Bagley, an auto mechanic for the Roswell Motor Company. The family lives in the house at least until 1960, when Elder Bagley passes away.

Prior to 1980: The house is purchased or inherited by Ms. Anne T. Snellings of Marietta.

1980: Mayor and Council approve a rezoning of the property from a residential zoning to a commercial zoning type (RZ 80-04). A condition of the rezoning disallowed any parking lot from being built in front of the house. The respective zones (R-4 to C-2 Conditional) no longer exist in the City of Roswell's zoning code. Under the Unified Development Code, the property is currently zoned DH- (Downtown House).

At the time of the rezoning, the property is reported to be 21,070 square feet (or 0.484 acres), slightly larger than its current 20,117 square feet (or 0.462 acres).

c.1980: Ms. Snellings opens a gift store in the house.

1984: The house is purchased by Mr. Charles Brady and Mrs. Jean Brady of Atlanta.

1986: Advertisements in the *Atlanta Journal* and *Atlanta Constitution* are the earliest found references to the house being called "Mulberry House," though the origin of the name is unclear. At this time, it is operating as a furniture and antique store. Sometime after, the store begins to be referred to as "Mulberry House Antiques."

1987: Property included in an expansion of the Historic District (HPC 87-11).

Prior to 1989: A furniture and folk arts shop called "American Folk Heritage" also begins to operate out of the Mulberry House. Mulberry House Antiques continues to occupy the house.

1989: An HPC application requesting approval for a change in paint color is received by the City, it is unclear if the request was approved (HPC 89-17R).

1993: An outbuilding to the rear of the property first appears on an aerial photograph, it is unclear if HPC approval was received for the structure (or if the structure had been built prior to the property's inclusion in the Historic District). According to a 2010 Georgia Historic Resources Report, the shed is an autoport with a gabled roof. This outbuilding does not exist on the site today.

1995: The house is purchased by Ms. Jo Ann Zahner of Atlanta.

A small rear addition is added to the house, it does not appear HPC approval was received for this change.

Prior to 2009: Additional columns are added to the house, increasing the number from 4 to 12. It is does not appear HPC approval was received for this change.

2010: The house is purchased by New Kent Capital, LLC.

Mulberry House Antiques closes and leaves the space.

HPC approves a proposal to renovate the structure, including the demolition of a non-original addition, construction of a new side addition, installation of a rear parking lot, and miscellaneous minor changes (HPC 10-37).

April 2011: HPC Staff approve a proposal to include 3 additional parking spaces into the site plan, add water remediation as required by the City Engineer, provide additional windows and door on the left side of the building to satisfy requirements from the Roswell Fire Department, and install additional exterior lighting (HPC 11-10)

July 2011: HPC Staff approve fencing along the top of a retaining wall towards the rear of the property (HPC 11-22).

December 2011: HPC approves the installation of seasonal café curtains to allow for the use of the front porch during colder winter months (HPC 11-34).

2011: The house undergoes an interior renovation to convert the space into a restaurant to be named "Table & Main."

2013: HPC Staff approve an after-the-fact application to install a fieldstone fireplace to the existing patio (HPC 201303183).

2017: HPC Staff deny an after-the-fact application to paint a mural on the side of the building (HPC 201703392). Table & Main appeals to HPC. However, City Attorney determines that HPC does not have legal authority over the "alteration of exterior paint color" and that no Certificate of Appropriateness is required. Mural is allowed to remain in place (HPC 201703632).

2021-2023: HPC Staff approve the seasonal temporary installation of a yurt on the existing patio (HPC 20213266, 20224164, & 20234040)

September 2021: HPC approves with conditions an application for the renovation of the house in a nearly identical fashion to the current application. Along with the scope in the current application, this 2021 proposal additionally included an operable glass partition for the front porch (HPC 20213530). The majority of this renovation did not occur prior to the expiration of the approval.

October 2021: HPC Staff approved changes to the windows relating to Condition 2 of HPC 20213530's approval.

2022: HPC Staff approve the addition of a steel handrail to the south end of the entry staircase (HPC 20222366).

2024: HPC Staff approve the inclusion of an additional window on the south elevation of the house (HPC 20243641).

December 2025: The current application is submitted to the City.

Site Plan:

The property includes a commercial house of 2,030 square feet, a full-width front porch, brick-paved outdoor dining area, and rear parking lot, sitting on 0.462 acres of land.

Architecture:

The primary structure at 1028 Canton Street is a commercial house with a Central Hallway house form in the Hall-and-Parlor family of the National style of architecture.

Much like other Hall-and-Parlor homes of the National style, the original core of the house is side-gabled (with an extended shed roof over the porch), is two-rooms-wide and one-room-deep, and has been expanded onto with various rear additions. The rear additions cause the house as a whole to be cross-gabled. The structure has 12 Doric Square columns supporting a full-width front porch. While minimally noticeable, the inclusion of a small capital on each of the columns differentiates its design with that of the often simplistic National style.

Given the typical simplicity of the National style, many of the building's other architectural elements do not necessarily add or detract from its adherence to the style. As the structure's 2010 Georgia Historic Resources Report points out, the house's wide cornice board, decorative window lintels, and Doric capitals are all evocative of the Neoclassic Revival style. Likewise, the paired windows on the South elevation and double

columns are common elements of the Craftsman style.

While not particularly contributing to the house's adherence to any architectural style, the structure has two-over-two double hung windows in the front portion, four-over-four double hung windows on the South elevation of the rear portion, and what appears to be two-panel casement windows on the South elevation of the rear portion. The house has a small brick chimney slightly to the left of center of the structure, positioned towards the front of the house.

This type of house, both in form and architectural style, were the pre-dominant choice for new houses built in the American South between the 1850s-1890s. Despite various additions to the Mulberry House over the years, it remains an excellent example of a Hall-and-Parlor National house from the time period when these homes were the common staple of Southern homes.

Analysis:

UDC Design Guidelines

Section 4.11 – Requires that streetscape elements, such as exterior lighting, match the character of surrounding historic context. The proposed sconces, while more modern in style, are not distracting from its immediate historic context. Their inclusion is consistent with some of the modern touches added to restaurants and retail spaces in surrounding area, while remaining minor enough to not take away from the historic appearance of the building.

Section 5.31 – Requires that additions be subordinate to the primary structure that they are adding to. The proposed addition will be minimally visible from the right-of-way, and will continue the roofline of the already existing rear addition. The proposed addition will be satisfactorily subordinate to the existing primary structure.

Section 5.32 – Requires that additions be consistent in character with their primary structure and the surrounding block. The proposed rear addition continues the same materials, character, and massing of the existing structure. Some of the elements (windows and stairs, for example) are planned to be repurposed from the currently existing rear wall. The proposal clearly meets the expectations for keeping consistency with the existing structure.

Reasoning for recommendation:

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

- The proposed addition is consistent with the character, massing, and appearance of the existing structure; and
- Staff recommended conditions provide the applicant a path forward for review and approval of items shown in the applicant-provided elevations that were not specified for this application.

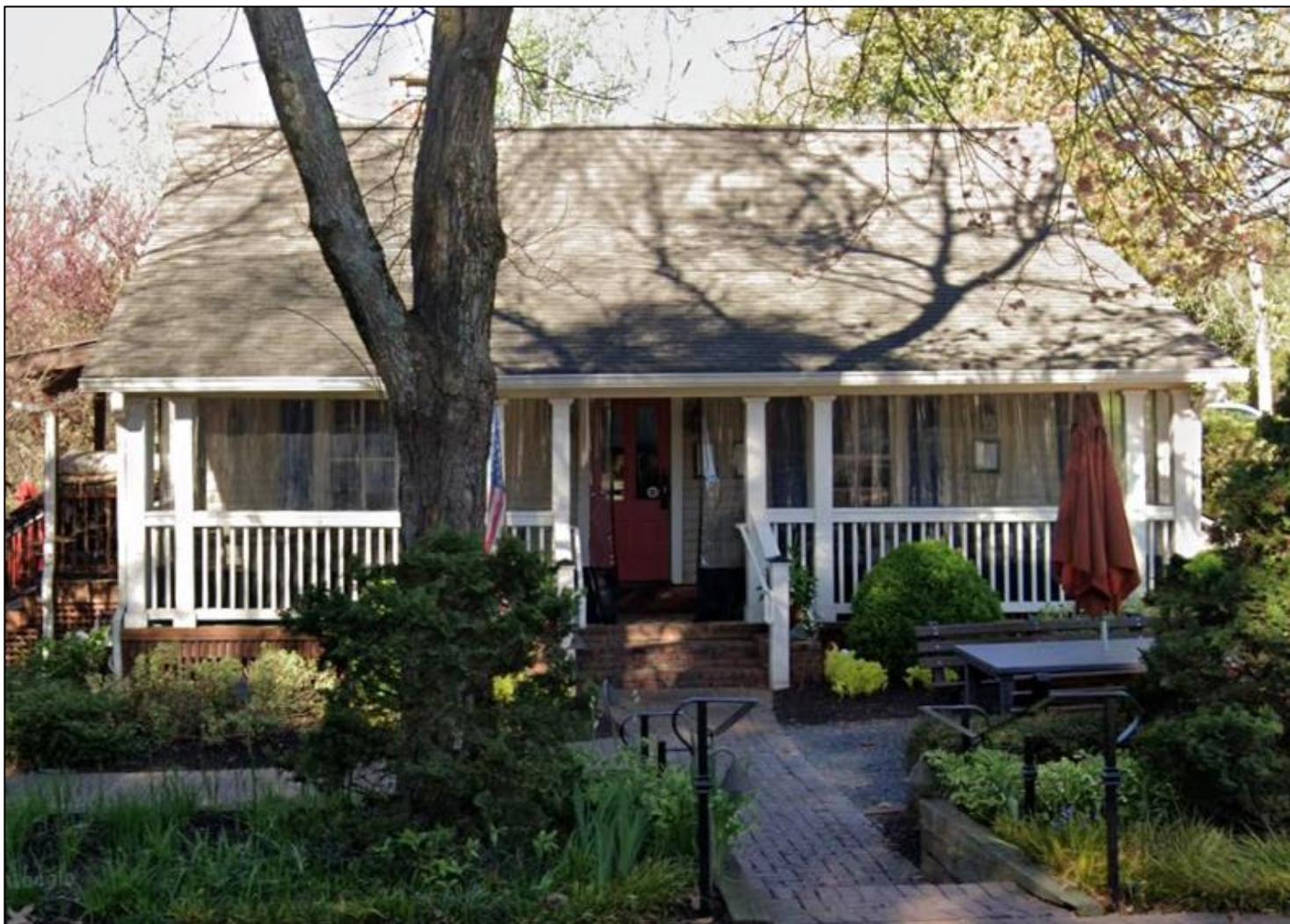


Figure 1. Front façade of 1028 Canton Street in 2024 (from Google)



Figure 2. Existing rear façade (provided by applicants)



Figure 3. Proposed rear elevation (provided by applicant)



Figure 4. Existing north side façade (provided by applicants)

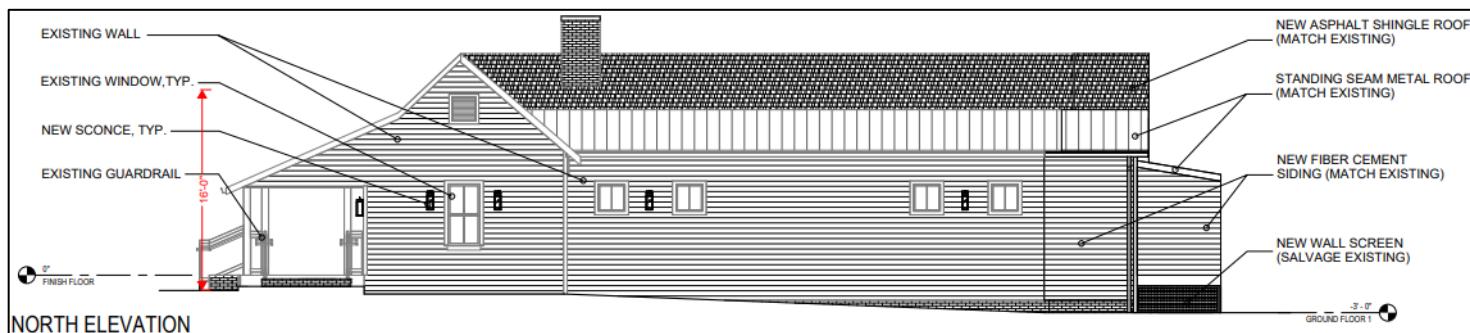


Figure 5. Proposed north side elevation (provided by applicants)



Figure 6. Front portion of the existing south side façade (provided by applicants)

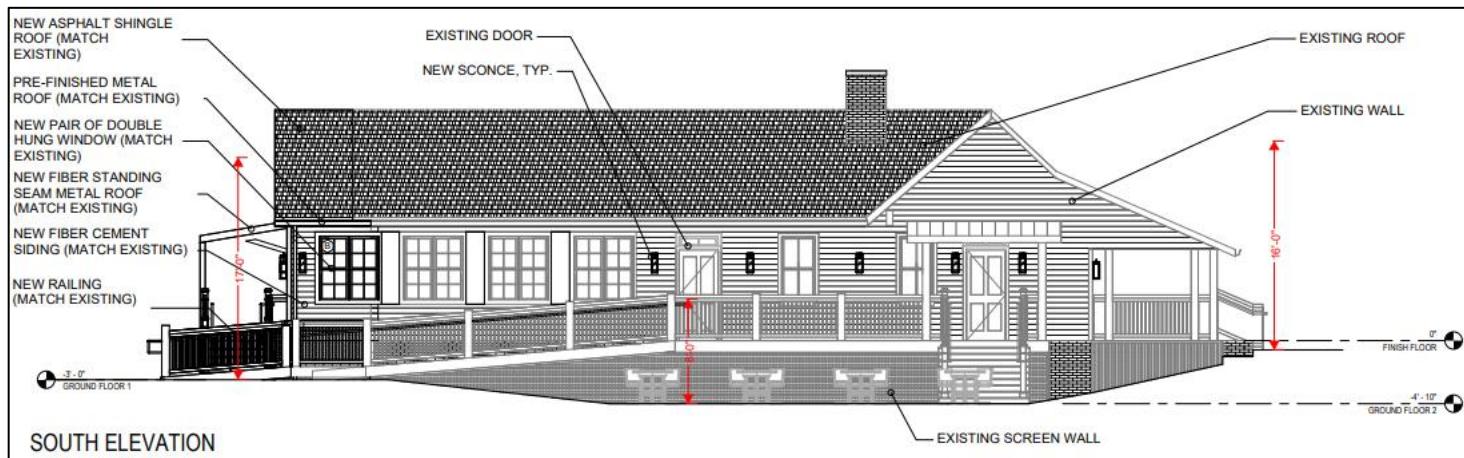


Figure 7. Proposed south side elevation (provided by applicants)

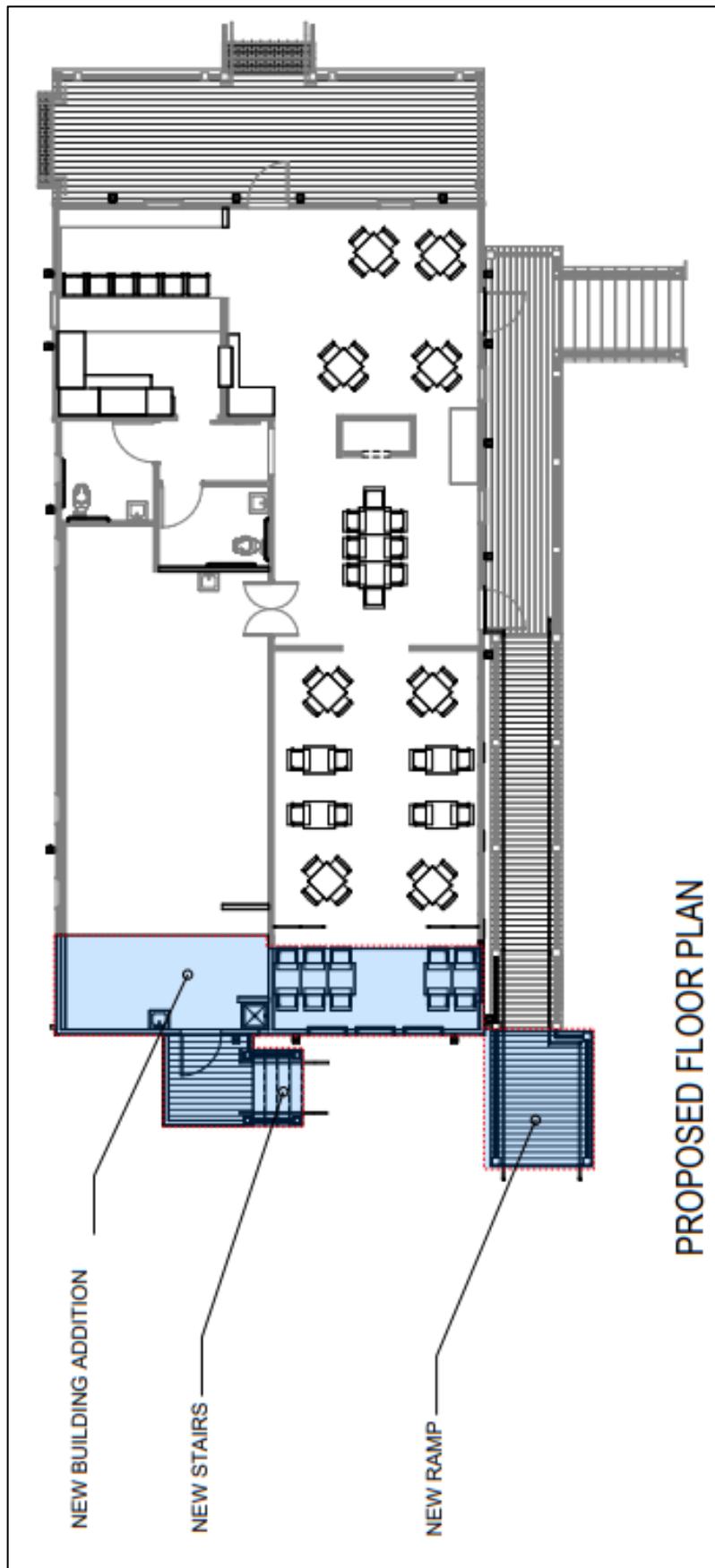


Figure 8. Internal floor plan, including proposed rear addition (provided by applicant)

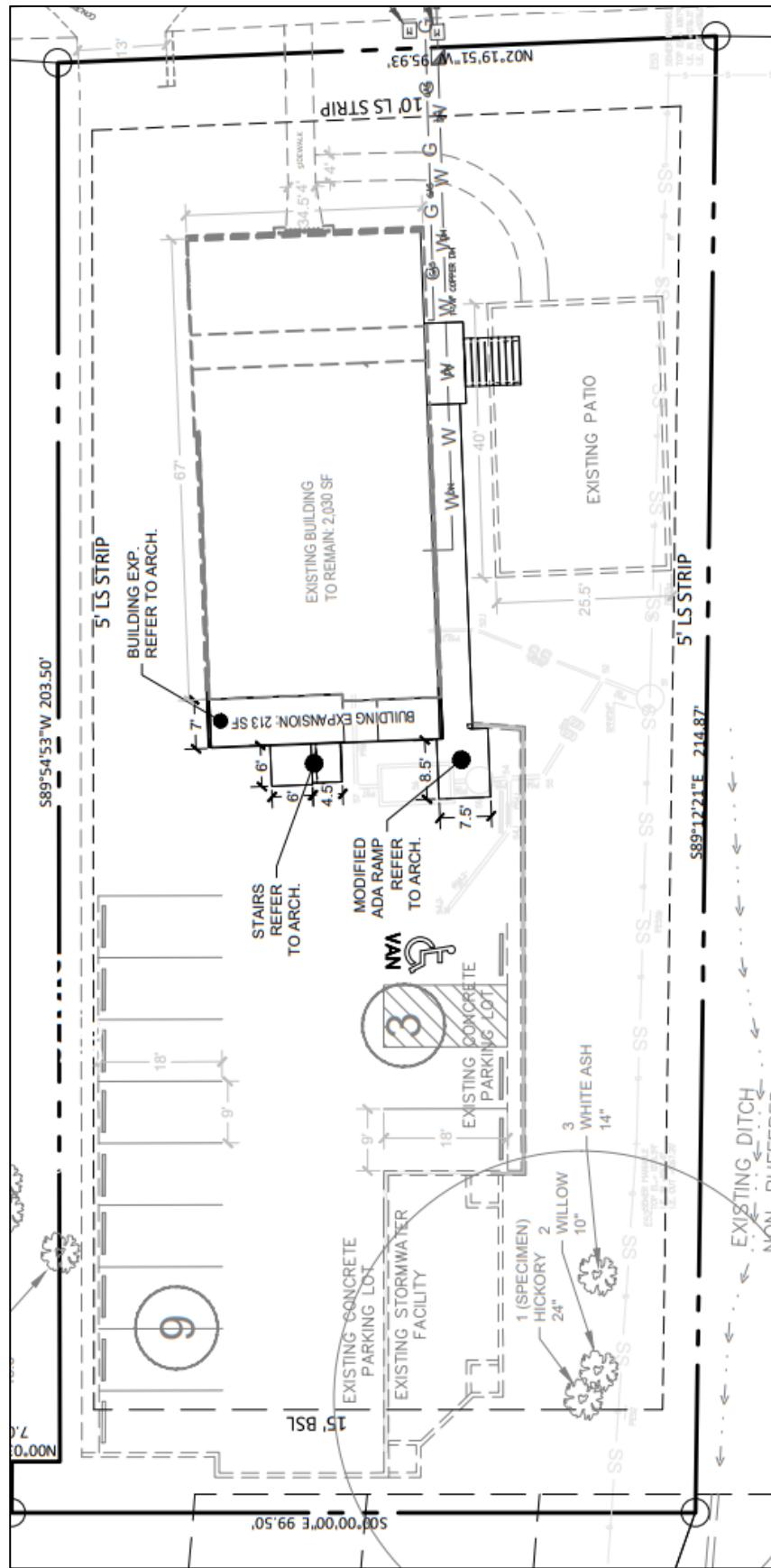


Figure 9. Proposed site plan (provided by applicant)



Figure 10. Mulberry House in 1994, while operating as an antique store (from the Archives of the Roswell Historical Society)

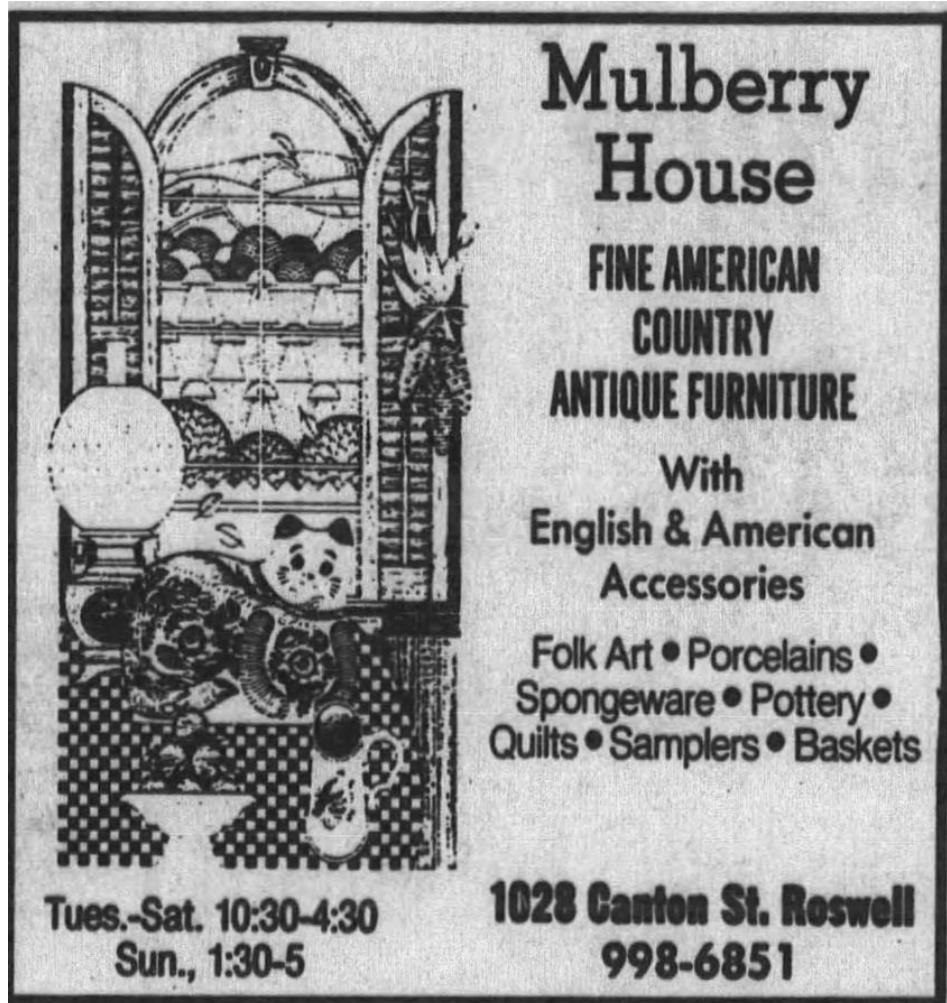


Figure 11. An August 1986 advertisement in the *Atlanta Constitution* referencing Mulberry House



Figure 12. A business card from 1989 of a furniture and folk arts store that was then operating out of Mulberry House (from City records)

<p>Project Summary</p> <p>The applicants are requesting a Certificate of Appropriateness for a commercial rear addition.</p> <p>The property is Upper Canton Street 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 DH- (Downtown House) zoning district.</p>	<p>Commissioner Worksheet</p> <p>Compatibility with the nature and character of the area:</p> <p>General design, scale, arrangement and relation of the elements to similar features in the surrounding area:</p>
<p>Application Supporting Materials</p> <p>HPC major application – December 8, 2025</p> <p>Letter of Intent – <i>same day</i></p> <p>Exterior Elevations and Renderings – <i>same day</i></p> <p>Site photos – <i>same day</i></p> <p><i>Updated</i> site plan – January 22, 2026</p>	<p>Notes:</p> <p>You would motion:</p> <p>"I move to [approve, approve w/conditions, or deny] the application for a certificate of appropriateness for 1028 Canton Street [as submitted or with the following conditions]"</p>
<p>Historic/architectural sources used in this staff report include:</p> <ul style="list-style-type: none"> - <i>A Field Guide to American Houses</i> by Virginia Savage McAlester (2020) - Archives of the Roswell Historical Society - historicaerials.com - Records of the City of Roswell, Georgia - <i>Roswell: A Pictorial History</i> by the Roswell Historical Society (1994) 	

Department Comments

Fire	Robert Major
	<p>This approval is for HPC only. A building permit must be applied for and approved before any work can begin. Plans shall be submitted in accordance with the 2024 Life Safety Code for Fire Marshal's Office review. Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.</p>
Planning and Zoning	<p>Shea N. Dixon</p> <p>DH- (Downtown House) zoning - Restaurant is an allowed use in DH-</p> <p>This application is, as submitted, approved for review by the HPC. The following state laws, local laws, and design guidelines are likely to be relevant to this application:</p> <ul style="list-style-type: none"> - UDC Design Guidelines 4.11 - UDC Design Guidelines 4.34 - UDC Design Guidelines 5.31 - UDC Design Guidelines 5.32 <p>Staff report with recommendation to HPC will be published no later than 1 week prior to the meeting.</p>
Transportation	Serge Osse
	Approved. No comments left.
Engineering	Osmany Ordóñez
	Minor LDP will be required.
Arborist	Laura Sommet
	Approved. No comments left.
Stormwater	Adam Watts
	<p>If the total new/replaced impervious area is under 1,000 square feet, the project is exempt from runoff reduction and water quality requirements under the UDC. However, if work exceeds the approved impervious limits during construction, all work must stop until revised plans are submitted and approved by the City. The project will still be reviewed but is likely to be approved with minimal conditions.</p> <p>The applicant is advised that at any point during demolition and construction operations, if the limits of proposed impervious exceed the limits shown on the approved plans, a stop work order will be issued and a revision to the construction plans will be needed to account for any added impervious on the site.</p> <p>The applicant is advised: If at any point during demolition and construction the limits of proposed new or replaced impervious area is expected to exceed 1000 square feet, applicant must stop work and submit a revision to the construction plans that accounts for the additional impervious area</p>
Building	Rhona Donehoo-Faulkner
	Once HPC approval is received the applicant shall apply for the required building permit(s) and submit the corresponding construction documents for review, as applicable.
Water	Chris Boyd
	Approved. No comments left.
Sanitation	Nick Pezzello
	Please ensure the dumpster enclosure meets the Roswell Construction Specifications.



11 December 2025

City of Roswell

38 Hill Street
Roswell, Georgia 30075

Re: HPC Design Plan Application – Table & Main Restaurant, 1028 Canton Street Renovation
Roswell, Georgia
RPA Project No. 2025389.00

The property is located at 1028 Canton St, Roswell, GA 30075. The intent is to renew the exterior of the building, keeping the existing features, but upgrading low quality features like new exterior wall sconce, new windows on the west side of the building to match the existing, extension to the ADA ramp and small expansion to the back side of the building.

Approximately 215 square feet will be added to the back side of the building. The expansion will keep the integrity of the building by matching existing finishes and interlacing the new siding with existing. The building will continue serve the same restaurant tenant. Physical material samples of the glazing material for the front porch will be brought to the HPC meeting.

Sincerely,

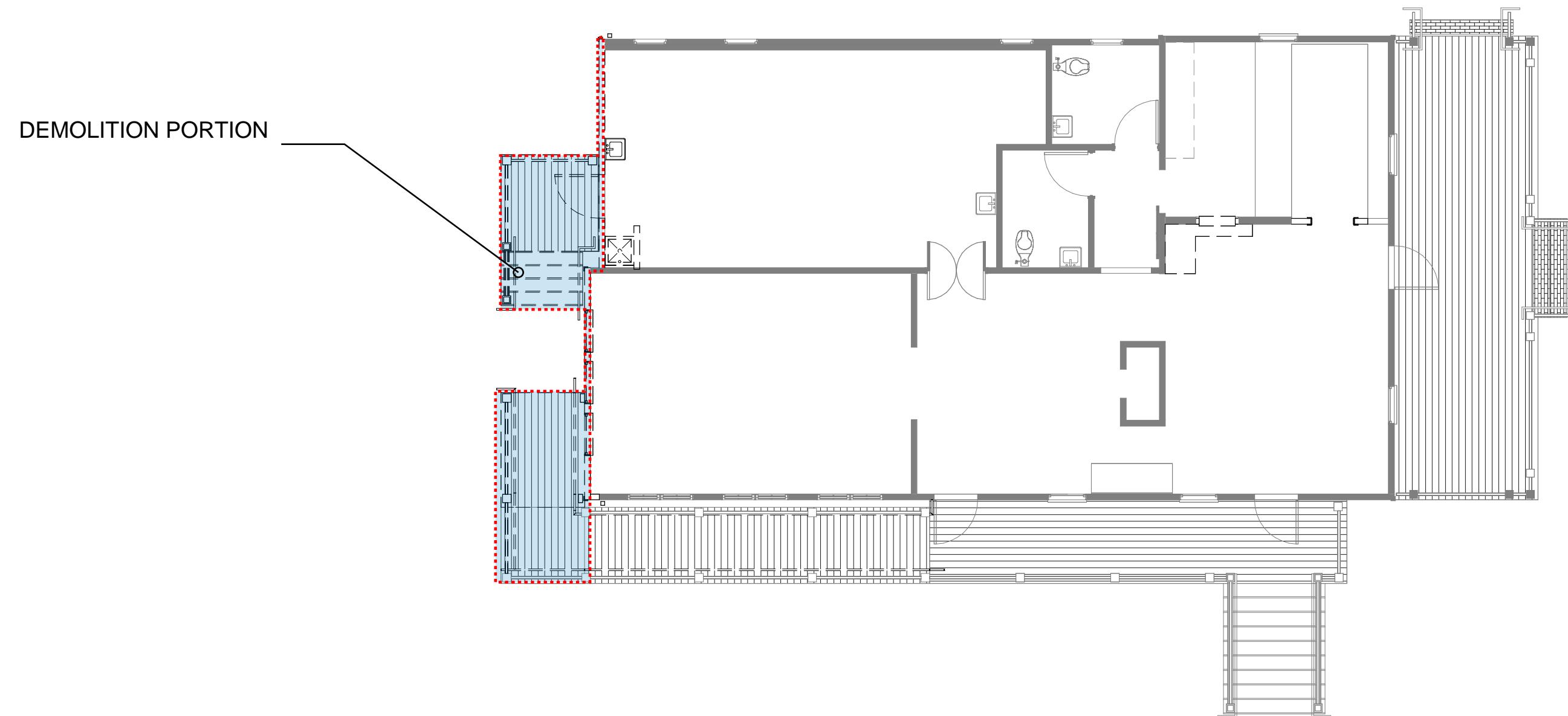
Randall-Paulson Architects, Incorporated

A handwritten signature in green ink, appearing to read 'Aliza Gray'.

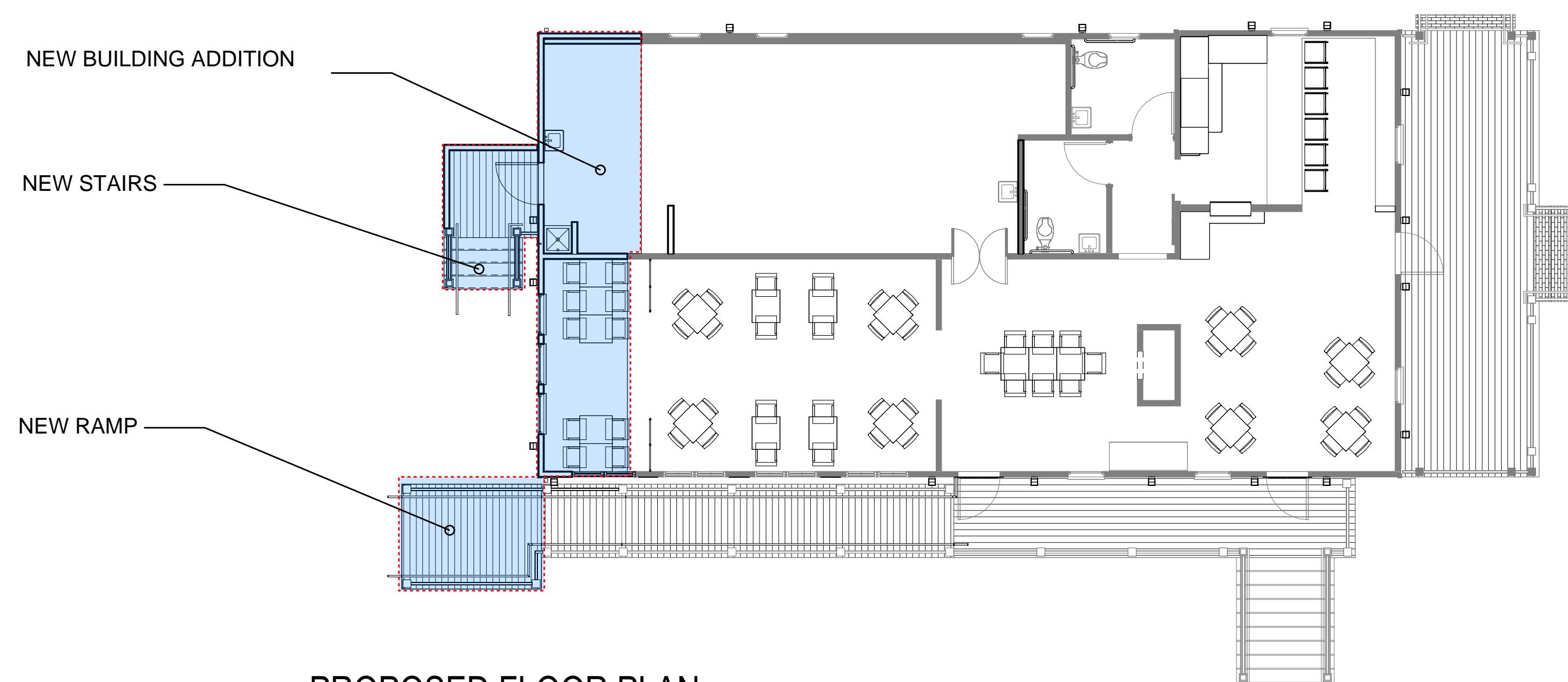
Aliza Gray
Senior Project Leader

M:\Project Docs\2025\2025389.00\Drawings\Issued Set\HPC Submittal\25-1204 Letter of Intent.docx

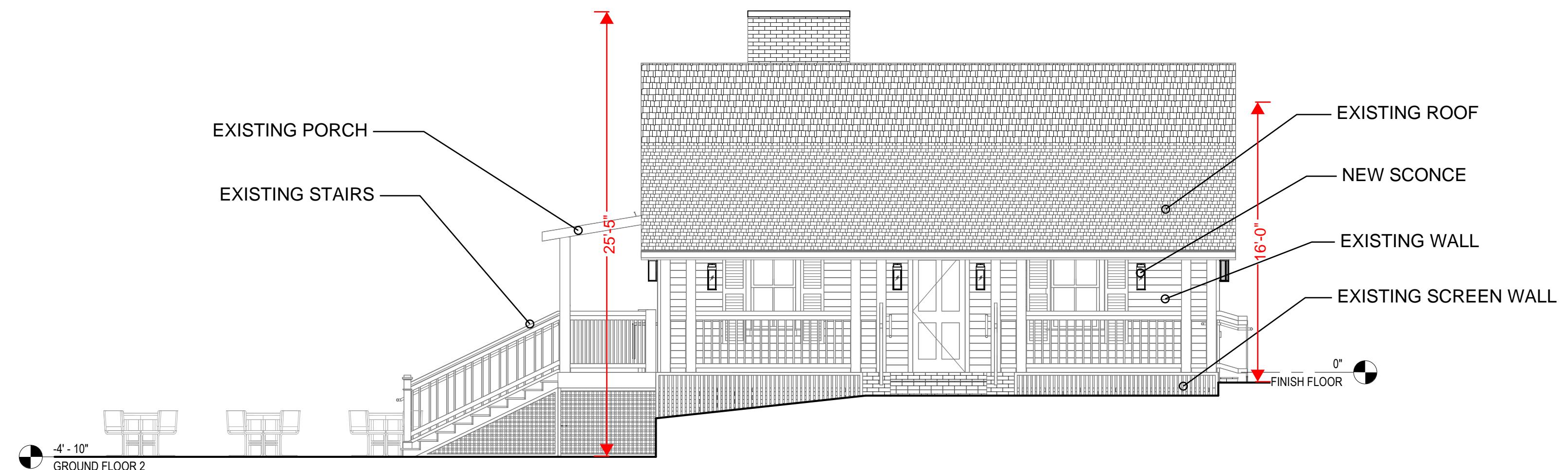
Planning & Zoning
38 Hill Street, Suite 200
Roswell, Georgia 30075
(770) 987-3770 | (770) 987-3771



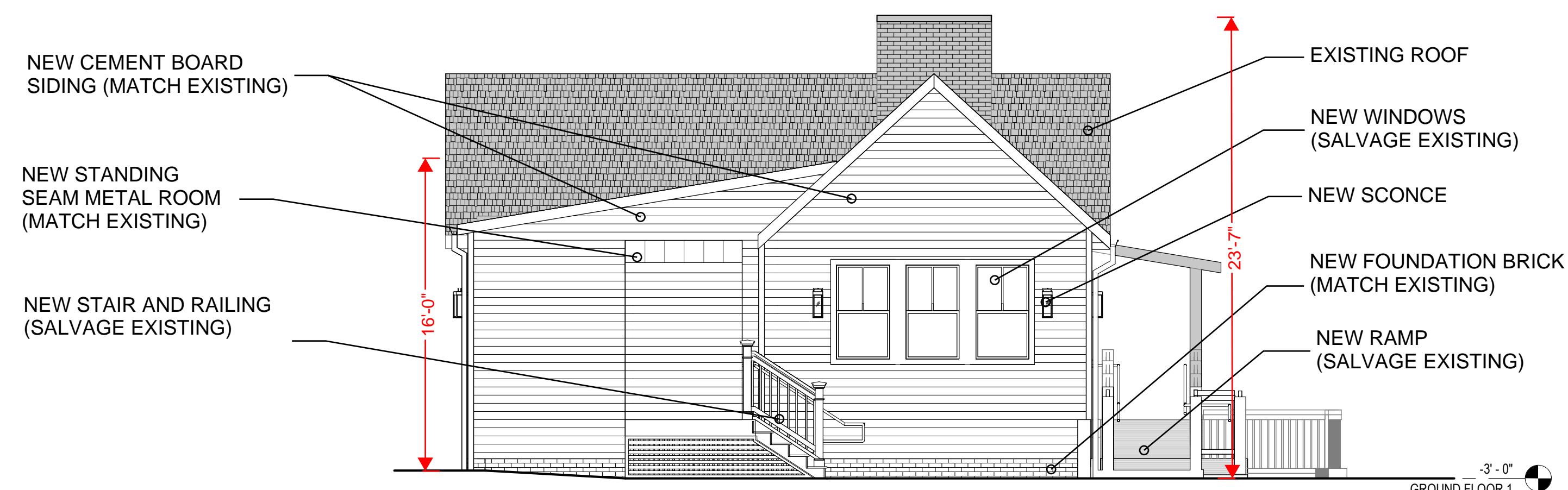
DEMOLITION FLOOR PLAN



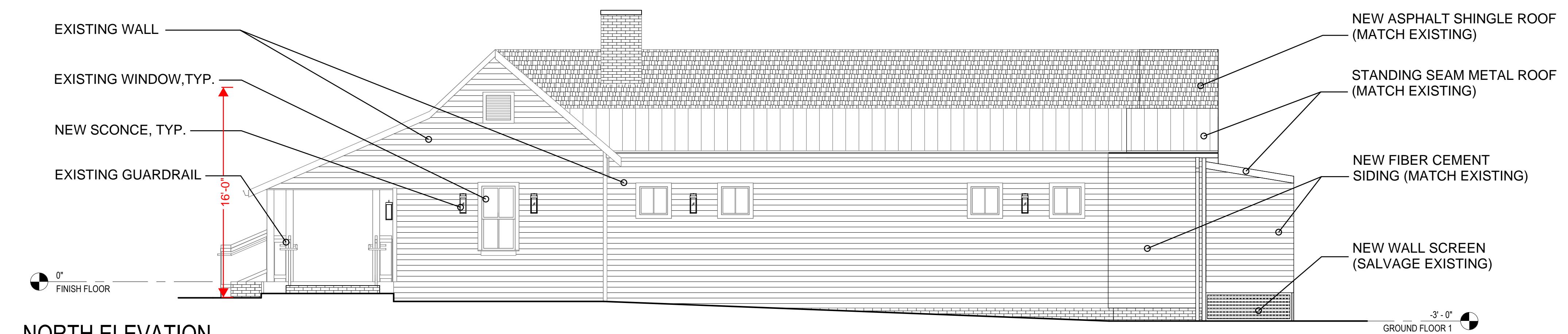
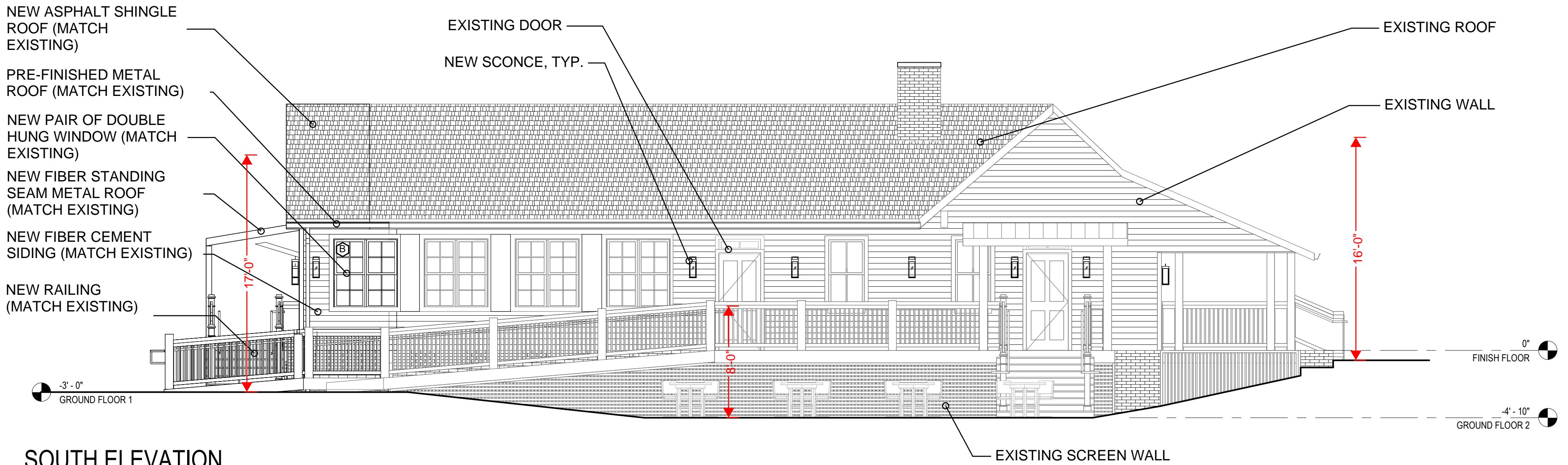
PROPOSED FLOOR PLAN

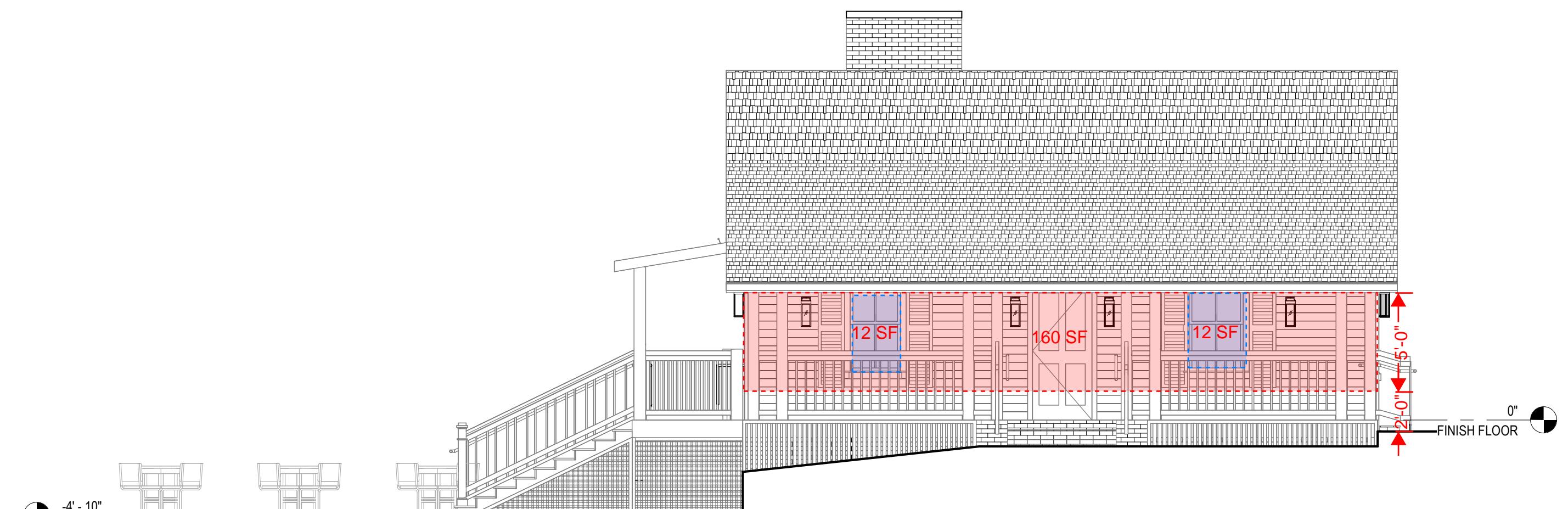


EAST ELEVATION



WEST ELEVATION





EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION (FROM RIGHT)



SOUTH ELEVATION (FROM LEFT)



EAST - SOUTH ELEVATION



NORTH ELEVATION (FROM LEFT)



NORTH ELEVATION (FROM MIDDLE)



NORTH ELEVATION (FROM RIGHT)



NORTH OF SITE



NORTH OF SITE



EAST OF SITE



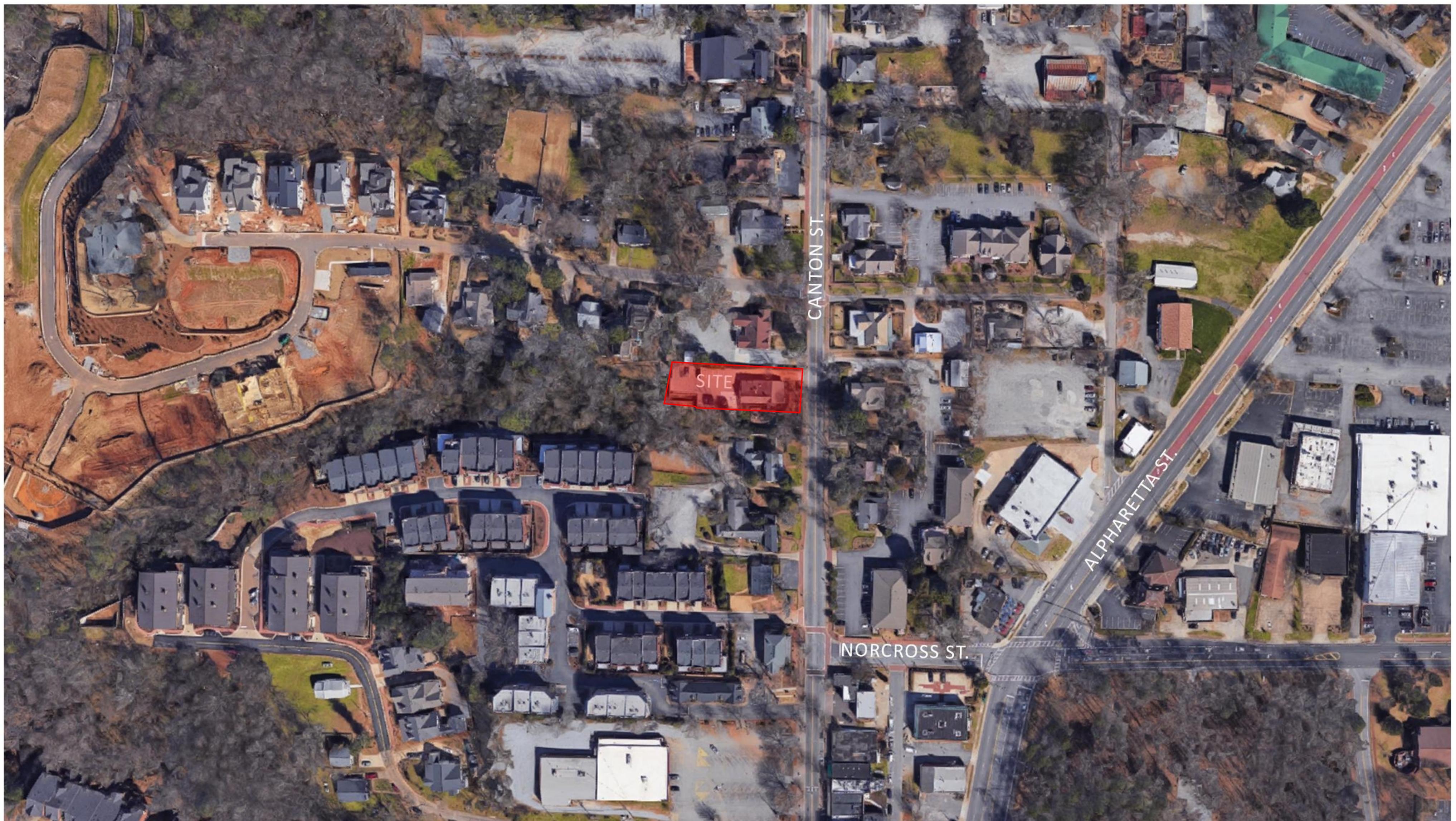
EAST OF SITE



SOUTH OF SITE



EAST OF SITE



Attachment: 1028 Canton Street - Site Plan (ZHPC-1225-000010 - 1028 Canton Street)

DATA SUMMARY AS PER UDC FOR COMMERCIAL HOUSE:

**ZONING: DOWNTOWN HOUSE
(1.5 - STORY HISTORIC HOUSE USED FOR BUSINESS)**

- MAXIMUM HEIGHT: 35'
- PROPOSED HEIGHT: 21' (Existing to remain)
- EXISTING BUILDING FOOTPRINT AREA: 2,030 S.F.
- PROPOSED BUILDING ADDITION: 213 S.F.
- AREA OF SITE: 20,117 S.F. (Existing to remain)
- LOT COVERAGE: 16%
- EXISTING LANDSCAPED AREA: 10,568 S.F. (Existing to remain)
- AREA OF IMPERVIOUS SURFACE: 7,306 S.F.
- EXISTING PARKING SPACES: 14
- REQUIRED PARKING SPACES: 11 (2,030 SQ BUILDING + 1,034 SQ PATIO) / 300 (ONE VEHICLE PARKING SPACE PER 300SQ) = 11
- PROPOSED PARKING SPACES: 12

TRANSPARENCY:

EAST

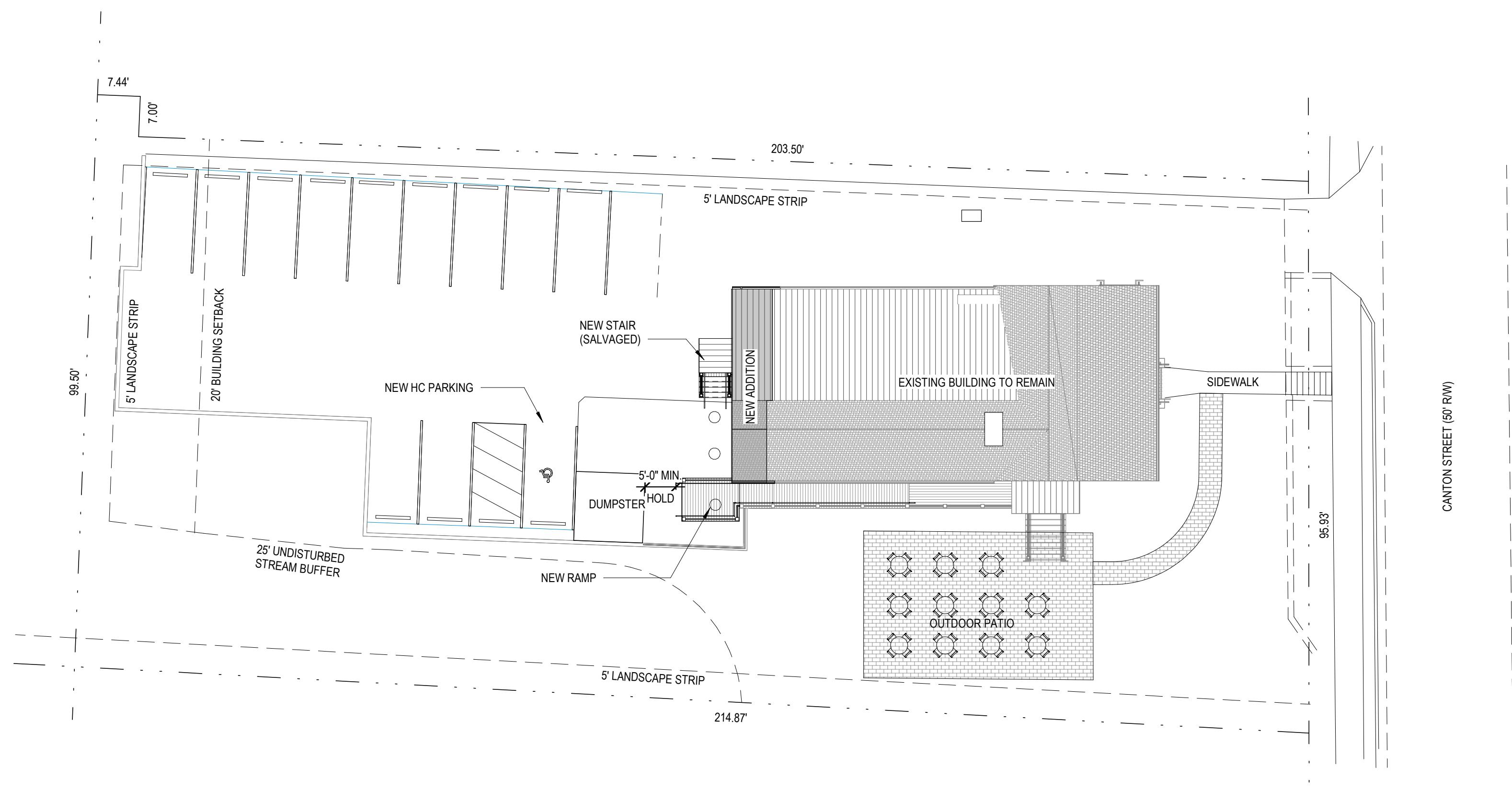
TRANSPARENCY: PRIMARY
GRADE LEVEL: 15% EXISTING PERCENTAGE TO REMAIN
(20% CLASSIFIED AS COMMERCIAL HOUSE)

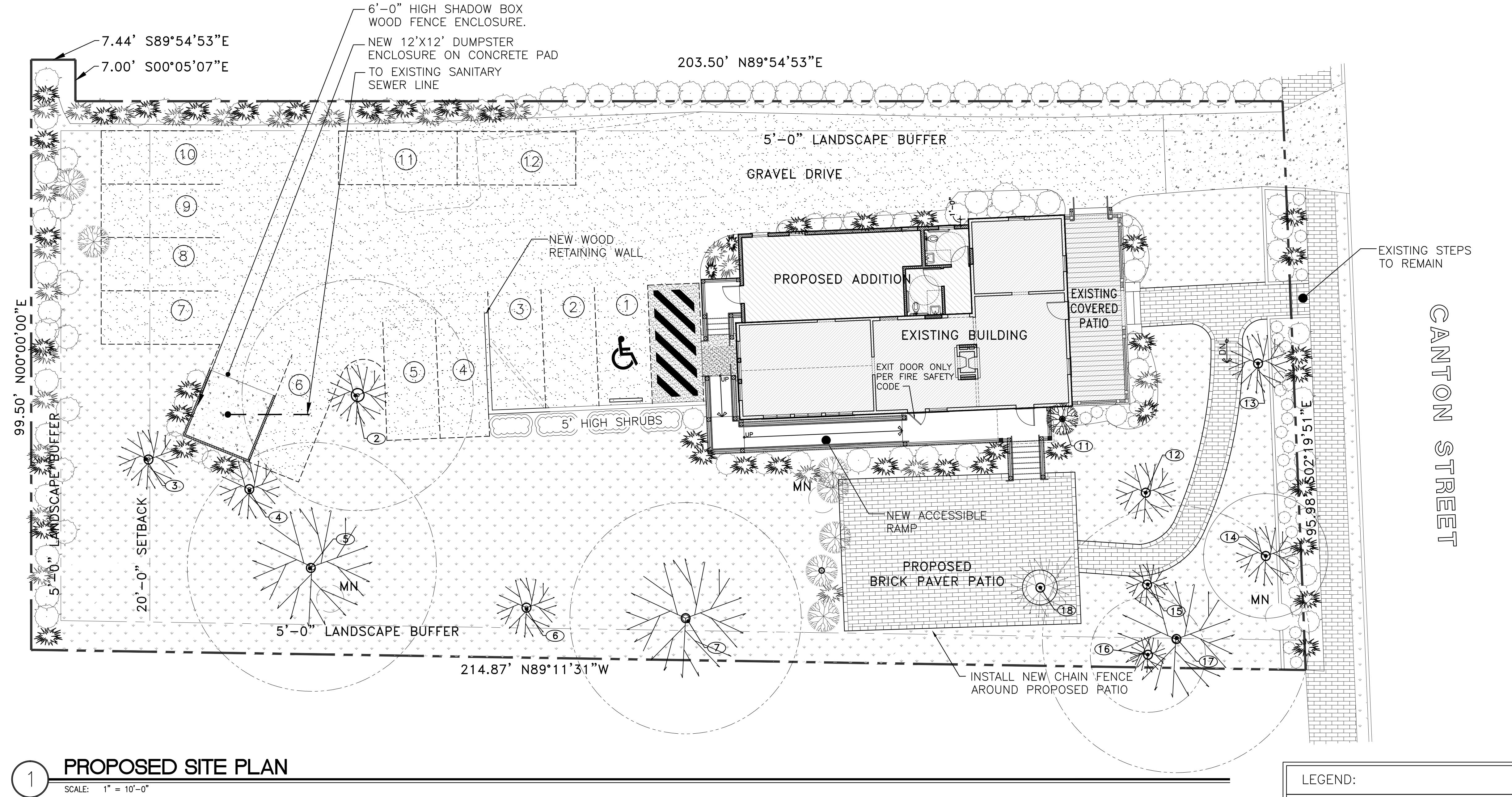
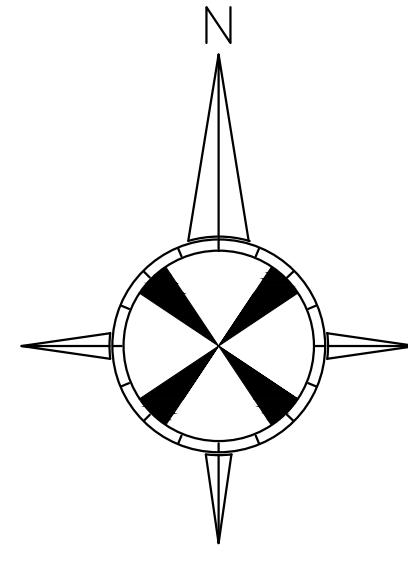
NORTH/SOUTH

TRANSPARENCY: NO SIDE STREET

FLOODPLAIN: (Existing to remain)

BUILD-TO-ZONE: (Existing to remain)





EXISTING TREE LEGEND AND DENSITY FACTOR		
TREE #	SPECIES	DENSITY
2	26" OAK	6.6
3	8" HARD WOOD	3.0
4	12" HARD WOOD	4.2
5	28" HARD WOOD	6.6
6	17" PINE	5.3
7	26" HARD WOOD	6.6
11	4" LEYLAND CYPRESS	1.5
12	6" HARD WOOD	2.4
13	12" HARD WOOD	4.2
14	14" HARD WOOD	4.8
15	6" HARD WOOD	2.4
16	13" HARD WOOD	4.2
17	30" HARD WOOD	6.6
18	6" HARD WOOD	2.4
TOTAL EXISTING DENSITY FACTOR (EDF)		60.7

PROPOSED SITE DEVELOPMENT DATA		
TOTAL EXISTING BUILDING FOOTPRINT AREA:	2,077 SQ. FT.	10.3 %
TOTAL IMPERVIOUS SURFACE:	7,472 SQ. FT.	37.2 %
LANDSCAPING COVERAGE:	10,568 SQ. FT.	52.5 %
SITE FOOTPRINT:	20,117 SQ. FT. (0.46 ACRES)	100 %
TOTAL PARKING SPACES:	11	

TREE DENSITY CALCULATIONS

SDF = EDF + RDF
SDF = 0.46 ACRES x 30 = 13.8 UNITS
EDF = 60.7
RDF = SDF - EDF (N/A)

PARKING REQUIREMENTS		
NUMBER OF PARKING REQUIRED =	SQ.FT / 125 (1,769 S.F. / 125) = 14	
NUMBER OF PARKING PROVIDED =	12	(1028 CANTON STREET)
NOTE:	ADDITIONAL (2) PARKING SPACES ARE TO BE PROVIDED AT 1060 CANTON STREET	

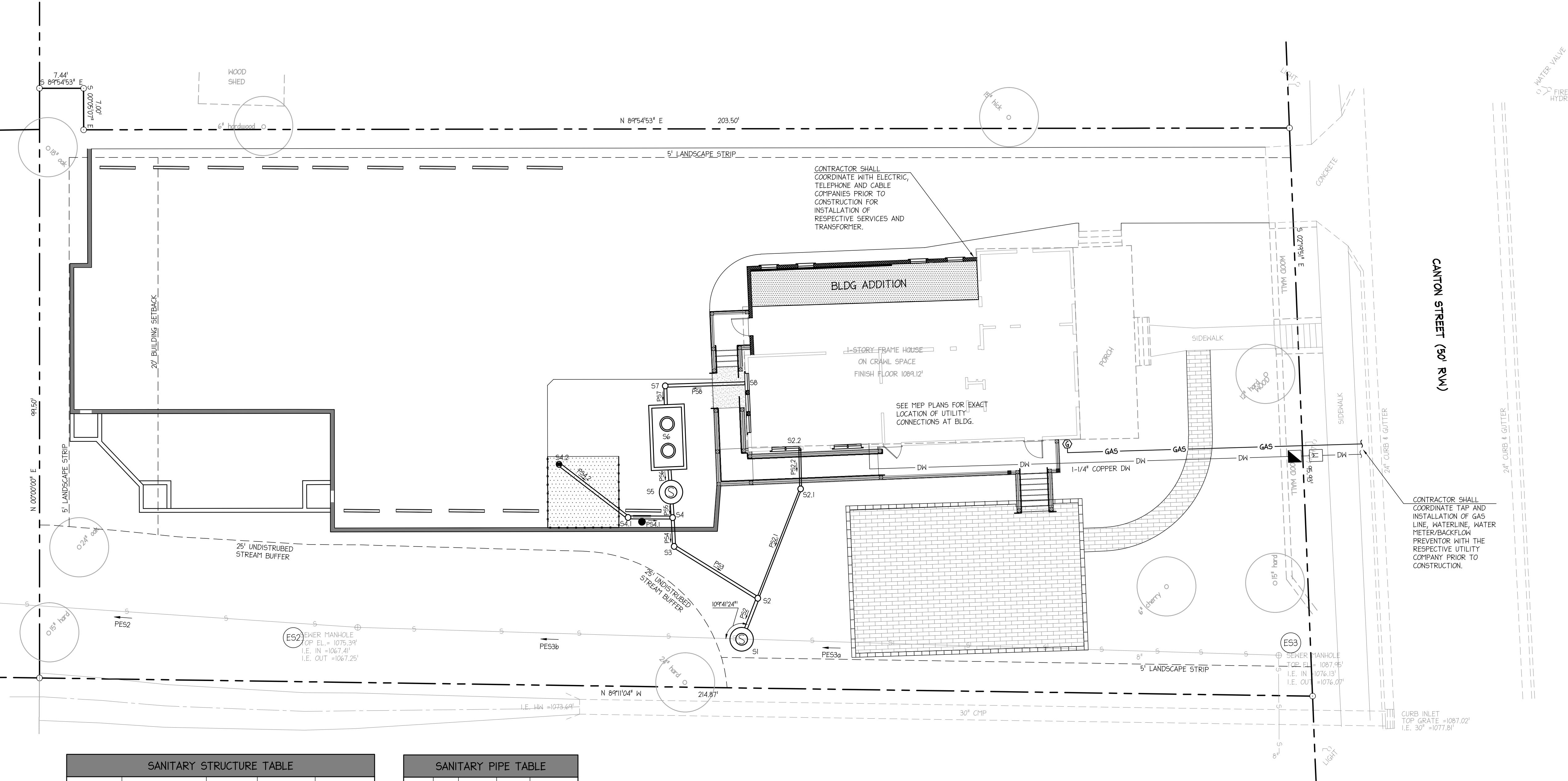
LEGEND:	
	PROPOSED ADDITION
	EXISTING BUILDING TO REMAIN
	GRASS AREA
	GRAVEL AREA
	BRICK PAVERS
	CONCRETE AREA

REVISED PATIO SITE PLAN: DEC.14.2010.

1028 CANTON STREET
ROSWELL, GA 30075
PROJECT: 01036
DATE: 11/22/10
● RESTAURANT CONVERSION
SITE PLAN

PROJECT FOR:
DOUG CURLING
1060 CANTON ST
ROSWELL, GA 30075
(678) 672-4010

DRAWN BY: A.O. CHECKED BY: A.K. DATE: 11/22/10 BY: REVISION
NO. 1
● AUTHORIZATION TO MODIFY THESE PLANS OTHER THAN REQUIRED
BY LAW MUST BE OBTAINED THROUGH ARIE KOHN ARCHITECTS, P.C.



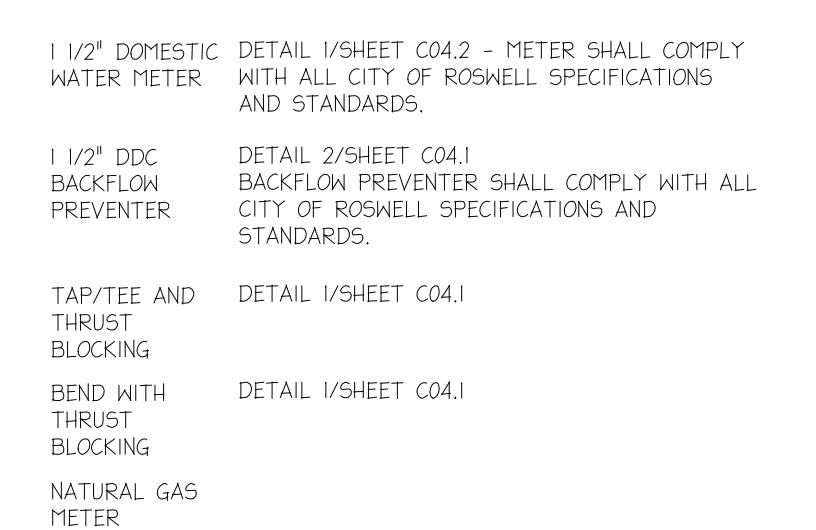
SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM ELEVATION	INVERT IN	INVERT OUT
ES2	EXISTING MANHOLE	1075.39	1067.41 (PES3b)	1067.25 (PES2)
ES3	EXISTING MANHOLE	1087.95		1076.07 (PES3a)
S1	DOGHOUSE MANHOLE DETAIL 4/SHEET C04.1	1080.35	1071.02 (PES3a) 1072.97 (PS2)	1071.02 (PES3b)
S2	CLEANOUT DETAIL 2/SHEET C04.1	1081.30	1073.35 (PS3) 1073.35 (PS2.1)	1073.35 (PS2)
S2.1	CLEANOUT DETAIL 2/SHEET C04.1	1083.80	1077.65 (PS2.2)	1077.65 (PS2.1)
S2.2	STUB AT BLDG SEE MEP PLAN FOR CONTINUATION	1085.00		1077.77 (PS2.2)
S3	CLEANOUT DETAIL 2/SHEET C04.1	1081.20	1074.18 (PS4)	1074.18 (PS3)
S4	CLEANOUT DETAIL 2/SHEET C04.1	1086.65	1074.42 (PS5) 1074.64 (PS4.1)	1074.42 (PS4)
S4.1	CLEANOUT DETAIL 2/SHEET C04.1	1086.55	1075.01 (PS4.2)	1075.01 (PS4.1)
S4.2	DUMPSTER DRAIN DETAIL 3/SHEET C04.1	1086.50		1075.61 (PS4.2)
S5	SAMPLING MANHOLE DETAIL 4/SHEET C04.1	1086.61	1080.93 (PS6)	1074.64 (PS5)
S6	2000 GAL GREASETRAP DETAIL 6/SHEET C04.1	1086.60		
S6a	GREASETRAP IN	1082.55	1081.20 (PS7)	
S6b	GREASETRAP OUT	1082.35		1081.00 (PS6)
S7	CLEANOUT DETAIL 2/SHEET C04.1	1086.45	1081.26 (PS8)	1081.26 (PS7)
S8	STUB AT BLDG SEE MEP FOR CONTINUATION	1085.00		1081.53 (PS8)

SANITARY PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
PES2	8"	61'	5.00%	
PES3a	8"	91'	5.57%	
PES3b	8"	65'	5.57%	
PS2	6"	7'	5.00%	DIP
PS2.1	4"	20'	21.73%	DIP
PS2.2	4"	7'	1.86%	DIP
PS3	6"	17'	5.00%	DIP
PS4	6"	5'	5.00%	DIP
PS4.1	6"	8'	5.00%	DIP
PS4.2	6"	15'	4.05%	DIP
PS5	6"	4'	5.00%	DIP
PS6	6"	4'	2.00%	DIP
PS7	6"	3'	2.00%	DIP
PS8	6"	13'	2.00%	DIP

UTILITY LEGEND



CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND INVERTS OF THE EXISTING SANITARY SEWER AND NOTIFY ENGINEER IMMEDIATELY WITH AS-BUILT SURVEY INFORMATION OF THE ACTUAL FIELD CONDITIONS SO THAT THE PROPOSED SANITARY SEWER DESIGN CAN BE UPDATED AS NECESSARY



-HOUR CONTACT:
ARIE KOHN
770-612-9030

GRAPHIC SCALE (in feet) $1'' = 10'$

True

A graphic scale is shown as a horizontal line with tick marks at 5', 0', 10', and 20'. A compass rose is located in the top left corner, with the letter 'N' at the top.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

INGENIUM DESIGN GROUP, INC. (IDG) REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF IDG. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF IDG. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF IDG IS PROHIBITED.

SCALE:	NTS
DWG NAME:	1498 C04.DWG
PM:	JDN
UTILITY PLAN	
C04.0	
SHEET NO.	



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10307

MEETING DATE: **February 11, 2026**

DEPARTMENT: **Historic Preservation Commission**

ITEM TYPE: **Minutes**

January 14, 2026 HPC Minutes

Item Summary:

January 14, 2026 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 Mary Nichols
Commissioner Michael Sutton
Commissioner Robert Zappulla
Roswell Historical Society Betty Price

Wednesday, January 14, 2026

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 Vice Chair Mark Donnolo.

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

II. 2026 HPC Calendar

Commissioner Mary Nichols moved to approve the 2026 HPC Calendar with a second by Commissioner Ron Jackson; approved unanimously.

HPC Calendar 2026

· Jan 14	· May 13	· Sept 9
· Feb 11	· June 10	· Oct 14
· Mar 11	· July 8	· Nov 12
· April 8	· Aug 12	· Dec 9

III. 2026 Elections – Chair & Vice Chair

1. *Commissioner Mary Nichols made a motion to re-elect Philip Mansell as the HPC 2026 Chair with a second from Commissioner Ron Jackson; approved unanimously.*
2. *Commissioner Robert Zappulla moved to re-elect Mark Donnolo as HPC 2026 Vice Chair with Commissioner Ron Jackson seconding the motion; approved unanimously.*

IV. Certificate of Appropriateness

3. ZHPC-1225-000007 - 52 Goulding Place - Certificate of Appropriateness for a kitchen and deck addition

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

4. ZHPC-1225-000008 - 605 Atlanta Street - Certificate of Appropriateness for changes to previously approved plans

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ron Jackson, Commissioner
SECONDER:	Robert Zappulla, Commissioner
IN FAVOR:	Donnolo, Jackson, Lively, Nichols, Sutton, Zappulla
ABSENT:	Philip Mansell

5. HPC 20253534 - 617 Atlanta Street - Exterior renovation (paint)
Administratively Withdrawn

V. Discussion

6. 55 Maple Street.

This was for information gathering purposes. No votes or motions were made.

VI. Minutes

7. Nov. 12, 2025 HPC Minutes

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

VII. Adjournment

The meeting was adjourned at 7:06 PM.