



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, April 8, 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 (*previously deferred*)
2. ZHPC-0126-000004 - 55 Maple Street - Demolition of a historic structure
3. ZHPC-0126-000005 - 55 Maple Street - Certificate of Appropriateness for a new single-family residence

III. Minutes

4. March 11, 2026 HPC Minutes

IV. Adjournment



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10306

MEETING DATE: April 8, 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:

Applicants are requesting a **deferral** to the June HPC meeting.

Financial Impact:

N/A

Recommended Motion:

To defer ZHPC-0126-000003 regarding 1076 Canton Street to the June HPC meeting, per applicants' request.

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 aeriels

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 (RZ85-53). 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)

Attachment: 1076 Canton Street - Staff Report Final (ZHPC-0126-000003 - 1076 Canton Street)

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

www.randallpaulson.com



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 "M. Mello", is written over a light blue horizontal line.

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

Historic Roswell Mill
85-A Mill Street, Suite 200
Roswell, Georgia 30075
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www.randallpaulson.com



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

Attachment: 1076 Canton Street - Previous CoA (for partial demo and restoration) (ZHPC-0126-000003 - 1076 Canton Street)



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

Thank you,

A handwritten signature in black ink, appearing to read 'Shea N. Dixon', written in a cursive style.

Shea N. Dixon, Planner II

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

Attachment: 1076 Canton Street - Previous CoA (for partial demo and restoration) (ZHPC-0126-000003 - 1076 Canton Street)



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 manner would be overly burdensome to a reasonable development.



- 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.



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

Attachment: 1076 Canton Street - Previous CoA (for partial demo and restoration) (ZHPC-0126-000003 - 1076 Canton Street)



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10309

MEETING DATE: April 8, 2026

DEPARTMENT: Historic Preservation Commission

ITEM TYPE: Public Hearing

ZHPC-0126-000004 - 55 Maple Street - Demolition of a historic structure

Item Summary:

The applicants are proposing to demolish an existing historic duplex, most recently used as a single-family residence

Staff Recommendation:

Staff recommend **approval with conditions** of this application, with the following conditions:

1. A demolition permit may not be issued until a design for new construction on the property has been approved by the Historic Preservation Commission; and,
2. Demolition, accidental or intentional, of the structure without both HPC approval of a replacement structure and the issuance of a demolition permit will result in the voiding of this approval and a return to the Historic Preservation Commission before additional work can occur.

Financial Impact:

N/A

Recommended Motion:

To approve ZHPC-0126-000004, regarding 55 Maple Street, with conditions recommended by Staff.

Presented by:

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



PETITION ZHPC-0126-000004

Application Information

Address:	55 Maple Street
Applicant:	Lee Williams
Request:	Demolition of an historic structure
Classification:	Historic on the 2003 historic properties map, would be considered non-historic if demolition is approved
Year built:	<i>Circa</i> 1925, according to Staff findings and 2003 Georgia Historic Resources Survey
Zoning:	DX- (Downtown Mixed Use)

Applicable Guidelines

UDC 13.7.11.F: [Criteria for approving a demolition in the Historic District]

UDC Design Guidelines 5.52: Do not demolish a historic structure unless it has lost its integrity or is a threat to safety.

Recommendation

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

Staff recommends that the application be approved with the following conditions:

1. A demolition permit may not be issued until a design for new construction on the property has been approved by the Historic Preservation Commission; and,
2. Demolition, accidental or intentional, of the structure without both HPC approval of a replacement structure and the issuance of a demolition permit will result in the voiding of this approval and a return to the Historic Preservation Commission before additional work can occur.

Staff Comments

Overview:

The applicants are proposing to demolish an existing historic duplex, most recently used as a single-family residence.

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

History:

1900: The 2019 Roswell Historic Resources Survey that Staff typically sources from regarding the age of buildings suggests that the existing structure was built in 1900. However, the building does not appear on the typically highly accurate 1924 Sanborn Fire Insurance Map. In addition, the Saddlebag house form that the house is built in was not typical until at least the 1910s and the 2003 Georgia Historic Resources Survey suggests that the house was built sometime between 1920 and 1929. Staff have, therefore, estimated that the structure was built *circa* 1925.

c.1925: The existing Saddlebag structure is built as a duplex, on what is then called "Etna Street."

c.1940: A partial-width rear addition is added to the building. A 2018 historic property survey report suggests that this was likely a kitchen at the time, it is unclear if that is still the case.

The existing full-width porch with square columns, without column capitols, and shed roof extension was also added at approximately this time.

1952: The residence can be seen on an aerial photograph. Like it is today, there are no outbuildings and the building is fully built-out to what it is today.

Prior to 1988: Sometime prior to 1988, cinderblock was used to fill in space between the brick piers of the home. No reliable timeline can be found as to when this occurred; however, as no HPC approval for such a change has been found in records, Staff believe that it most likely occurred prior to the property's inclusion in the Roswell Historic District.

1988: The property is included in an expansion of the Historic District (HPC 88-16). The property is owned at the time by Mary E. Sullivan.

1990: Like-for-like replacements occur on the windows, doors, and window and door frames, the building is repainted its current white, as approved by HPC (HPC 90-05R)

2025: A stream buffer variance is approved by the BZA (SBVA-1225-000018), allowing new construction on the property to encroach into a stream buffer present on the rear of the property.

January 2026: This application is submitted.

Site Plan:

The property currently includes a detached house (single-family residence), originally built as an attached house (two-family residence), of approximately 784 square feet, without any outbuildings or accessory structures, sitting on 0.252 acres of land.

Architecture:

The primary structure at 55 Maple Street is a detached house (single-family residence), originally built as an attached house (two-family residence), with a Saddlebag house form in the National style of architecture, specifically the hall-and-parlor sub-type of National architecture.

The front portion of the structure is side-gabled, with a rear addition making the structure cross-gabled as a whole. This is not uncommon for hall-and-parlor Nationals, which often are either built or added onto to have rear additions with differing rooflines. 55 Maple's rear addition was added *circa* 1940 and is a partial-width addition. All of the windows of the structure are six-over-six double pane windows.

National homes are, otherwise, relatively simplistic architecturally, without any specifically notable characteristics. 55 Maple does differ, however, by being a Saddlebag-form structure. Saddlebag-form houses, like the existing structure at 55 Maple, were often built as duplexes, with two units surrounding a central

fireplace. The 2019 Historic Resources Survey suggests that that was the case historically for 55 Maple. This is further confirmed with the inclusion of two separate front entrances and a central fireplace. The 2019 Survey suggests that most of the Saddlebag form in Georgia date to mill villages between the 1910s and 1930s. This structure actually pre-dates that timeline and was built *circa* 1900.

There are two porches. The front porch is a full-width concrete slab porch with 4 square columns without distinct capitals. The rear porch is a wood deck held up by a cinderblock post.

As is noted in the 2003 Georgia Historic Resources Survey, the home does also have some minor Craftsman style detailing. Namely, the exposed rafter rails that can be seen all along the porch roofs.

Analysis:

UDC

Section 13.7.11.F – This section of the UDC is used to determine if the removal or demolition of a structure in the Historic District is appropriate. There are five criteria given by the UDC and UDC Design Guidelines, which are as follows:

(1) *Would demolition be to the detriment of the public interest:*

The existing structure is not of any particular note. It is surrounded by single-family residences larger than itself, and has no sitework that would diminish the local built environment if demolished.

Staff believes the proposal sufficiently satisfies this criteria.

(2) *Could the structure be made into a historic shrine:*

A historic shrine is a building that can be reused into a preserved museum, much like Bulloch Hall. The existing structure is decayed in many portions and does not have an extensive history tied to a notable individual. Its interior and exterior have been renovated on several occasions since its original construction. It would be highly unlikely that the structure could be made into a historic shrine.

Staff believes the proposal sufficiently satisfies this criteria.

(3) *Is the building is of such an old or unusual design that it could not be easily reproduced:*

The structure is a fairly simple rendition of a Saddlebag-form National-style home. While a symbol of its respective time period, it is not of such an old or unusual design that it could not be easily reproduced. Just across the street, 63 Maple Street is a modern-built rendition of a similar house form and style.

Staff believes the proposal sufficiently satisfies this criteria.

(4) *Would retention of the structure would preserve a historic place in the City:*

The structure and property is not known to be tied to any particular historical event, object, individual, or family of note. That being said, it is classified as an historic structure, according to the 2003 Roswell Historic Inventory Map, as it is a structure of historic-age (at least 50 years) that has generally maintained its historic integrity and architecture. Given this, while not a specific “historic place in the City,” it does hold a historic status.

Staff believes the proposal only partially satisfies this criteria.

(5) *Would retention of the structure would promote the general welfare of residents, visitors, and local business:*

The current home has been mostly unoccupied for the last several years. Multiple complaints towards ill-kept grass and publicly visible maintenance issues have been received by the City throughout that time. Consequently, it does not appear at this time that retention of the structure would do anything but further hinder the welfare of Mill Village residents, visitors, and businesses.

Staff believes the proposal sufficiently satisfies this criteria.

In conclusion, following these criteria, Staff believes that the proposal to demolish the existing historic structure at 55 Maple Street meets 4 of the 5 UDC-given criteria, and partially meets an additional 1 criteria.

UDC Design Guidelines

Section 5.52 – This section of the UDC Design Guidelines mostly copies verbatim the text from UDC

13.7.11.F (please see the above analysis on UDC 13.7.11.F). However, this section of the UDC Design Guidelines does add the stipulation that a historic structure shouldn't be demolished unless it has lost its integrity or is a threat to safety.

Applicants have made claims towards a danger to the structural integrity of the building. A registered engineer contracted by the applicants has submitted a letter, attached to the agenda packet, which reports that the structure has a foundation that is beyond reasonable repair.

Visual exterior observations have also been made by Staff confirming a state of moderate decay on the building. A rear porch is being held up by an individual stack of cinderblocks and significant water damage is visible.

Reasoning for recommendation:

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

- The structure is reported by a registered engineer to be in a state of unrepairable decay, of which Staff observations of the exterior of the structure seem to concur;
- A reconstruction plan is proposed that would allow the site to be reused; and,
- Demolition of the structure would not affect any historic site of known significance.



Figure 1. Existing front façade of 55 Maple Street (photo by Staff)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



Figure 2. Existing left side façade of 55 Maple Street (photo by Staff)



Figure 3. Existing left façade with rear addition and porch visible at 55 Maple Street (photo by Staff)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



Figure 4. Existing right side façade at 55 Maple Street (photo from Staff)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



Figure 5. Existing rear façade at 55 Maple Street (photo from Staff)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



Figure 6. Cinderblock stack holding up rear porch; water damage on cinderblock wall also visible in exterior Staff observations (photo from Staff)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)

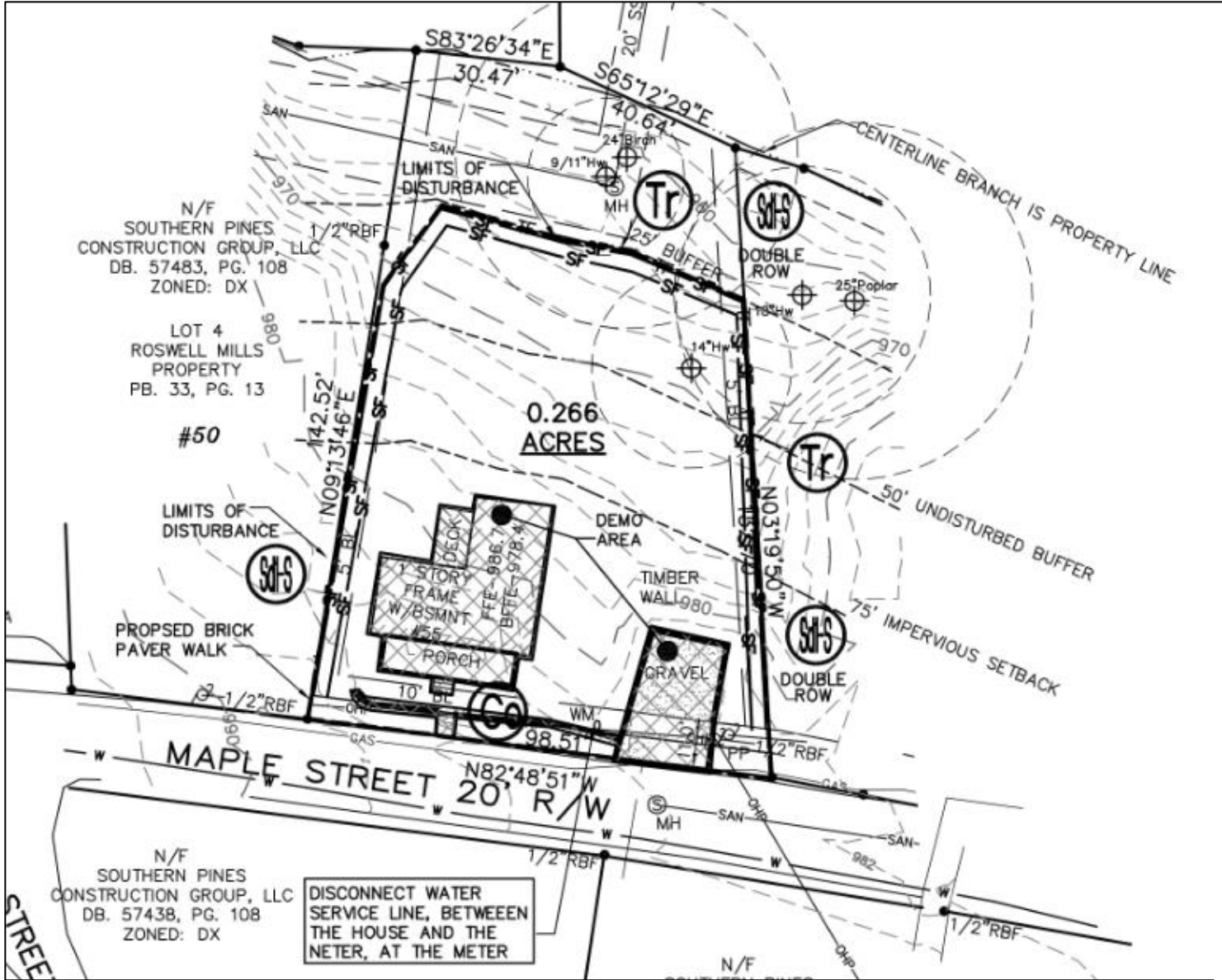


Figure 5. Submitted demolition plan (provided by applicants)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



Figure 6. 55 Maple Street in 2019 (from the 2019 Roswell Historic Resources Survey)



Figure 7. 55 Maple Street in 2003 (from the 2003 Georgia Historic Resources Survey)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)

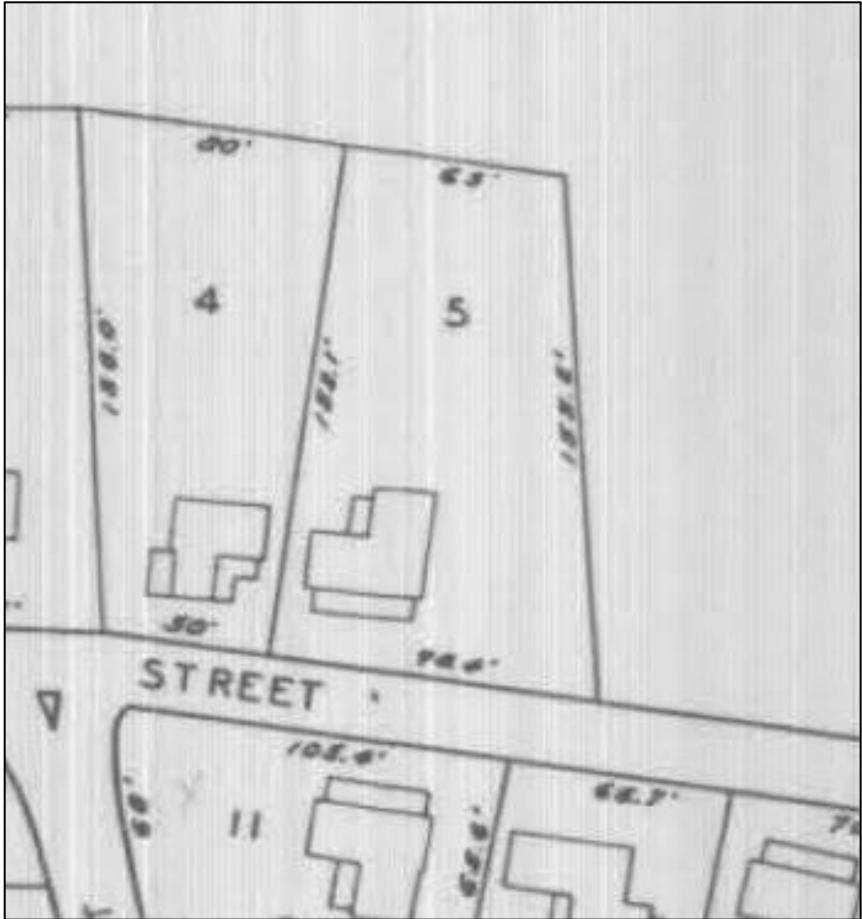


Figure 8. 1947 plat map of the Roswell Mill subdivision (the Mill Village), with a focus on 55 Maple (from City records)



Figure 9. 1956 USGS map of the Mill Village, including 55 Maple (from the United States Geological Survey)

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)

Department Comments

Plan review comments

See attached documentation.

Plan review conditions

See attached documentation

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



CITY OF ROSWELL, GA PLAN CONDITIONS REPORT (ZHPC-0126-000004)

Plan Type: Historic Preservation Commission - Roswell	Project:	App Date: 01/30/2026
Work Class: Demolition	District:	Exp Date: 01/30/2027
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$30,000.00	Assigned To: Dixon, Shea	Approval Expire Date:
Description: This request is to demolish the existing house at 55 Maple Street because it is not safe or feasible to try to save it or add on to it, and to replace it with a home that is architecturally consistent with the streetscape of homes in the same block - all previously approved by HPC. The HPC Major (new build) application is being submitted separately.		
Parcel: 12 -1914-0415-011-4 Main	Address: 55 Maple Street Main Roswell, GA 30075	Zone:

CATEGORY	CONDITION	CREATED	CREATED BY
Tree	Specify replacement trees	3/9/2026	Laura Sommet

Description: Tree

Comments: This is for approval of the building demo. The LDP will need to show the (17 total) specimen recompense plantings (ZHPC-0126-000005).

Building	Provide Asbestos Survey	3/3/2026	Rhonda Donehoo-Faulkner
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Description: Asbestos Survey Required when applying for Demo permit

Comments: In Georgia, an asbestos survey is required before any demolition or renovation of buildings (commercial, industrial, multi-unit residential, and most homes) to identify asbestos-containing materials (ACM) due to federal NESHAP and state EPD rules. This is triggered by any project disturbing suspect materials like insulation, flooring, or roofing, with a formal notification to Georgia Environmental Protection Division (EPD) needed if 10 sq ft/10 linear ft or more of ACM is disturbed, ensuring proper handling and disposal of waste exceeding 1% asbestos.

General	General Condition	3/2/2026	Adam Watts
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Description: Stormwater

Comments: This approval does not suffice for the LDP submittal.

General	General Condition	2/18/2026	Osmany Ordonez
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Description: HPC Approval

Comments: HPC approval is contingent on the approval of BZA SBV

General	General Condition	2/18/2026	Robert Major
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Description: 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.

Water	Already served with 3/4 res meter	2/4/2026	Chris Boyd
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Description: Water service is provided by the City of Roswell. This address is already served with a 3/4" residential meter.

Building	DRB Approval	2/3/2026	Rhonda Donehoo-Faulkner
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Description: HPC Approval

Comments: This approval is for HPC only. A building permit must be applied for and approved before any work can begin.

Building	Rhonda Donehoo-Faulkner	2/3/2026	Rhonda Donehoo-Faulkner
-----------------	--------------------------------	-----------------	--------------------------------

Description: Reviewed by

Comments: Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com

Building	HPC STANDARD COMMENT	2/3/2026	Rhonda Donehoo-Faulkner
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Description: Separate Building Demo permit required

Comments: The applicant shall apply for the required building permit(s) and submit the corresponding construction documents for review, as applicable.

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)



CITY OF ROSWELL, GA PLAN CORRECTIONS REPORT (ZHPC-0126-000004)

PLAN ADDRESS: 55 Maple Street
Roswell, GA 30075 **PARCEL:** 12-1914-0415-011-4

APPLICATION DATE: 01/30/2026 **EXPIRATION DATE:** 01/30/2027 **SQUARE FEET:** 0 **VALUATION:** \$30,000.00

DESCRIPTION: This request is to demolish the existing house at 55 Maple Street because it is not safe or feasible to try to save it or add on to it, and to replace it with a home that is architecturally consistent with the streetscape of homes in the same block - all previously approved by HPC. The HPC Major (new build) application is being submitted separately.

Contacts	Name	Company	Address
Applicant	Lee Williams		5641 Clinchfield Trail Peachtree Corners, GA 30092-2028 (Location)
Owner	STANTON CLARK		195 SLOAN ST ROSWELL, GA 30075 (Location)
Representative		STONE PINE LLC	1790 PINE RD MARIETTA, GA 30062 (Location)

HPC Review

REVIEW ITEM	STATUS	REVIEWER
Building Division v. 2	Approved with Conditions	Rhonda Donehoo-Faulkner email: rdonehoofaulkner@roswellgov.com

Review item used to allow building to comment during a plan review - Roswell

Comments: 1. This approval is for HPC only. A building demo permit must be applied for and approved before any work can begin.

2. The applicant shall apply for the required building permit(s) and submit the corresponding construction documents for review, as applicable.

3. In Georgia, an asbestos survey is required before any demolition or renovation of buildings (commercial, industrial, multi-unit residential, and most homes) to identify asbestos-containing materials (ACM) due to federal NESHAP and state EPD rules. This is triggered by any project disturbing suspect materials like insulat flooring, or roofing, with a formal notification to Georgia Environmental Protection Division (EPD) needed if 10 sq ft/10 linear ft or more of ACM is disturbed, ensurir proper handling and disposal of waste exceeding 1% asbestos.

Building Division v. 1	Approved with Conditions	Rhonda Donehoo-Faulkner email: rdonehoofaulkner@roswellgov.com
Review item used to allow building to comment during a plan review - Roswell		

Review item used to allow building to comment during a plan review - Roswell

Engineering v. 2	Approved	Lee Smith email: lsmith@roswellgov.com
Roswell Land Development		

Roswell Land Development

Engineering v. 1	Approved with Conditions	Osmany Ordonez email: oordonez@roswellgov.com
Roswell Land Development		

Roswell Land Development

Comments: See condition

Fire v. 2	Approved	Robert Major email: rmajor@roswellgov.com
Review by the Roswell Fire Department		

Review by the Roswell Fire Department

Comments: 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 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 eff 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.

Fire v. 1	Approved	Robert Major email: rmajor@roswellgov.com
Review by the Roswell Fire Department		

Review by the Roswell Fire Department

Comments: 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 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 eff 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&Z HPC v. 2	Approved	Shea Dixon Ph: 770-594-6437 email: sdixon@roswellgov.com
P&Z HPC		

P&Z HPC

PLAN CORRECTIONS REPORT (ZHPC-0126-000004)

Comments: DX- (Downtown Mixed Use) zoning - Single-family residence is an allowed use in DX- This application, as submitted, is approved for review by HPC. The following criteria will likely be used for the review:
 - UDC 13.7.11.F: [Criteria for demolition of a structure in -HOD]
 - UDC Design Guidelines 5.52: Do not demolish a historic structure unless it has lost its integrity or is a threat to safety.
 The Staff report offering recommendations to HPC will be published no later than one (1) week prior to the HPC meeting. No issues or concerns were discovered upon initial review of this application.

P&Z HPC v. 1 **Approved** **Shea Dixon Ph: 770-594-6437 email: sdixon@roswellgov.com**

P&Z HPC

Comments: DX- (Downtown Mixed Use) zoning - Single-family residence is an allowed use in DX- This application, as submitted, is approved for review by HPC. The following criteria will likely be used for the review:
 - UDC 13.7.11.F: [Criteria for demolition of a structure in -HOD]
 - UDC Design Guidelines 5.52: Do not demolish a historic structure unless it has lost its integrity or is a threat to safety.
 The Staff report offering recommendations to HPC will be published no later than one (1) week prior to the HPC meeting. No issues or concerns were discovered upon initial review of this application.

Sanitation v. 2 **Approved** **Nick Pezzello email: npezzello@roswellgov.com**

Roswell

Sanitation v. 1 **Approved** **Nick Pezzello email: npezzello@roswellgov.com**

Roswell

Stormwater v. 2 **Approved with Conditions** **Adam Watts Ph: (770) 817-6788 email: awatts@roswellgov.com**

Roswell

Correction: General - Adam Watts(3/2/26)Not Resolved

Comments: Comments Below:

1. Provide the total new and replacement impervious surface for the replacement house, driveway, porch, patio, etc. Provide a total for all of the impervious surface associated with the new house.
2. If total impervious surface is over 1,000sf provide the stormwater management location.
3. Additional comments will follow upon LDP submittal.

Corrective Action: Stormwater Management

Stormwater v. 1 **Requires Re-submit** **Adam Watts Ph: (770) 817-6788 email: awatts@roswellgov.com**

Roswell

Comments: Adam Watts

Correction: General - Adam Watts(2/17/26)Not Resolved

Comments: Comments Below:

1. Provide the total new and replacement impervious surface for the replacement house, driveway, porch, patio, etc. Provide a total for all of the impervious surface associated with the new house.
2. If total impervious surface is over 1,000sf provide the stormwater management location.
3. Additional comments will follow upon LDP submittal.

Corrective Action: Stormwater Management

Transportation v. 2 **Approved with Comments** **Serge Osse email: sosse@roswellgov.com**

Roswell

Comments: Transportation recommends approval

Transportation v. 1 **Approved** **Serge Osse email: sosse@roswellgov.com**

Roswell

Tree v. 2 **Approved with Conditions** **Laura Sommet email: ldadisman@roswellgov.com**

Tree - Roswell

Correction: Tree Plan - Laura Sommet(3/2/26)Not Resolved

Comments: Provide tree plan, tree protection plan with recompense plantings from previously preserved 34" black walnut to include (9) trees as recompense for the loss of the 34" black walnut and (8) trees to account for those not installed on 64 Maple Street. Trees species to include no more than 40% of one genus and must be 80% native.

Corrective Action: Requires re-submit

Correction: Tree protection fence - Laura Sommet(3/2/26)Not Resolved

Comments: 1. Show and label tree protection fencing. There is a 'Tr' symbol but no linetype/linework labeled.

2. Trenching prohibited within root zone of preserved trees. "Keep Out - Tree Protection Area" signs to be posted every 50 feet along protection fence. Rev or provide alternate detail.

Corrective Action: Requires re-submit

Tree v. 1 **Requires Re-submit** **Laura Sommet email: ldadisman@roswellgov.com**

Tree - Roswell

Comments: See Corrections and plan markups

Correction: Tree Plan - Laura Sommet(2/18/26)Not Resolved

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)

PLAN CORRECTIONS REPORT (ZHPC-0126-000004)

2.2.a

Comments: Provide tree plan, tree protection plan with recompense plantings from previously preserved 34" black walnut to include (9) trees as recompense for the loss of the 34" black walnut and (8) trees to account for those not installed on 64 Maple Street. Trees species to include no more than 40% of one genus and must be 80% native.

Corrective Action: Requires re-submit

Correction: Tree protection fence - Laura Sommet(2/18/26)Not Resolved

Comments: 1. Show and label tree protection fencing. There is a 'Tr' symbol but no linetype/linework labeled.

2. Trenching prohibited within root zone of preserved trees. "Keep Out - Tree Protection Area" signs to be posted every 50 feet along protection fence. Rev or provide alternate detail.

Corrective Action: Requires re-submit

Water v. 2

Approved with Conditions

Chris Boyd email: cboyd@roswellgov.com

Roswell

Correction: Meter box and backflow location - Chris Boyd(3/2/26)Not Resolved

Comments: Need to show location of meter box and backflow prevention device on site plan sheet and Utility plan sheet.

Correction: Need to add disconnect note - Chris Boyd(3/2/26)Not Resolved

Comments: Need to add note on plans, to disconnect the water service line, between the house and the meter, at the meter.

Water v. 1

Requires Re-submit

Chris Boyd email: cboyd@roswellgov.com

Roswell

Comments: This address is already served by a 3/4" meter. Need to show location of meter on site plan and include a note to disconnect the service line, at the meter, that runs between the meter and the house. All precautions shall be taken to protect the meter.

Correction: Meter box and backflow location - Chris Boyd(2/4/26)Not Resolved

Comments: Need to show location of meter box and backflow prevention device on site plan sheet and Utility plan sheet.

Correction: Need to add disconnect note - Chris Boyd(2/4/26)Not Resolved

Comments: Need to add note on plans, to disconnect the water service line, between the house and the meter, at the meter.

CONDITION(S)

Need to add disconnect note - On Demo Plan Sheet D-1, need to correct the spelling on meter in the note to disconnect the meter between house and the meter. You spelled meter as "neter".

Comment: On Demo Plan Sheet D-1, need to correct the spelling on meter in the note to disconnect the meter between the house and the meter. You spelled meter as "neter".

eReview Session for HPC Review v. 1

FILES: 55 Maple Current Photos.pdf
 55 Maple HPC Lol.pdf
 55 Maple Street (Foundation Letter) 8518 REV 0 (1).pdf
 55 Maple Street Demo Site Plan 1.29.26.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG
Isommet	Trenching prohibited within root zone of preserved trees. Please revise. "Keep Out - Tree Protection Area" signs to be posted every 50 feet along protection fence. Revise or provide alternate detail.	2/18/2026 7:53 PM	55 Maple Street Demo Site Plan 1.29.26.pdf	1
Isommet	show/label tree protection fence	2/18/2026 8:08 PM	55 Maple Street Demo Site Plan 1.29.26.pdf	1
Isommet	tree protection fence should be a linetype not a symbol	2/18/2026 8:09 PM	55 Maple Street Demo Site Plan 1.29.26.pdf	1

Attachment: 55 Maple demo - Staff report (ZHPC-0126-000004 - 55 Maple Street)

ROBERT LELAND PROPERTIES, LLC

January 26, 2026

LETTER OF INTENT

To Whom It May Concern:

I represent Robert Leland Properties, LLC, which has entered into a Purchase and Sale Agreement with the Estate of Robert Stanton Clark to purchase 55 Maple Street in the Roswell Historic Mill District.

We intend to replace the existing duplex home with a new home that better fits the overall HPC district intent and helps finish the look of the street. We are submitting both HPC Demolition and HPC Major (Rebuild) applications simultaneously for the March HPC meeting.

We engaged Rodriguez Engineering Group to assess the existing structure. His letter is included with this submittal. He believes we cannot salvage the structural and foundation elements of the existing house. I refer you to the submitted PDF: "55 Maple Current Photos."

We will engage Stone Pine, LLC (Ryan Colwell) to build the new home. Ryan has built most of the beautiful homes on this stretch of Maple Street.

Sincerely,



Lee Williams

Manager, Robert Leland Properties

Attachment: 55 Maple demo - Letter of intent (ZHPC-0126-000004 - 55 Maple Street)

<h1>REG</h1>	RODRIGUEZ ENGINEERING GROUP, LLC.	JOB NO. 8518
	PREPARED BY MANUEL J. RODRIGUEZ P.E.	10/30/2025
		PAGE 1 of 1
	ENGINEERED DECK ASSESSMENT OF EXISTING FOUNDATION	REV 0

Project Clients: Ryan Colwell of Stone Pine
1742 Pine Road
Marietta, GA 30062
678-862-9333

Project Location: 55 Maple Street
Roswell, GA 30075

Referenced Codes: IRC 2018 with Georgia Amendments
ASCE 7-16 Minimum Design Loads for Buildings and Other Structures

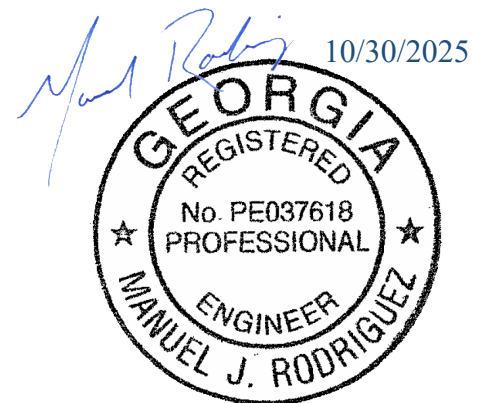
Rodriguez Engineering Group, LLC was contacted to perform an engineering assessment of the existing foundation at the residential address listed above. REG reviewed the structure and materials of construction on October 30, 2025.

According to available records, the existing home is a 784-square-foot wood-frame duplex built in 1900. The home has a concrete front porch and a right-side rear addition, which appear to have been added long after the original construction, based on the materials used and the presence of a CMU foundation. As was typical of the time, the home was built on brick piers—one at each corner and five in the center. Concrete masonry unit (CMU) infill walls were added later to create an enclosed space. There is no true visible foundation below the brick piers. Under the concrete walls, a 12-inch wide by 8-inch thick footing exists; in some areas, the footing is visible, while in others it is partially buried.

In my professional opinion, the existing foundation of the home in question is not suitable for re-use. The brick piers do not have footings, and the CMU wall footings are inadequate and not at the correct depth below the frost line, as required by the 2018 International Residential Code with 2020 Georgia amendments.

Sincerely,

Manuel J. Rodriguez, P.E.
Rodriguez Engineering Group, LLC
mrodriguez@rodenggroup.com
305-498-3823



Attachment: 55 Maple Street - Engineer's letter (ZHPC-0126-000004 - 55 Maple Street)

LEGEND

- RBF REBAR FOUND (1/2" REBAR)
- CRS CAPPED REBAR SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- JUNCTION BOX
- LAND LOT LINE
- LIGHT POLE
- MANHOLE
- PROPERTY LINE
- BUILDING LINE
- CHAIN LINK FENCE
- SEWER CLEAN OUT
- DRAINAGE EASEMENT
- DROP INLET
- REBAR FOUND
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- CRZ CRITICAL ROOT ZONE

- UE UTILITY EASEMENT
- FIRE HYDRANT
- SINGLE WING CATCHBASIN
- DOUBLE WING CATCHBASIN
- WATER VALVE
- GAS VALVE
- HEADWALL
- P-PINE TREE
- HW-HARDWOOD

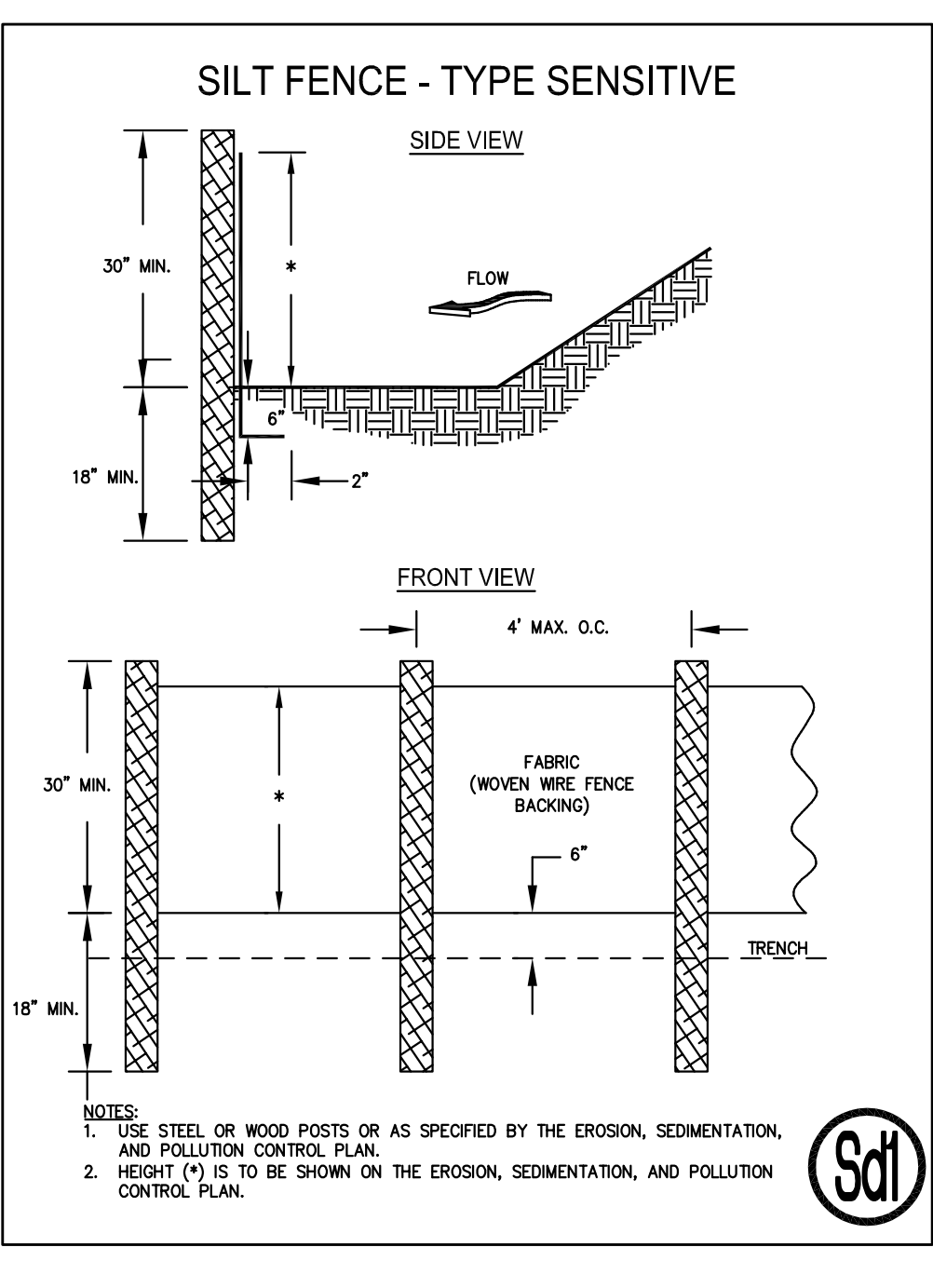
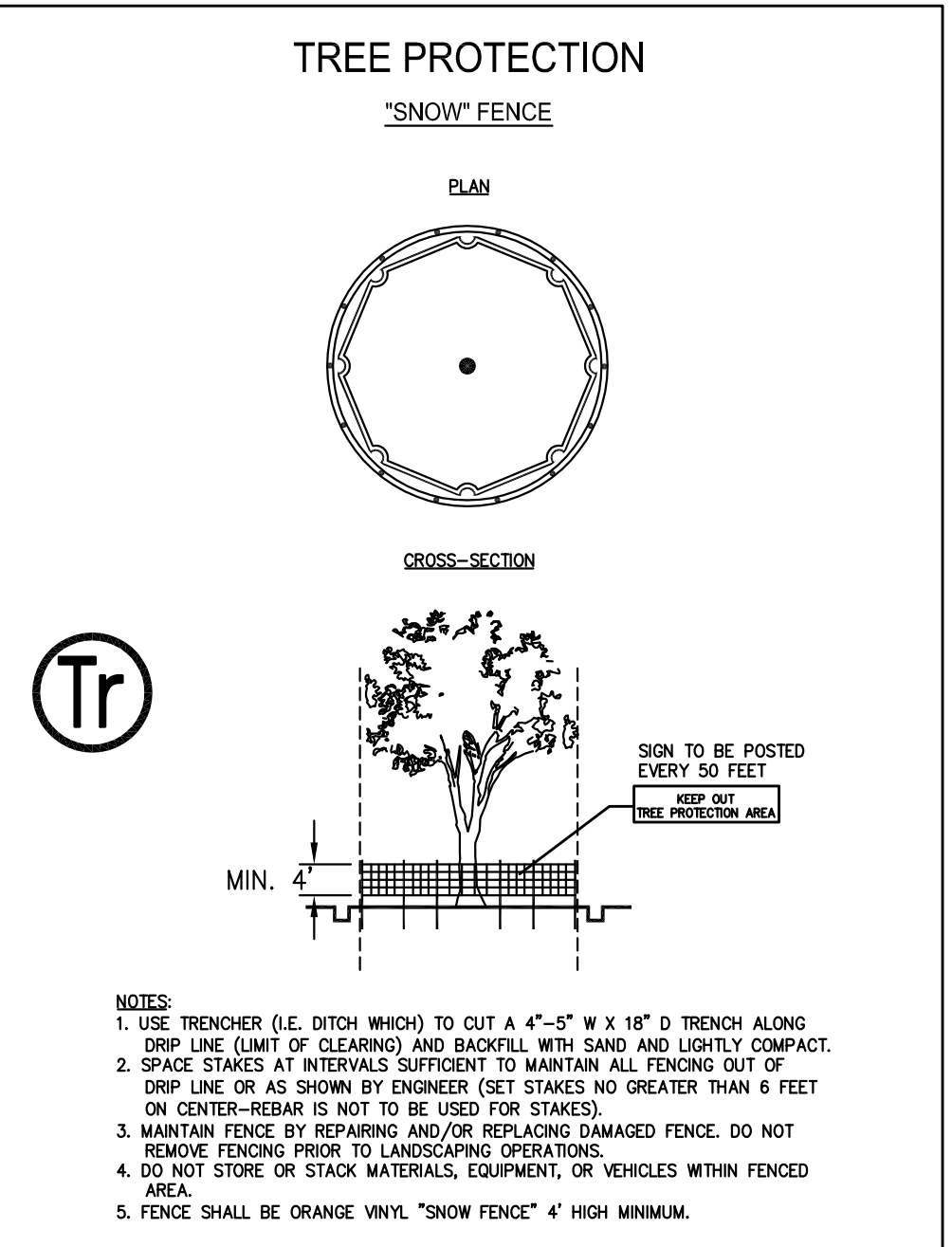
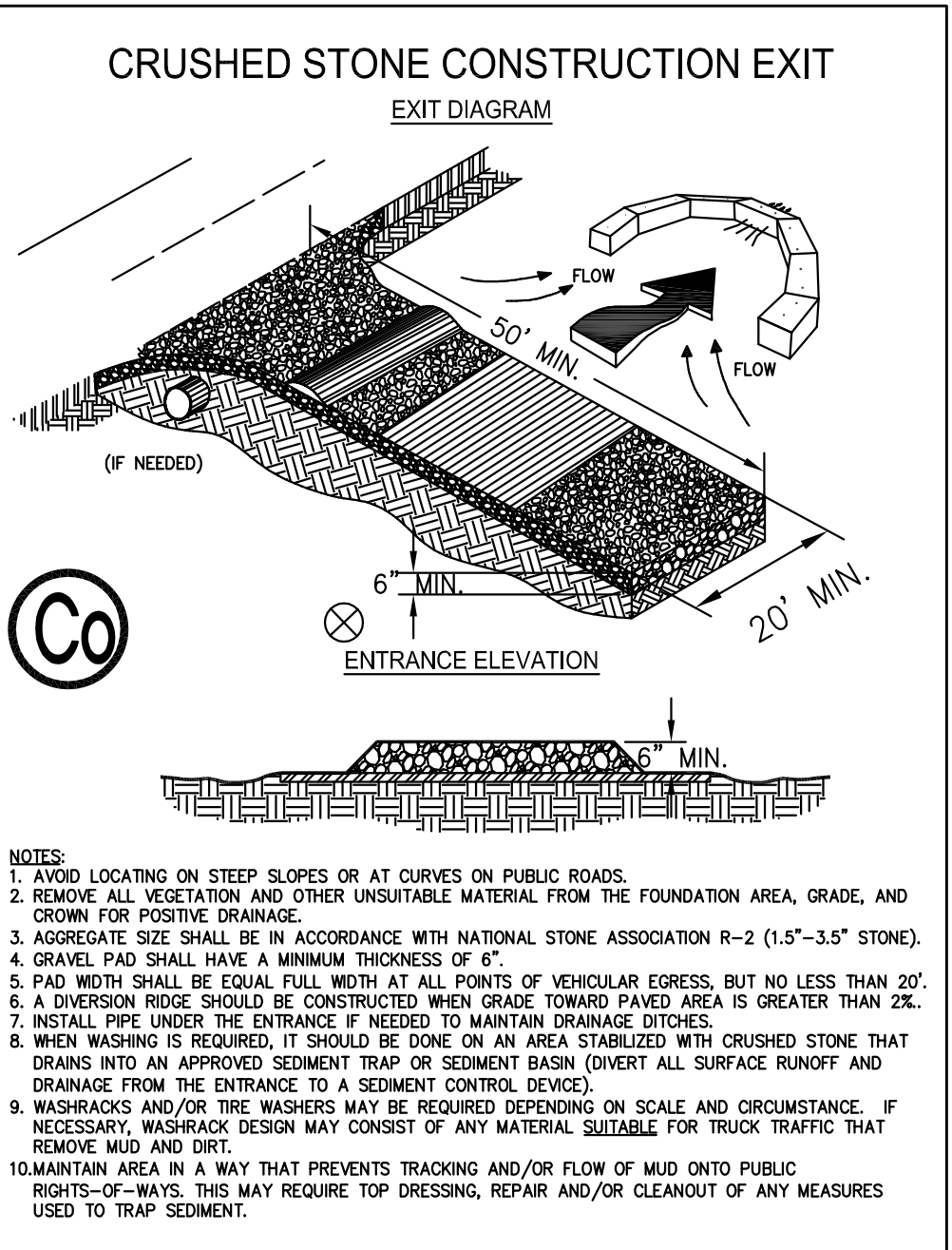
SOLID LINE=PROPOSED CONTOUR
 DASHED LINE=EXISTING CONTOUR
 [Symbol] PROPOSED SPOT ELEV.

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15-11/19	9/15-12/1	10/1-11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs.	0.5 bu. 24 lbs.	3/1-4/1	9/1-4/1	2/1-3/1
WEeping LOVEGRASS	0.1 lbs.	4 lbs.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1 lb.	60 lbs.	5/1-8/1	5/1-8/1	4/1-8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 lbs.	3 bu.	9/15-12/1	10/1-12/15	10/15-1/1

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	30
COOL SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	1500	0-50
	SECOND MAINTENANCE	6-12-12	1000	---
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	30
WARM SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	1500	50
	SECOND MAINTENANCE	6-12-12	1000	---

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	---
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	---
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	---
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	---

NOTE:
 TRENCHING PROHIBITED WITHIN ROOT ZONE OF PRESERVED TREES



EROSION CONTROL LEGEND

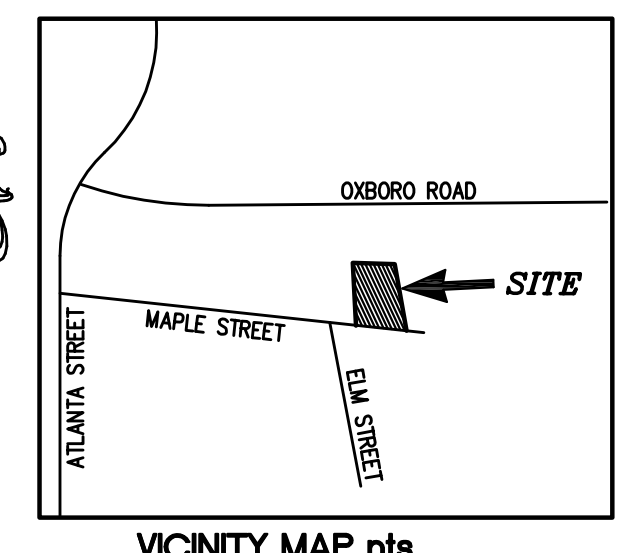
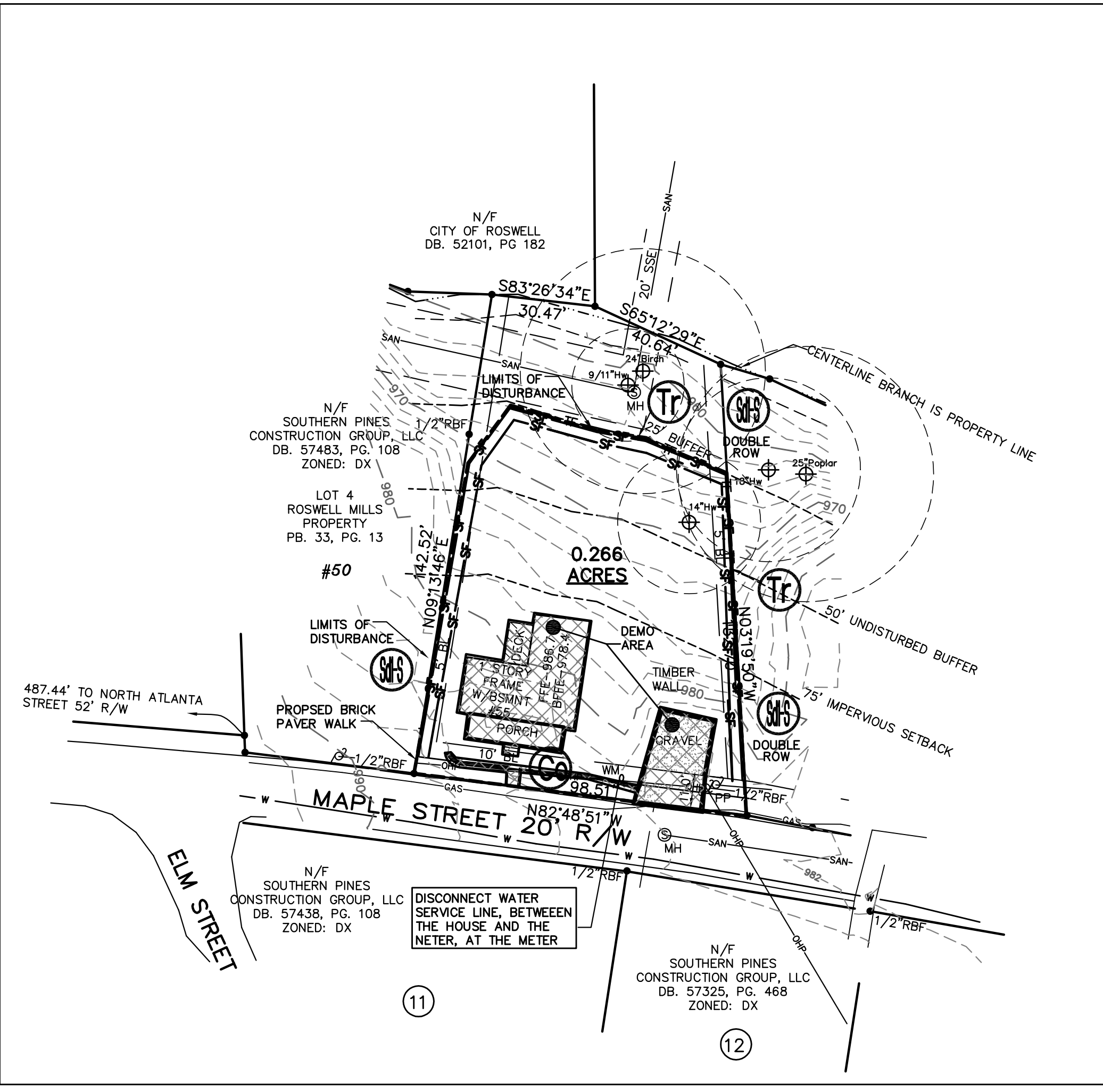
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT	[Symbol]	[Symbol]	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER	[Symbol]	[Symbol]	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP	[Symbol]	[Symbol]	An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Symbol]	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	[Symbol]	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	[Symbol]	[Symbol]	Establishing a permanent vegetative cover with trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION	[Symbol]	[Symbol]	To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 - 0.4 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8-10 LB	9/1-11/1	6-12-12	25-35 LB
COMMON BERMUDAGRASS (HULLED)	1-2 LB	4/1-6/15	6-12-12	25-35 LB
COMMON BERMUDAGRASS (UNHULLED)	2-3 LB	10/1-3/1	6-12-12	25-35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

NOTES

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
 ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
 DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
 SCHEDULE INSPECTIONS ON CITY PORTAL
 DISTURBED AREA: 0.08 ACRES
 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
 EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
 ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
 LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
 ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
 ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
 NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
 WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
 MONDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 8:00AM - 5:00PM
 THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 I JOHN A. STEERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.



GENERAL NOTES

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 411,281 FEET.
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
 FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.
 CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAN AND IS NOT TRANSFERABLE TO OTHERS.
 UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
 THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
 DISTURBED AREA:
 5,180 S.F. = 0.12 ACRES
 OWNER/24 HR CONTACT
 RYAN COLWELL
 678-862-9333
 FLOOD NOTE:
 BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C00636F DATED 6/10/10.
 EXISTING ZONING: DX
 DOWNTOWN MIXED USE
 MIN. LOT AREA: 6,000 SF
 MIN LOT FRONTAGE: 50'
 SETBACKS:
 FRONT-10 FEET
 SIDE - 5 FEET
 REAR -15 FEET
 MAXIMUM COVERAGE: 70%
 MAXIMUM BUILDING HEIGHT: 35'
 EXISTING LOT COVERAGE:
 HOUSE-800 SF
 FRONT PORCH-201 SF
 DECK-84 SF
 DRIVEWAY-480 SF
 TOTAL-1565 SF
 1565/11579=13.5%

REVISIONS

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5.	

REVISIONS

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5.	

SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS
 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
 (770) 736-7666 FAX (770) 736-4623
 MAIL@SURVEYCONCEPTS.NET

DEMOLITION PLAN FOR:
RYAN COLWELL
 55 MAPLE STREET
 LAND LOT 415 1st DISTRICT 2nd DISTRICT
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

DATE	1/14/26	DRAWN	DCP	CHECKED	JAS
SCALE	1" = 30'				
SHEET TITLE	DEMO PLAN				

PROJECT NUMBER
 56840
D-1

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



City of Roswell
Historic Preservation Commission
AGENDA ITEM REPORT

ID # - 10310

MEETING DATE: April 8, 2026

DEPARTMENT: Historic Preservation Commission

ITEM TYPE: Public Hearing

ZHPC-0126-000005 - 55 Maple Street - Certificate of Appropriateness for a new single-family residence

Item Summary:

The applicants are proposing to build a single-family residence on the site of an existing single-family residence proposed to be demolished under a separate HPC application (ZHPC-0126-000004).

Staff Recommendation:

Staff recommends **denial**, unless HPC receives consent from the applicant to defer to a later meeting, in order to make the following changes:

1. That a white horizontal fiber cement siding be used instead of the proposed faded olive drab fiber cement siding;
2. That either stone or brick be selected for the siding, but not both;
3. That either shingle or metal be used for the roofing, but not both;
4. All windows on the front façade should be similar in size. However, the two-over-two double hung windows currently proposed are appropriate and are substantially similar to many newer structures built in the Mill Village;
5. All shutters should be symmetrical around their respective windows, instead of only being on one side or the other, as shown in provided renderings;
6. The roofline should be simplified to include no more than 4 different rooflines, as opposed to the current 10 (not including dormers); and,
7. The primary garage should be rearranged to be behind the front pane of the habitable portion of the house or be eliminated entirely.

Financial Impact:

N/A

Recommended Motion:

To deny ZHPC-0126-000005 regarding 55 Maple Street, unless consent to defer is received to make appropriate changes.

Presented by:

Shea N. Dixon, Planner II

Agenda Item (ID # 10310)

City of Roswell Planning & Zoning Division



PETITION ZHPC-0126-000005

Application Information

Address:	55 Maple Street
Applicant:	Lee Williams
Request:	Certificate of Appropriateness for a new single-family residence
Classification:	Historic on the 2003 historic properties map, would be considered non-historic if demolition is approved
Year built:	<i>Circa</i> 1925, according to Staff findings and 2003 Georgia Historic Resources Survey
Zoning:	DX- (Downtown Mixed Use)

Applicable Guidelines

UDC 13.7.12.D: [Grounds for considering a design inappropriate]
UDC Design Guidelines 4.17: Maintain the traditional spacing patterns created by the repetition of uniform building widths along the street
UDC Design Guidelines 4:18: Incorporate traditional façade elements
UDC Design Guidelines 4.21: Design a new building to reflect its time while respecting key features of the historic context
UDC Design Guidelines 4.23: Use materials compatible with the historic context
UDC Design Guidelines 4.24: Design a new detached house to be compatible with surrounding historic houses
UDC Design Guidelines 4.25: Minimize the visual impacts of residential garage doors on the streetscape
UDC Design Guidelines 4.44: Use compatible architectural styles for the Mill Village context

Recommendation

Staff recommends **denial** of this application.

Staff recommends that HPC request the applicant's consent to defer to a later meeting and that the following changes be made to the proposal prior to that meeting:

1. That a white horizontal fiber cement siding be used instead of the proposed faded olive drab fiber cement siding;
2. That either stone or brick be selected for the siding, but not both;
3. That either shingle or metal be used for the roofing, but not both;
4. All windows on the front façade should be similar in size. However, the two-over-two double hung windows currently proposed are appropriate and are substantially similar to many newer structures built in the Mill Village;
5. All shutters should be symmetrical around their respective windows, instead of only being on one side or

the other, as shown in provided renderings;

6. The roofline should be simplified to include no more than 4 different rooflines, as opposed to the current 10 (not including dormers); and,
7. The primary garage should be rearranged to be behind the front pane of the habitable portion of the house or be eliminated entirely.

Staff Comments

Overview:

The applicants are proposing to build a single-family residence on the site of an existing single-family residence proposed to be demolished under a separate HPC application (ZHPC-0126-000004).

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

Property History:

1900: The 2019 Roswell Historic Resources Survey that Staff typically sources from regarding the age of buildings suggests that the existing structure was built in 1900. However, the building does not appear on the typically highly accurate 1924 Sanborn Fire Insurance Map. In addition, the Saddlebag house form that the house is built in was not typical until at least the 1910s and the 2003 Georgia Historic Resources Survey suggests that the house was built sometime between 1920 and 1929. Staff have, therefore, estimated that the structure was built *circa* 1925.

c.1925: The existing Saddlebag structure is built as a duplex, on what is then called "Etna Street."

c.1940: A partial-width rear addition is added to the building. A 2018 historic property survey report suggests that this was likely a kitchen at the time, it is unclear if that is still the case.

The existing full-width porch with square columns, without column capitals, and shed roof extension was also added at approximately this time.

1952: The residence can be seen on an aerial photograph. Like it is today, there are no outbuildings and the building is fully built-out to what it is today.

Prior to 1988: Sometime prior to 1988, cinderblock was used to fill in space between the brick piers of the home. No reliable timeline can be found as to when this occurred; however, as no HPC approval for such a change has been found in records, Staff believe that it most likely occurred prior to the property's inclusion in the Roswell Historic District.

1988: The property is included in an expansion of the Historic District (HPC 88-16). The property is owned at the time by Mary E. Sullivan.

1990: Like-for-like replacements occur on the windows, doors, and window and door frames, the building is repainted its current white, as approved by HPC (HPC 90-05R)

2025: A stream buffer variance is approved by the BZA (SBVA-1225-000018), allowing new construction on the property to encroach into a stream buffer present on the rear of the property.

January 2026: This application is submitted.

Site Plan:

The property currently includes a detached house (single-family residence), originally built as an attached house (two-family residence), of approximately 784 square feet, without any outbuildings or accessory structures, sitting on 0.252 acres of land.

Architecture:

Existing structure

The primary structure at 55 Maple Street is a detached house (single-family residence), originally built as an attached house (two-family residence), with a Saddlebag house form in the National style of architecture, specifically the hall-and-parlor sub-type of National architecture.

The front portion of the structure is side-gabled, with a rear addition making the structure cross-gabled as a whole. This is not uncommon for hall-and-parlor Nationals, which often are either built or added onto to have rear additions with differing rooflines. 55 Maple's rear addition was added *circa* 1940 and is a partial-width addition. All of the windows of the structure are six-over-six double pane windows.

National homes are, otherwise, relatively simplistic architecturally, without any specifically notable characteristics. 55 Maple does differ, however, by being a Saddlebag-form structure. Saddlebag-form houses,

like the existing structure at 55 Maple, were often built as duplexes, with two units surrounding a central fireplace. The 2019 Historic Resources Survey suggests that that was the case historically for 55 Maple. This is furtherly confirmed with the inclusion of two separate front entrances and a central fireplace. The 2019 Survey suggests that most of the Saddlebag form in Georgia date to mill villages between the 1910s and 1930s. This structure actually pre-dates that timeline and was built *circa* 1900.

There are two porches. The front porch is a full-width concrete slab porch with 4 square columns without distinct capitols. The rear porch is a wood deck held up by a cinderblock post.

As is noted in the 2003 Georgia Historic Resources Survey, the home does also have some minor Craftsman style detailing. Namely, the exposed rafter rails that can be seen all along the porch roofs.

Proposed structure

The proposed structure at 55 Maple Street is a single-family home without a strict house form in what appears to be the Millenium Mansion style of architecture. Millenium Mansion, as an architectural style, is relatively new and has only been seen within the last 30 years. The architectural guide, *Field Guide to American Homes*, suggests that this style first rose to common usage in the mid-1980s. Staff found no other Millenium Mansion structures in the Mill Village or Historic District upon initial review and the 2019 Historic Resources Survey does not note any existing that would have reached historic-age.

The proposed home, like many Millenium Mansion homes, includes a complex series of rooflines. In the case of the specific design, it includes a large side gable, with shorter cross-gables, shed roofs, and hipped roofs coming off of it.

Also like many other Millenium Mansion homes, the proposed structure includes dormers, as well as differing sizes of windows. All windows are two-over-two double hung, but the size and how many of them are abutting each other varies widely depending on where on the building is in question.

The building differs slightly from the generally-accepted designs for Millenium Mansion homes by not having a tall entry point to the structure. Instead, the front entry to the home is a single-story height more akin to the National structures more common to the Mill Village and Historic District.

The proposed structure includes a carriage court garage, which extends forward from the front plane of the house, and lines up perpendicularly to the front plane. This is the primary garage and would have a capacity of two-cars. There is a second, smaller, garage located opposite the primary garage that is intended for golf cart storage. The former is highly visible from Maple Street, and the latter only has limited visibility due to the location of the former.

Analysis:

UDC

Section 13.7.12.D. – The Unified Development Code requires that Staff and HPC consider the degree to which a design is potentially inappropriate due to five potential defects:

(1) *character foreign to the area:*

The architecture of the proposed structure is distinctly foreign to that of the surrounding historic context. The proposed design most emulates the Millenium Mansion style of architecture, a style completely unseen within the Mill Village, so far as Staff have been able to determine, and is likewise not common in the Historic District.

The design's number of different rooflines (which appear to count 10 including porches, but not dormers), differing sized windows, and asymmetrical shutters worsens this effect.

The current proposal substantially meets this criteria for being considered an inappropriate design.

(2) *arresting and spectacular effects:*

Arresting and spectacular effects are elements of a building or site's design that immediately capture the negative attention of passersby. These are those types of elements that immediately detract from the surround built environment due to their startling nature.

The placement of the garage is not only forward of the front plane of the house, but perpendicular to the front plane of the house. It is placed in such a way that the primary garage doors are facing Elm Street and

will immediately catch the focus of anyone coming down Maple Street in the easterly direction.

In this way, not only will the proposed garage cause an arresting effect in regards to 55 Maple Street, but all of the structures on Maple Street to the East of Elm Street.

The current proposal substantially meets this criteria for being considered an inappropriate design.

(3) *violent contrasts of materials:*

Violent contrasts of materials are those materials that conflict so severely to create a incongruent appearance in the overall design. While an argument can be made that too many materials are used in the design, the color and texture of these materials mostly match and do not conflict with each other in any “violent” manner. The materials do contrast with neighboring structures, which are primarily only brick and fiber cementitious siding.

The current proposal partially meets this criteria for being considered an inappropriate design.

(4) *a multiplicity or incongruity of details resulting in a restless and disturbing appearance:*

These details are those who, while not conflicting with the historic context on their own, have such a multitude, or are significantly different than other details on the structure, that it creates an overall messy appearance to the building. The only details that may meet this are the proposed windows and window shutters. The windows appear to widely vary in size on the same façade, while all window shutters on the front façade are asymmetrical, opposing the generally symmetrical appearance of many historic homes in Roswell. Theoretically, these details can be easily amended.

The current proposal partially meets this criteria for being considered an inappropriate design.

(5) *the absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area:*

Behind the preservation of historic structures and sites, ensuring coherence and unity of design intent within the Historic District is the ultimate goal of the Historic Preservation Commission. The design, as it currently stands, has an architectural style that is incongruent to the surrounding structures in the Mill Village. Furthermore, its materials and colors are not coherent to those structures.

The current proposal substantially meets this criteria for being considered an inappropriate design.

In conclusion, the design as proposed substantially meets 3 of the 5 criteria (and partially meets an additional 2) to be considered an inappropriate design for the Historic District. This suggests that Staff should recommend denial for the proposal and leave it to the decision of the Historic Preservation Commission how to allow the proposal to continue.

UDC Design Guidelines

Section 4.17 – The traditional spacing patterns created by the repetition of uniform building widths should be maintained. The Mill Village is, historically, a denser neighborhood for residences, and the spacing proposed with this new construction is not dissimilar to others in the character area. While Maple Street had wider spacing between structures, construction in recent years has made the spacing closer to what is seen elsewhere in the Mill Village. The proposed structure is of a similar width to the other structures on Maple Street.

Section 4.18 – Traditional façade elements should be incorporated into the design. Proposed gas lanterns, gutters, and gooseneck lights are all made of copper. These elements do align with the historic context and traditional façade elements seen throughout the Historic District. Proposed wood doors and double hung windows are as well. These elements are all appropriate and fairly cohesive with traditional façade elements.

Section 4.21 – When designing a new building, it should reflect its time of construction, while respecting key features of the historic context. The structure looks distinctly modern and clearly demonstrates its time of construction. However, the proposed structure does not respect key features of the Mill Village context. Four different building materials are used, a complex roof form with as many as ten (10) different rooflines (not including dormers), and a prominent placing of the garage breaks the building away from anything common to the historic context of the Mill Village.

Section 4.23 – Materials used in the Historic District should be compatible with the historic context. On their

own, all materials proposed are seen elsewhere in the Historic District, with some having extensive use in the Mill Village. However, concern may be raised over the use of seven (7) different materials, in addition to regular glass, in the same structure.

The current proposal has painted Hardie board (also known as fiber cementitious siding), tan brown brick with ivory-color mortar, and grey natural stone all being used for siding; dark bronze metal and black walnut roof shingles are proposed to be used for roofing; and, stained wood and copper for miscellaneous elements such as doors, gutters, lighting, and windows. This relative cacophony of materials should be limited, if at all possible.

Section 4.24 – New detached houses should be compatible with surrounding homes, especially surrounding historic homes. The current proposal fails to account for traditional building dimensions, or even the building dimensions of newer historic-emulating structures in the Mill Village. The current design includes a garage that extends far beyond the front plane of the house, a total width on the higher end of even newer homes in the Mill Village, and the core residence of the house sitting far back from the street (due to the location of the garages). The design is not compatible with surrounding homes, historic and non-historic.

Section 4.25 – The visual impacts of residential garage doors on the streetscape should be limited. The garage is set up in a carriage court style, where the garage is entirely forward of the actual residence of the house, with doors that are perpendicular to the front plane of the house. This is not compatible with the historic context. The UDC Design Guidelines recommends against garage doors being flush with the front plane of the house, let alone being forward of the front plane. The design does not include any additional landscape or hardscape that would limit the primary garage's visibility. The garage doors will not only have a highly visible impact on the streetscape, but are arguably the most immediately visible façade elements on the currently proposed structure.

Section 4.44 – New buildings in the Mill Village should use architectural styles compatible with the Mill Village context. The current proposal does not adhere to this guideline. The structure most resembles the Millenium Mansion style of architecture, which is not a historical style of architecture, and is used sparingly, if at all in the Historic District, and is not used at all elsewhere in the Mill Village character area. The structure is proposed to replace an existing National style structure, a much more common and cohesive architecture style with the remainder of the Mill Village.

Reasoning for recommendation:

Staff recommends **denial** for this application based on the following reasons:

- The proposed design fails to adhere to most of the applicable UDC Design Guidelines for appropriateness within the Historic District;
- As currently submitted, the materials, architecture, and massing of the structure are incompatible with the surrounding built environment and historic context; and
- The proposal is not only located at a highly visible lot where the entire rear of the new structure would be visible from major thoroughfare, Oxbo Road, but is located in, arguably, the most historically-sensitive area of the Historic District, the Mill Village; therefore, increasing the need for adherence to the UDC Design Guidelines.



Figure 1. Existing front façade at 55 Maple Street (photo from Staff)



Figure 2. Rendering of the proposed front façade at 55 Maple Street (provided by applicants)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



Figure 3. Existing rear facade at 55 Maple, as seen from Oxbo Road (photo from Staff)



Figure 4. Rendering of the proposed rear façade (provided by applicants)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



Figure 5. Rendering of proposed structure from above (provided by applicant)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

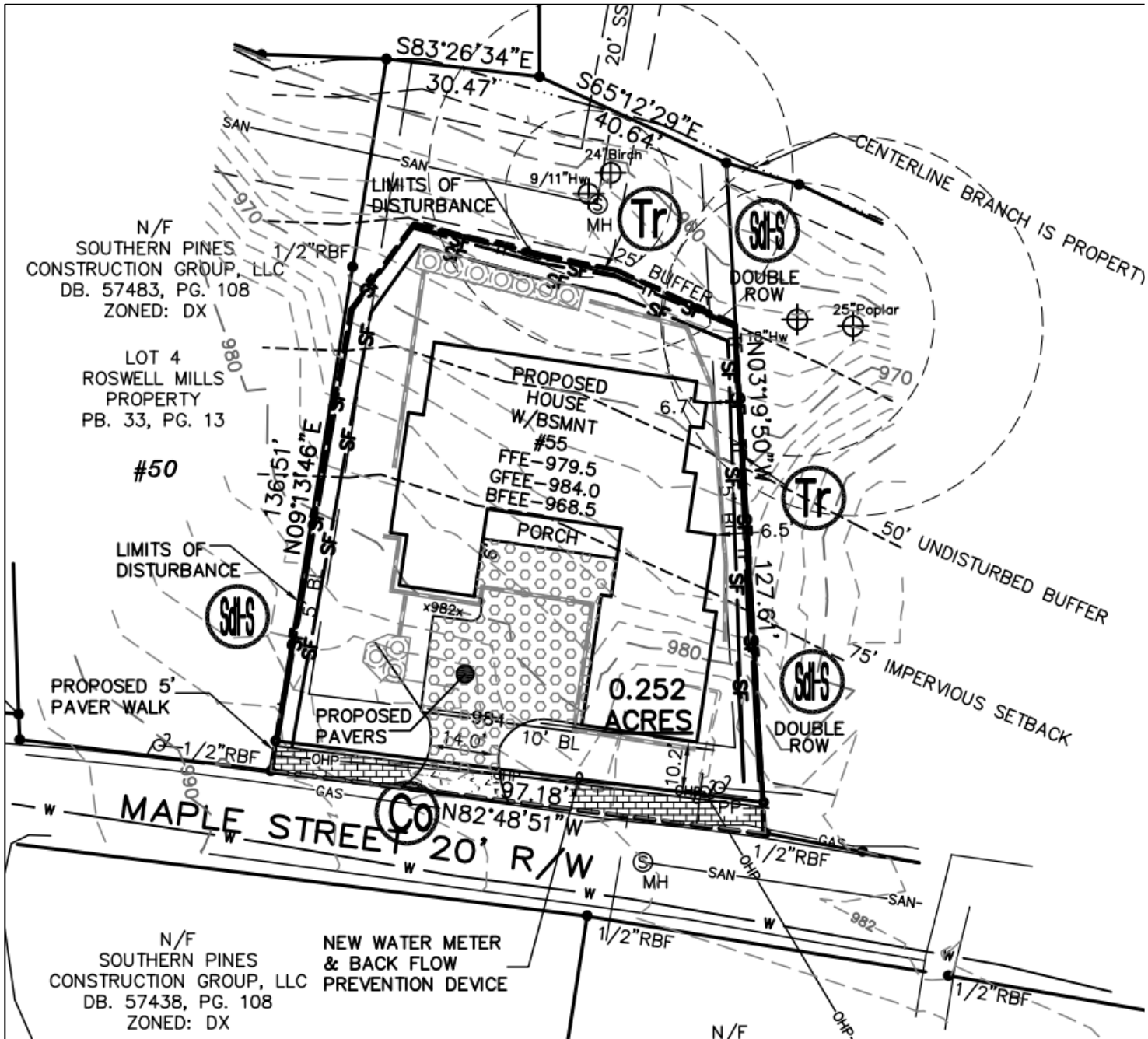
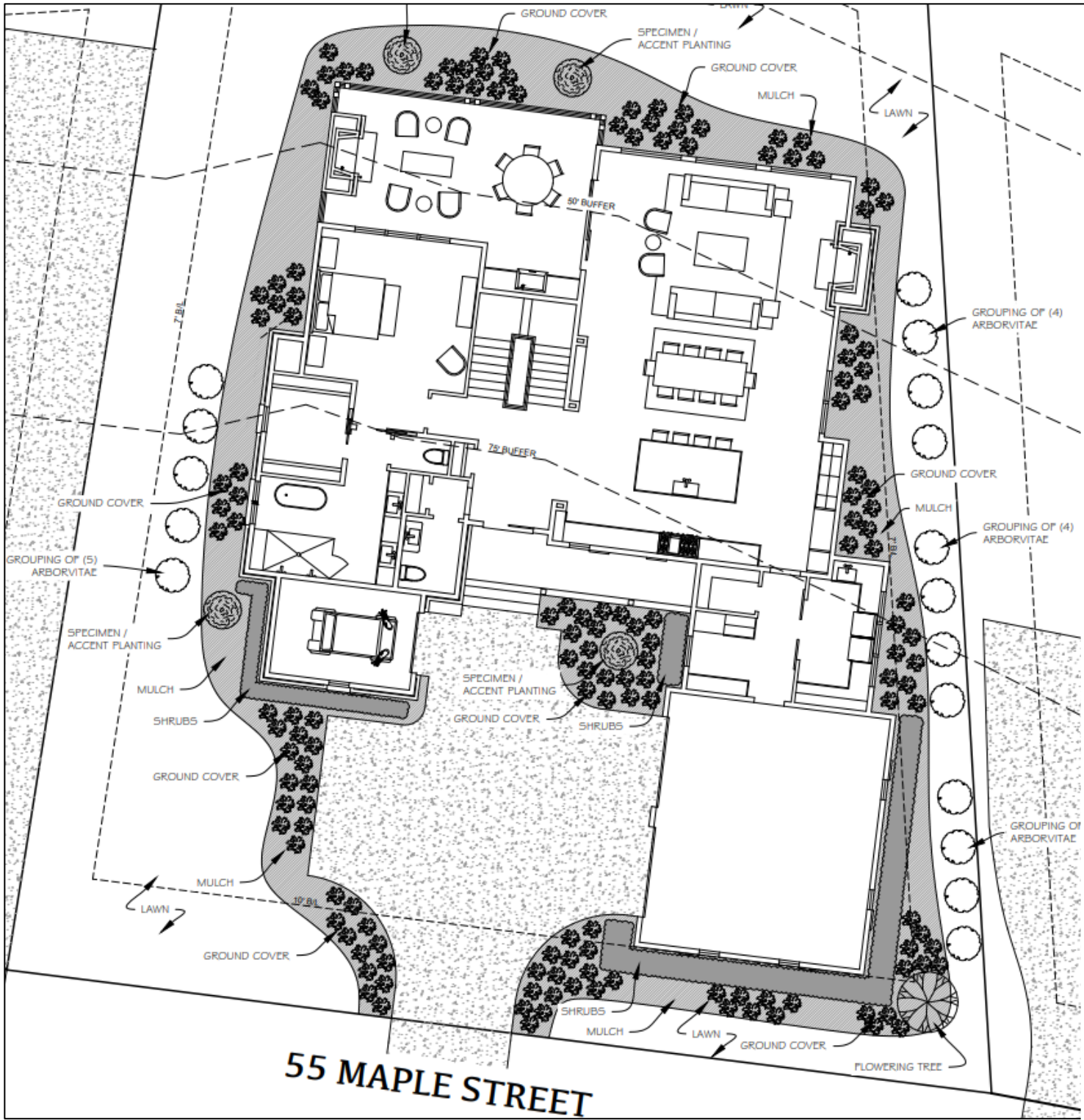


Figure 6. Proposed site plan for 55 Maple Street (provided by applicant)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

Figure 7. Proposed landscaping plan for 55 Maple Street (provided by applicant)

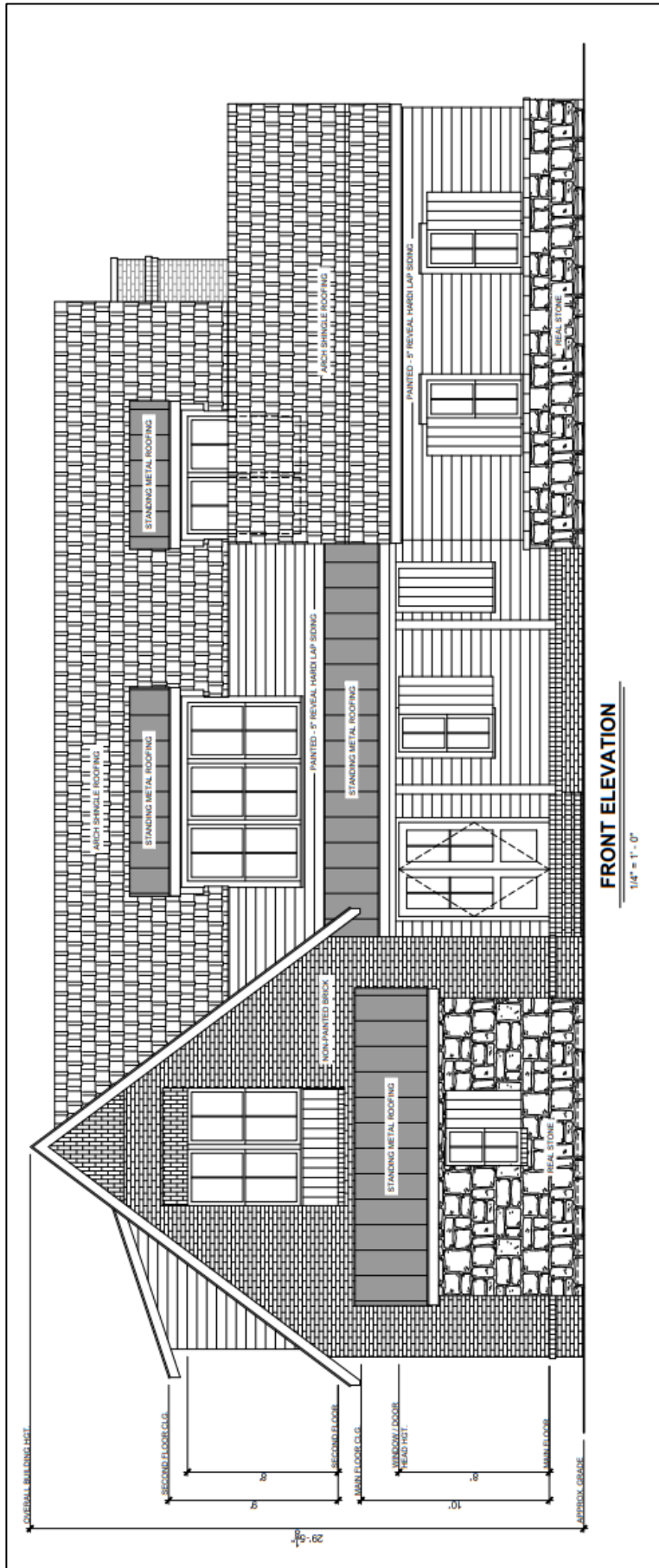


Figure 8. Proposed front elevation (provided by applicants)

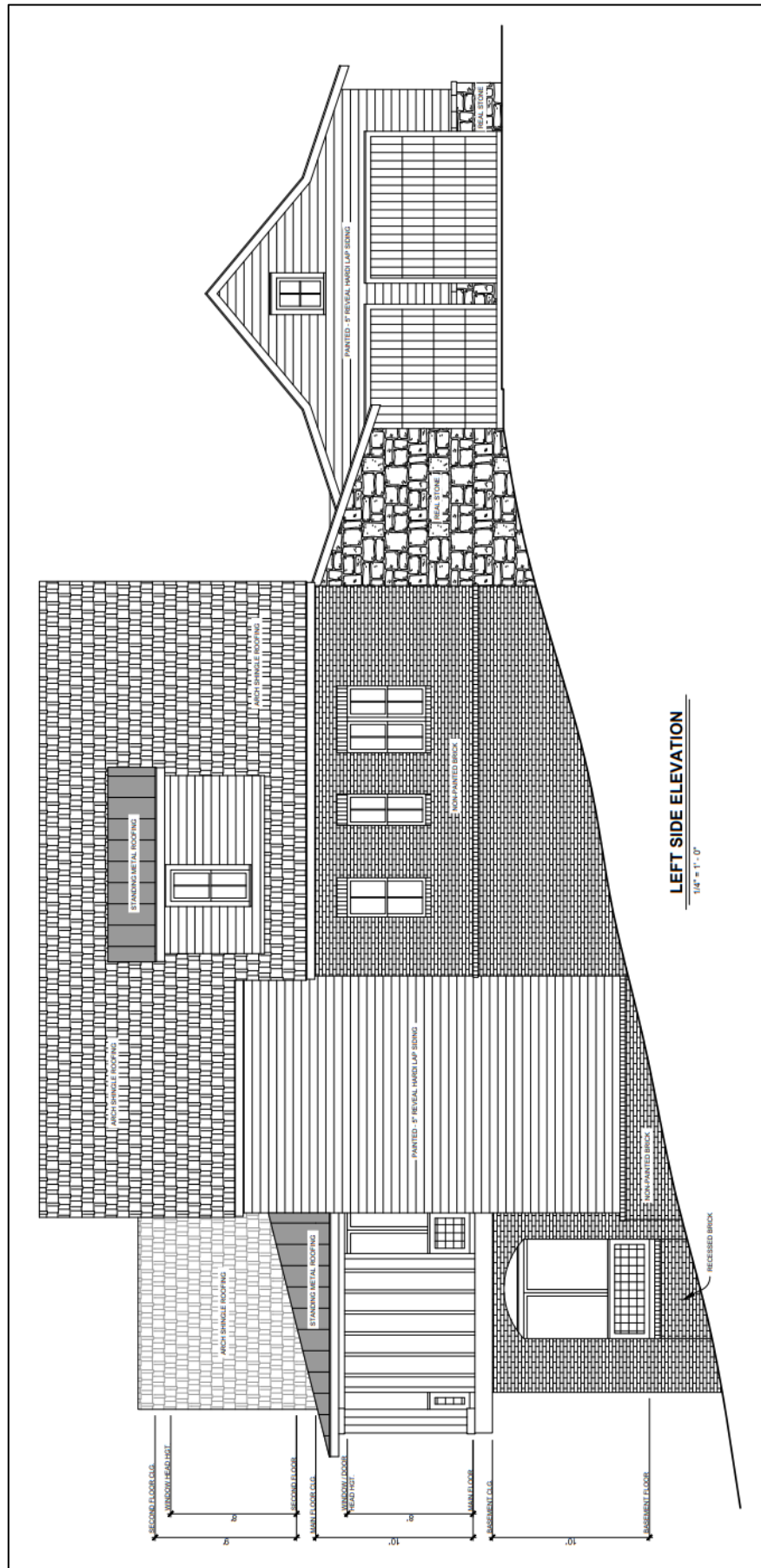


Figure 9. Proposed left side elevation (provided by applicants)

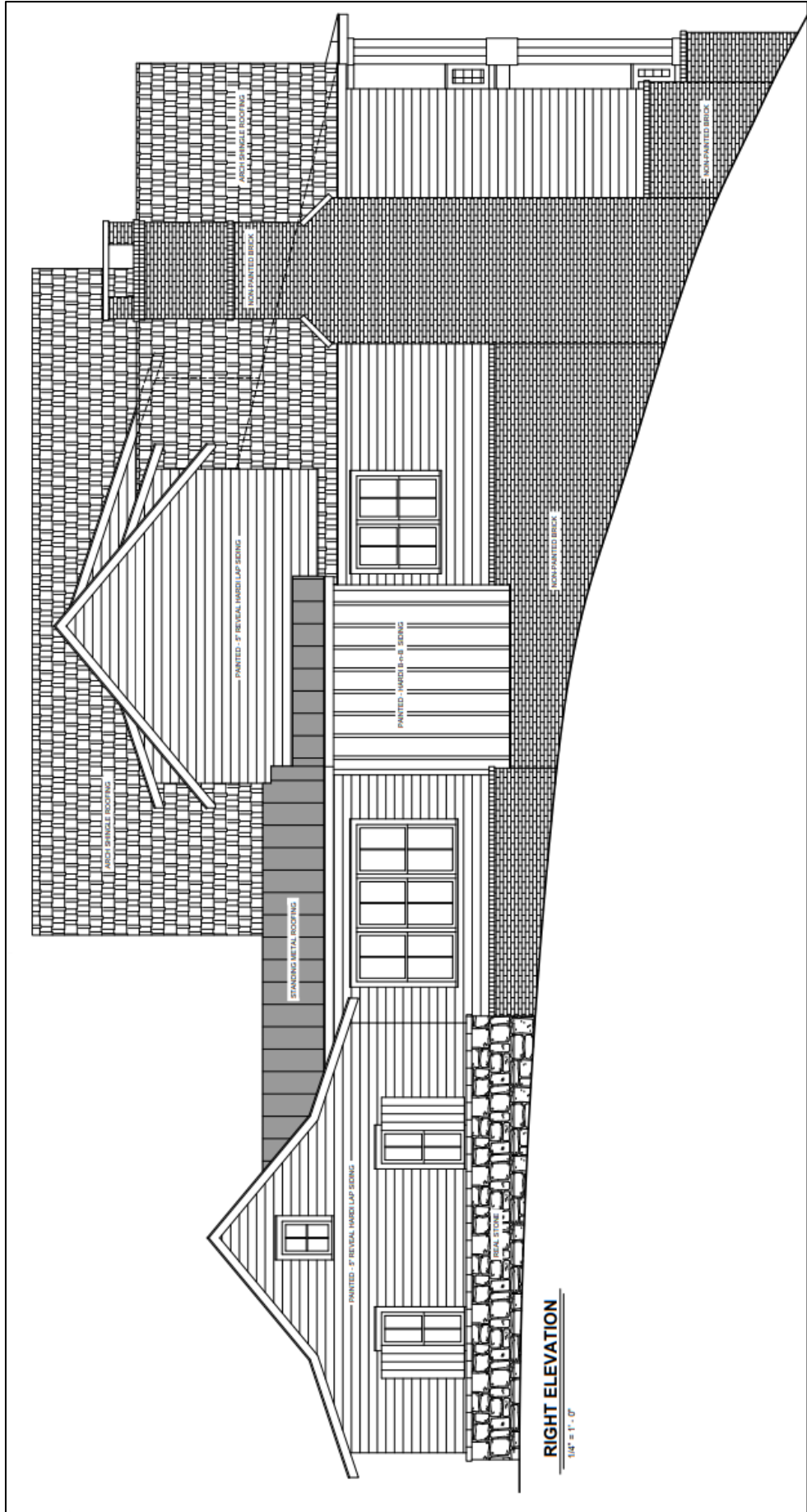


Figure 10. Proposed right-side elevation (provided by applicants)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

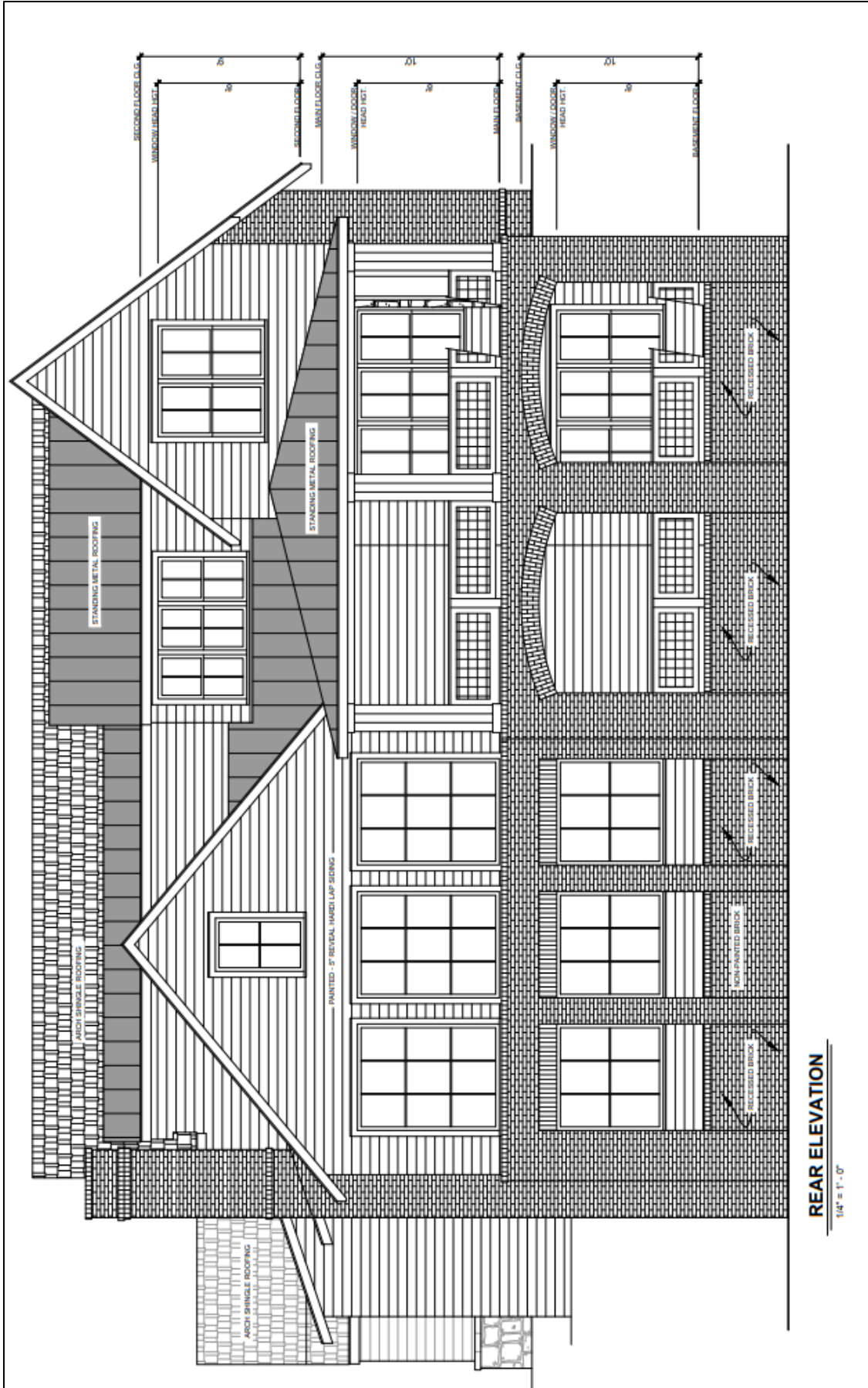


Figure 11. Proposed rear elevation (provided by applicants)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



Figure 12. 55 Maple Street in 2019 (from the 2019 Roswell Historic Resources Survey)



Figure 13. 55 Maple Street in 2003 (from the 2003 Georgia Historic Resources Survey)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



Figure 14. 1947 plat map of the Roswell Mill subdivision (the Mill Village), with a focus on 55 Maple (from City records)



Figure 15. 1956 USGS map of the Mill Village, including 55 Maple (from the United States Geological Survey)

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

Department Comments

Plan review comments

See attached documentation.

Plan review conditions

See attached documentation

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



CITY OF ROSWELL, GA PLAN CONDITIONS REPORT (ZHPC-0126-000005)

Plan Type: Historic Preservation Commission - Roswell	Project:	App Date: 01/30/2026
Work Class: Major	District:	Exp Date: 01/30/2027
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$600,000.00	Assigned To: Dixon, Shea	Approval Expire Date:
Description: This application is for approval of a new home at 55 Maple Street. It should be reviewed in conjunction with our application for demolition of the existing home on the property. Our intent is to build a home that will be consistent in scale and design to the other HPC-approved homes on Maple Street.		
Parcel: 12 -1914-0415-011-4 Main	Address: 55 Maple Street Main Roswell, GA 30075	Zone:

CATEGORY	CONDITION	CREATED	CREATED BY
Tree	Specify replacement trees	3/9/2026	Laura Sommet
Description: Tree			
Comments: During LDP, locate overstory and midstory specimen replacement trees at least 10' from building, 5' from underground utilities.			
Tree	Specify planting schedule	3/9/2026	Laura Sommet
Description: Tree			
Comments: During LDP, show a planting schedule with the specimen recompense trees species (scientific and common), quantity, size (height, DBH), spacing, and any special notes, see (UDC Section 12.1.6).			
Water	Already served with 3/4 res meter	3/3/2026	Chris Boyd
Description: Water service is provided by the City of Roswell. This address is already served with a 3/4" residential meter. On the Site Plant (S-2) you indicate a new meter and backflow. Are you planning on having a new meter installed?			
Comments: Water service is provided by the City of Roswell. This address is already served with a 3/4" residential meter. On the Site Plant (S-2) you indicate a new meter and backflow. Are you planning on having a new meter installed?			
General	General Condition	3/2/2026	Adam Watts
Description: Stormwater Conditions			
Comments: This approval does not suffice for an LDP approval. Permeable pavers are only given 60% pervious credit, the remaining 40% must be considered as impervious surface and included in the total amount of impervious surface. All conditions listed are regarding the LDP submittal. Provide a stormwater maintenance agreement and an inspection & maintenance schedule during the LDP submittal.			
General	General Condition	2/18/2026	Robert Major
Description: 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.			
Building	HPC STANDARD COMMENT	2/3/2026	Rhonda Donehoo-Faulkner
Description: The applicant shall apply for the required building permit(s) and submit the corresponding construction documents for review, as applicable.			
Building	Rhonda Donehoo-Faulkner	2/3/2026	Rhonda Donehoo-Faulkner
Description: Reviewed by:			
Comments: Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com			
Building	DRB Approval	2/3/2026	Rhonda Donehoo-Faulkner
Description: HPC only			
Comments: This approval is for HPC only. A building permit must be applied for and approved before any work can begin.			

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)



CITY OF ROSWELL, GA PLAN CORRECTIONS REPORT (ZHPC-0126-000005)

PLAN ADDRESS: 55 Maple Street
Roswell, GA 30075 **PARCEL:** 12 -1914-0415-011-4

APPLICATION DATE: 01/30/2026 **EXPIRATION DATE:** 01/30/2027 **SQUARE FEET:** 0 **VALUATION:** \$600,000.00

DESCRIPTION: This application is for approval of a new home at 55 Maple Street. It should be reviewed in conjunction with our application for demolition the existing home on the property. Our intent is to build a home that will be consistent in scale and design to the other HPC-approved homes on Maple Street.

Contacts	Name	Company	Address
Applicant	Lee Williams		5641 Clinchfield Trail Peachtree Corners, GA 30092-2028 (Location)
Architect	AARON LINKER EDWARD	BOLD SMAC DESIGNS, LLC	9135 BRUMBELOW RD ALPHARETTA, GA 30022 (Location)
Engineer	Dane Peterson	Survey Concepts	
Owner	STANTON CLARK		195 SLOAN ST ROSWELL, GA 30075 (Location)
Representative	Ryan Colwell	STONE PINES LLC	1742 pine road Marietta, GA 30062 (Location) 1266 Coleman Street Roswell, GA 30072 (Location)

HPC Review

REVIEW ITEM	STATUS	REVIEWER
Building Division v. 3 Review item used to allow building to comment during a plan review - Roswell Comments: This approval is for HPC only. A building permit must be applied for and approved before any work can begin.	Approved with Conditions	Rhonda Donehoo-Faulkner email: rdonehoofaulkner@roswellgov.com
Building Division v. 2 Review item used to allow building to comment during a plan review - Roswell Comments: This approval is for HPC only. A building permit must be applied for and approved before any work can begin.	Approved with Conditions	Rhonda Donehoo-Faulkner email: rdonehoofaulkner@roswellgov.com
Building Division v. 1 Review item used to allow building to comment during a plan review - Roswell	Approved with Conditions	Rhonda Donehoo-Faulkner email: rdonehoofaulkner@roswellgov.com
Engineering v. 2 Roswell Land Development Comments: A SBV and LDP/Building combo permit will be required.	Approved with Conditions	Osmany Ordonez email: oordonez@roswellgov.com
Engineering v. 1 Roswell Land Development Comments: BZA Buffer variance scheduled for 3/10/26.	Approved	Osmany Ordonez email: oordonez@roswellgov.com
Fire v. 2 Review by the Roswell Fire Department Comments: 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 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 eff 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.	Approved	Robert Major email: rmajor@roswellgov.com
Fire v. 1 Review by the Roswell Fire Department Comments: 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 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 eff 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.	Approved	Robert Major email: rmajor@roswellgov.com

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

P&Z HPC v. 3

Approved

Shea Dixon Ph: 770-594-6437 email: sdixon@roswellgov.com

P&Z HPC

Comments: Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com, DX- (Downtown Mixed Use) zoning - Single-family residential is an allowed use in DX- This application, as submitted, is approved.

Additional comments are as follows:

- As a courtesy to the applicant, the porch is being considered to meet 33% width by being 33% of the portion of the facade it projects from, rather than the width of the entire house. This interpretation reduces applicant's need to make the front porch a minimum length of 33% of the front facade of the house. Staff will likely offer their recommendation to HPC based on the following criteria, designs do not need to be adjusted based on these guidelines, but please be aware that recommendations to HPC, as well as final HPC approval will likely be based on their guidance:
 - UDC Design Guidelines 4.10: Locate and design a surface parking area to be compatible with the historic context.
 - UDC Design Guidelines 4.12: Coordinate landscape elements with neighboring properties along the street.
 - UDC Design Guidelines 4.14: Design the mass of a new building to appear subordinate to the historic context.
 - UDC Design Guidelines 4.17: Maintain the traditional spacing patterns created by the repetition of uniform building widths along the street.
 - UDC Design Guidelines 4.18: Incorporate traditional facade elements.
 - UDC Design Guidelines 4.19: Locate windows to be consistent with the general window pattern in the district.
 - UDC Design Guidelines 4.21: Design a new building to reflect its time while respecting key features of the historic context.
 - UDC Design Guidelines 4.23: Use materials compatible with the historic context.
 - UDC Design Guidelines 4.24: Design a new detached house to be compatible with surrounding historic houses.
 - UDC Design Guidelines 4.25: Minimize the visual impacts of residential garage doors on the streetscape (see Figure 28 of the UDC Design Guidelines for further guidance).
 - UDC Design Guidelines 4.42: Respect the historic streetscape pattern of the Mill Village area.
 - UDC Design Guidelines 4.44: Use compatible architectural styles for the Mill Village context.
- The Staff report offering recommendations to HPC will be available to the public no later than one (1) week prior to the HPC meeting the item is scheduled to be heard at.

P&Z HPC v. 2

Approved with Conditions

Shea Dixon Ph: 770-594-6437 email: sdixon@roswellgov.com

P&Z HPC

Comments: Reviewer: Shea Dixon, Planner II, 770-594-6437, sdixon@roswellgov.com, DX- (Downtown Mixed Use) zoning - Single-family residential is an allowed use in DX-

This application, as submitted, is approved with conditions for review for HPC. Conditions that are required to be met *prior* to HPC review are as follows:

1. Updated renderings and architectural plans that include the 6' depth of the front porch must be received by Planning & Zoning no later than March 18th, 2026 in order to remain on the calendar for the April HPC meeting.

Additional comments are as follows:

- As a courtesy to the applicant, the porch is being considered to meet 33% width by being 33% of the portion of the facade it projects from, rather than the width of the entire house. This interpretation reduces applicant's need to make the front porch a minimum length of 33% of the front facade of the house.
- Staff will likely offer their recommendation to HPC based on the following criteria, designs do not need to be adjusted based on these guidelines, but please be aware that recommendations to HPC, as well as final HPC approval will likely be based on their guidance:
- UDC Design Guidelines 4.10: Locate and design a surface parking area to be compatible with the historic context.
 - UDC Design Guidelines 4.12: Coordinate landscape elements with neighboring properties along the street.
 - UDC Design Guidelines 4.14: Design the mass of a new building to appear subordinate to the historic context.
 - UDC Design Guidelines 4.17: Maintain the traditional spacing patterns created by the repetition of uniform building widths along the street.
 - UDC Design Guidelines 4.18: Incorporate traditional facade elements.
 - UDC Design Guidelines 4.19: Locate windows to be consistent with the general window pattern in the district.
 - UDC Design Guidelines 4.21: Design a new building to reflect its time while respecting key features of the historic context.
 - UDC Design Guidelines 4.23: Use materials compatible with the historic context.
 - UDC Design Guidelines 4.24: Design a new detached house to be compatible with surrounding historic houses.
 - UDC Design Guidelines 4.25: Minimize the visual impacts of residential garage doors on the streetscape (see Figure 28 of the UDC Design Guidelines for further guidance).
 - UDC Design Guidelines 4.42: Respect the historic streetscape pattern of the Mill Village area.
 - UDC Design Guidelines 4.44: Use compatible architectural styles for the Mill Village context.

The Staff report offering recommendations to HPC will be available to the public no later than one (1) week prior to the HPC meeting the item is scheduled to be heard at.

Correction: General - Shea Dixon(3/2/26)Not Resolved

Comments: C. Front porch may not be narrower than 5' per UDC 2.2.18.B.1.

Corrective Action: N/A

Correction: General - Shea Dixon(3/2/26)Not Resolved

Comments: B. Fireplace is shown on floor plan (as shown on sheet A01), but not on site plan. Cannot determine if this affects encroachment into the side setback.

Corrective Action: N/A

Correction: General - Shea Dixon(3/2/26)Not Resolved

Comments: D. Development is in protected stream buffer. Applicants are in process to receive stream buffer variance; however, this has so far been delay from approval.

Corrective Action: N/A

Correction: General - Shea Dixon(3/2/26)Not Resolved

Comments: A. Please submit an enlarged site plan, provided site plans are difficult to analyze for code compliance.

Corrective Action: N/A

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

P&Z HPC v. 1

Requires Re-submit

Shea Dixon Ph: 770-594-6437 email: sdixon@roswellgov.com

P&Z HPC

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

DX- (Downtown Mixed Use) zoning - Single-family residential is an allowed use in DX-

This application, as submitted, is denied. Denial is given for the following:

- A. Please submit an enlarged site plan, provided site plans are difficult to analyze for code compliance.
- B. Fireplace is shown on floor plan (as shown on sheet A01), but not on site plan. Cannot determine if this affects encroachment into the side setback.
- C. Front porch may not be narrower than 5' per UDC 2.2.18.B.1.
- D. Development is in protected stream buffer. Applicants are in process to receive stream buffer variance; however, this has so far been delayed from approval.

Additional comments are as follows:

- As a courtesy to the applicant, the porch is being considered to meet 33% width by being 33% of the portion of the facade it projects from, rather than the width of the entire house. This interpretation reduces applicant's need to make the front porch a minimum length of 33% of the front facade of the house.

Staff will likely offer their recommendation to HPC based on the following criteria:

- UDC Design Guidelines 4.10: Locate and design a surface parking area to be compatible with the historic context.
- UDC Design Guidelines 4.12: Coordinate landscape elements with neighboring properties along the street.
- UDC Design Guidelines 4.14: Design the mass of a new building to appear subordinate to the historic context.
- UDC Design Guidelines 4.17: Maintain the traditional spacing patterns created by the repetition of uniform building widths along the street.
- UDC Design Guidelines 4.18: Incorporate traditional façade elements.
- UDC Design Guidelines 4.19: Locate windows to be consistent with the general window pattern in the district.
- UDC Design Guidelines 4.21: Design a new building to reflect its time while respecting key features of the historic context.
- UDC Design Guidelines 4.23: Use materials compatible with the historic context.
- UDC Design Guidelines 4.24: Design a new detached house to be compatible with surrounding historic houses.
- UDC Design Guidelines 4.25: Minimize the visual impacts of residential garage doors on the streetscape (see Figure 28 of the UDC Design Guidelines for further guidance).
- UDC Design Guidelines 4.42: Respect the historic streetscape pattern of the Mill Village area.
- UDC Design Guidelines 4.44: Use compatible architectural styles for the Mill Village context.

The Staff report offering recommendations to HPC will be available to the public no later than one (1) week prior to the HPC meeting the item is scheduled to be heard at.

No additional issues or concerns discovered upon initial review of this application.

Correction: General - Shea Dixon(2/10/26)Not Resolved

Comments: C. Front porch may not be narrower than 5' per UDC 2.2.18.B.1.

Corrective Action: N/A

Correction: General - Shea Dixon(2/10/26)Not Resolved

Comments: D. Development is in protected stream buffer. Applicants are in process to receive stream buffer variance; however, this has so far been delayed from approval.

Corrective Action: N/A

Correction: General - Shea Dixon(2/10/26)Not Resolved

Comments: A. Please submit an enlarged site plan, provided site plans are difficult to analyze for code compliance.

Corrective Action: N/A

Correction: General - Shea Dixon(2/10/26)Not Resolved

Comments: B. Fireplace is shown on floor plan (as shown on sheet A01), but not on site plan. Cannot determine if this affects encroachment into the side setback.

Corrective Action: N/A

Sanitation v. 2

Approved

Nick Pezzello email: npezzello@roswellgov.com

Roswell

Sanitation v. 1

Approved

Nick Pezzello email: npezzello@roswellgov.com

Roswell

Stormwater v. 2

Approved with Conditions

Adam Watts Ph: (770) 817-6788 email: awatts@roswellgov.com

Roswell

Correction: General - Adam Watts(3/2/26)Not Resolved

Comments: Comments Below:

1. Dry wells shown inside of the stream buffers. You may need to remove dry wells from the 50' undisturbed stream buffer.
2. Dry wells shown at the front of the property near maples street must be 10' away from property lines, house foundation, and all structures.
3. Brick pavers must be included in impervious total.
4. Additional comments will follow upon LDP submittal.

Corrective Action: Stormwater Comments

Stormwater v. 1

Requires Re-submit

Adam Watts Ph: (770) 817-6788 email: awatts@roswellgov.com

Roswell

Comments: Adam Watts

Correction: General - Adam Watts(2/17/26)Not Resolved

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

Comments: Comments Below:

1. Dry wells shown inside of the stream buffers. You may need to remove dry wells from the 50' undisturbed stream buffer.
2. Dry wells shown at the front of the property near maples street must be 10' away from property lines, house foundation, and all structures.
3. Brick pavers must be included in impervious total.
4. Additional comments will follow upon LDP submittal.

Corrective Action: Stormwater Comments

Transportation v. 2 **Approved with Comments** **Serge Osse email: sosse@roswellgov.com**

Roswell
 Comments: All comments are addressed.

Transportation v. 1 **Requires Re-submit** **Serge Osse email: sosse@roswellgov.com**

Roswell

Tree v. 2 **Approved with Conditions** **Laura Sommet email: ldadisman@roswellgov.com**

Tree - Roswell

Correction: Tree Plan - Laura Sommet(3/2/26)Not Resolved

Comments: Provide tree plan, tree protection plan with recompense plantings from previously preserved 34" black walnut to include (9) trees as recompense for the loss of the 34" black walnut and (8) trees to account for those not installed on 64 Maple Street. Trees species to include no more than 40% of one genus and must be 80% native.

Corrective Action: Requires re-submit

Correction: Tree protection fence - Laura Sommet(3/2/26)Not Resolved

Comments: 1. Show and label tree protection fencing. There is a 'Tr' symbol but no linetype/linework labeled.
 2. Trenching prohibited within root zones of preserved trees. "Keep Out - Tree Protection Area" signs to be posted every 50 feet along protection fence. Revise or provide alternate details.

Corrective Action: Requires re-submit

Tree v. 1 **Requires Re-submit** **Laura Sommet email: ldadisman@roswellgov.com**

Tree - Roswell

Correction: Tree protection fence - Laura Sommet(2/18/26)Not Resolved

Comments: 1. Show and label tree protection fencing. There is a 'Tr' symbol but no linetype/linework labeled.
 2. Trenching prohibited within root zones of preserved trees. "Keep Out - Tree Protection Area" signs to be posted every 50 feet along protection fence. Revise or provide alternate details.

Corrective Action: Requires re-submit

Correction: Tree Plan - Laura Sommet(2/18/26)Not Resolved

Comments: Provide tree plan, tree protection plan with recompense plantings from previously preserved 34" black walnut to include (9) trees as recompense for the loss of the 34" black walnut and (8) trees to account for those not installed on 64 Maple Street. Trees species to include no more than 40% of one genus and must be 80% native.

Corrective Action: Requires re-submit

Water v. 2 **Approved with Conditions** **Chris Boyd email: cboyd@roswellgov.com**

Roswell

Comments: Water service is provided by the City of Roswell. This address is already served with a 3/4" residential meter. On the Site Plant (S-2) you indicate a meter and backflow. Are you planning on having a new meter installed?

Correction: Meter box and backflow location - Chris Boyd(3/2/26)Not Resolved

Comments: Need to show location of meter box and backflow prevention device on site plan sheet and Utility plan sheet.

Water v. 1 **Requires Re-submit** **Chris Boyd email: cboyd@roswellgov.com**

Roswell

Comments: Need to show location of meter on the site plan.

Correction: Meter box and backflow location - Chris Boyd(2/4/26)Not Resolved

Comments: Need to show location of meter box and backflow prevention device on site plan sheet and Utility plan sheet.

CONDITION(S)

Shea Dixon - 1. Updated renderings and architectural plans that include the 6' depth of the front porch must be received by Planning & Zoning no later than March 18th, 2026 in order to remain on the calendar for the April HPC meeting.

Comment: 1. Updated renderings and architectural plans that include the 6' depth of the front porch must be received by Planning & Zoning later than March 18th, 2026 in order to remain on the calendar for the April HPC meeting.

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

PLAN CORRECTIONS REPORT (ZHPC-0126-000005)

eReview Session for HPC Review v. 1

FILES: 55 Maple - Design Board Exterior.pdf
 55 Maple Current Photos.pdf
 55 Maple HPC Lol.pdf
 55 Maple Site, Tree, Grading Plan 1.29.26.pdf
 55Maple-Renderrings.pdf
 55MapleSt_StonePine_01.25.26_ST1_Landscape.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG
Serge Osse	(CoR refers to the City of Roswell standard Construction Specifications and Subdivision Regulations manual). (UDC refers to the City of Roswell Unified Development Code). The CoR and UDC manuals are available on the City of Roswell website. Transportation comments: a. Label width of the proposed brick pavers. b. Dedicate right-of-way along the site frontage as necessary to encompass the proposed brick pavers plus a minimum 1 foot. c. Label width of the proposed driveway. Build the driveway in accordance with the residential driveway detail in CoR page 75. Attach that detail. d. Build the brick pavers in accordance with the brick pavers detail in CoR page 73 which shows a 4 inches concrete base. Attach that detail. Replace the header curb shown in that detail with granite curb to match the adjacent streetscape to the west. e. Note: RDOT inspectors need to be called to inspect the forms prior to any pouring of concrete for all driveways, aprons, and sidewalks (if applicable). Failure to do so may result in the City not accepting concrete work or granting or approving C.O.'s if out of compliance. Contact RDOT at 770-594-6420 (office) or 770-594-6277 (direct) or email Lee Dyer at Ldyer@roswellgov.com. and request to make an appointment with inspector to avoid rework at applicant expense. f. Note: Prior to formal resubmittal in EPL, the applicant could send draft revisions to reviewer directly for courtesy review, if he/she so desires.	2/5/2026 12:56 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	1

eReview Session for HPC Review v. 2

FILES: 55 Maple Site, Tree, Grading Plan 1.29.26.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG
Isommet	30'-0"	3/9/2026 3:39 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	4
Isommet	10'-4"	3/9/2026 3:39 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	4
Isommet	7'-6"	3/9/2026 3:39 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	4
Isommet	locate proposed trees at least 10' from the building and 5' from any underground utilities	3/9/2026 3:41 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	4
Isommet	During LDP, show plant schedule with trees by species (scientific and common), quantity, height, size, spacing, and any special notes	3/9/2026 3:42 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	4

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

PLAN CORRECTIONS REPORT (ZHPC-0126-000005)

eReview Session for HPC Review v. 1

FILES: 55 Maple Site, Tree, Grading Plan 1.29.26.pdf
 55MapleSt_plans and renderings StonePine_03.16.26_revised.pdf
 Approval Letter SBV 55 Maple Street.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG
Serge Osse	(CoR refers to the City of Roswell standard Construction Specifications and Subdivision Regulations manual). (UDC refers to the City of Roswell Unified Development Code). The CoR and UDC manuals are available on the City of Roswell website. Transportation comments: a. Label width of the proposed brick pavers. b. Dedicate right-of-way along the site frontage as necessary to encompass the proposed brick pavers plus a minimum 1 foot. c. Label width of the proposed driveway. Build the driveway in accordance with the residential driveway detail in CoR page 75. Attach that detail. d. Build the brick pavers in accordance with the brick pavers detail in CoR page 73 which shows a 4 inches concrete base. Attach that detail. Replace the header curb shown in that detail with granite curb to match the adjacent streetscape to the west. e. Note: RDOT inspectors need to be called to inspect the forms prior to any pouring of concrete for all driveways, aprons, and sidewalks (if applicable). Failure to do so may result in the City not accepting concrete work or granting or approving C.O.'s if out of compliance. Contact RDOT at 770-594-6420 (office) or 770-594-6277 (direct) or email Lee Dyer at Ldyer@roswellgov.com. and request to make an appointment with inspector to avoid rework at applicant expense. f. Note: Prior to formal resubmittal in EPL, the applicant could send draft revisions to reviewer directly for courtesy review, if he/she so desires.	2/5/2026 12:56 PM	55 Maple Site, Tree, Grading Plan 1.29.26.pdf	1

Attachment: 55 Maple - Staff report (ZHPC-0126-000005 - 55 Maple Street)

ROBERT LELAND PROPERTIES, LLC

January 26, 2026

LETTER OF INTENT

To Whom It May Concern:

I represent Robert Leland Properties, LLC, which has entered into a Purchase and Sale Agreement with the Estate of Robert Stanton Clark to purchase 55 Maple Street in the Roswell Historic Mill District.

We intend to replace the existing duplex home with a new home that better fits the overall HPC district intent and helps finish the look of the street. We are submitting both HPC Demolition and HPC Major (Rebuild) applications simultaneously for the March HPC meeting.

We engaged Rodriguez Engineering Group to assess the existing structure. His letter is included with this submittal. He believes we cannot salvage the structural and foundation elements of the existing house. I refer you to the submitted PDF: "55 Maple Current Photos."

We will engage Stone Pine, LLC (Ryan Colwell) to build the new home. Ryan has built most of the beautiful homes on this stretch of Maple Street.

Sincerely,



Lee Williams

Manager, Robert Leland Properties

Attachment: 55 Maple - Letter of intent (ZHPC-0126-000005 - 55 Maple Street)

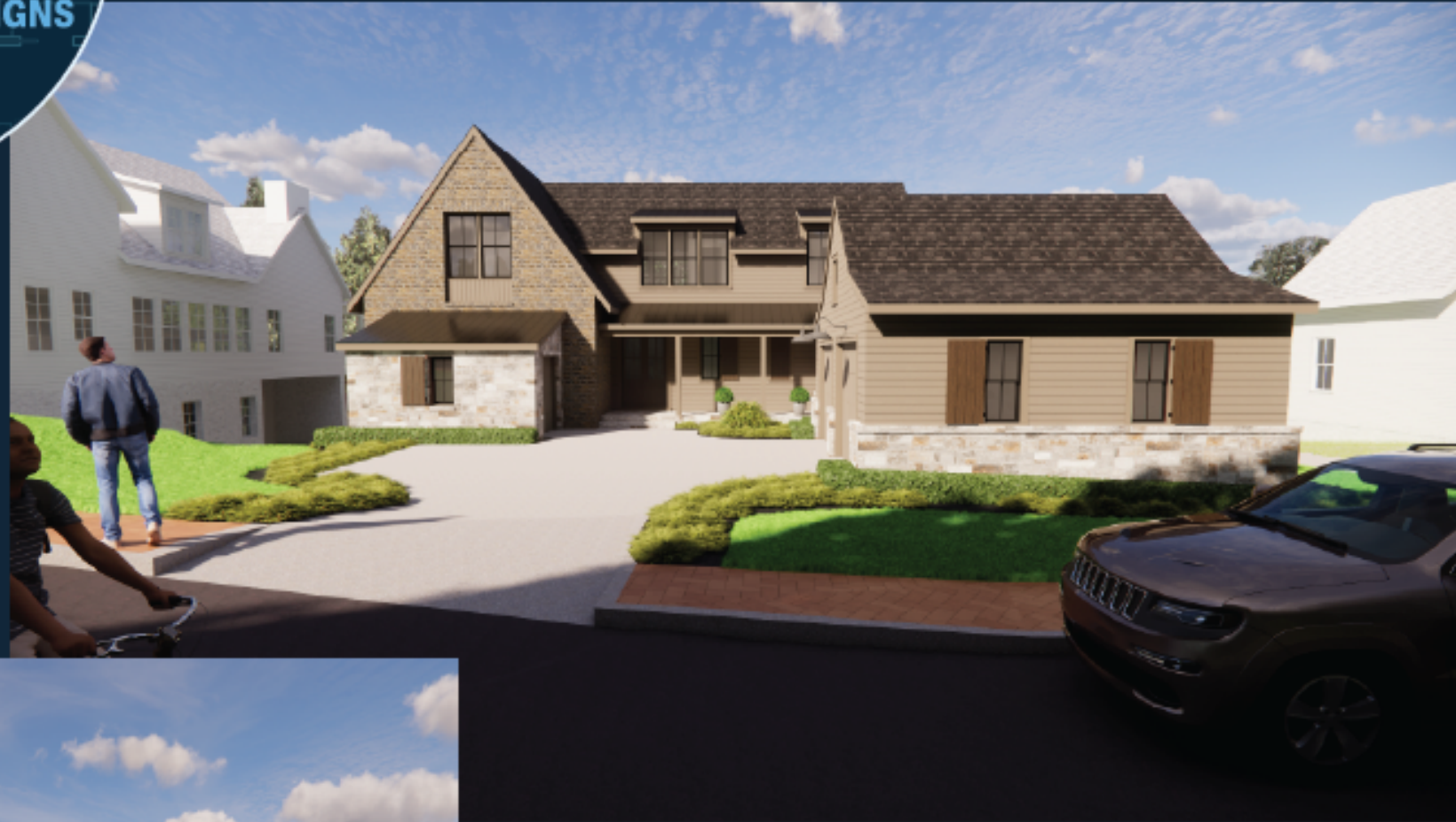


55 Maple Street Residence

Exterior

Reference

Renderings



Attachment: 55 Maple - Material board and renderings (ZHPC-0126-000005 - 55 Maple Street)



55 Maple Street Residence

Exterior

Materials & Design Selections



Hyland Copper Gas & Electric Lanterns



Gooseneck lights over garages



Mill Creek Country Squire natural stone



Stained Wood and Glass Front Doors



4 Lite Double Hung Painted Windows



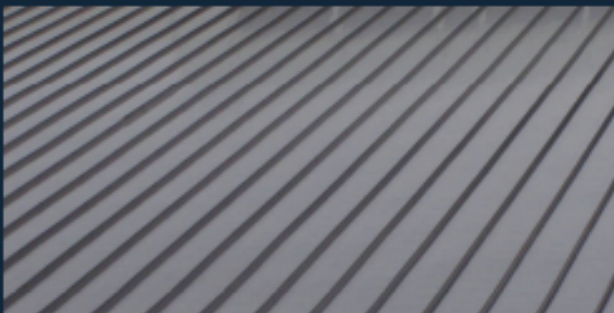
Painted Hardie Lap Siding



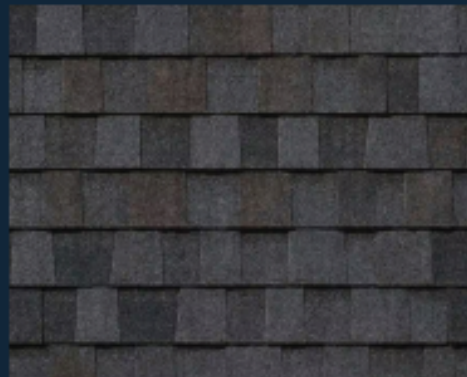
Cherokee Brick Savannah Gray with Ivory Mortar



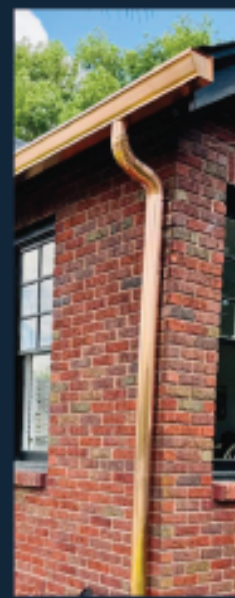
Mill Creek Country Squire natural stone



Dark Bronze Metal Roofing



Black Walnut Architectural Shingles



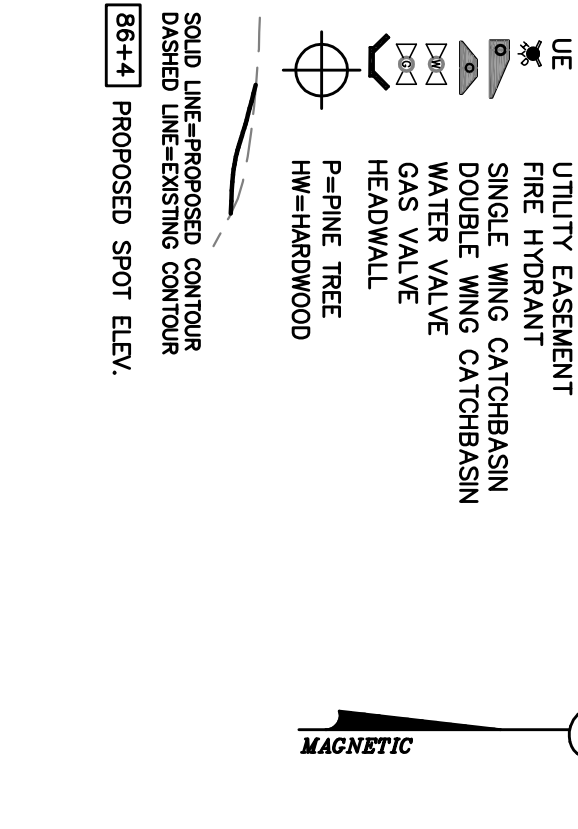
Copper gutters with round down spouts



Exterior Color Palette

LEGEND

- REF REBAR FOUND
- CRS CAPED REBAR
- OFF OPEN TOP FOUND
- UNJ UNJUNCTION BOX
- LLJ LAND LOT LINE
- MP MAP
- PL PROPERTY LINE
- BL BUILDING LINE
- CF CATCH BASIN
- C/O CLEAN OUT
- DE DRAINAGE EASEMENT
- DRP DRAIN INLET
- REF REBAR FOUND
- S/S SANITARY SEWER EASEMENT
- CRZ CRITICAL ROOT ZONE



FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (D63)

TYPES OF SPECIES	PLANTING YEAR	FIRST MAINTENANCE	SECOND MAINTENANCE	THIRD MAINTENANCE	RATE (LBS/1000 S.F.)	PLANTING DATES BY REGION
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	10-10-10	10-10-10	50-100	M-1, C
COOL SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	10-10-10	10-10-10	30	
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	10-10-10	10-10-10	50-100	
WARM SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	10-10-10	10-10-10	50	

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (D63)

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION
RYE (GRAN)	3.9 lbs.	3 bu.	9/15-12/1
PERGRASS	0.9 lbs.	40 lbs.	8/15-11/9
RYE & ANNUAL LESPEDEZA	0.8 lbs.	24 lbs.	9/1-4/1
WEEDING LOWGRASS	0.1 lbs.	4 lbs.	4/1-6/1
SUDANGRASS	1 lb.	60 lbs.	5/1-8/1
BROWNTOP WILLET	1.1 lbs.	50 lbs.	4/15-7/1
WHEAT	4.1 lbs.	3 bu.	9/15-12/1

NOTES

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE. ALL DEMOLITION DEBRIS TO BE HAULLED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR. SCHEDULE INSPECTIONS ON CITY PORTAL.

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO PROGRESS BEING POURED. LOCATOR AND REGISTERED ENGINEER, PERMS, PIPES, FLOOD LAMPS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM DEMONSTRATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WATER QUALITY BARR(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BARR(S).

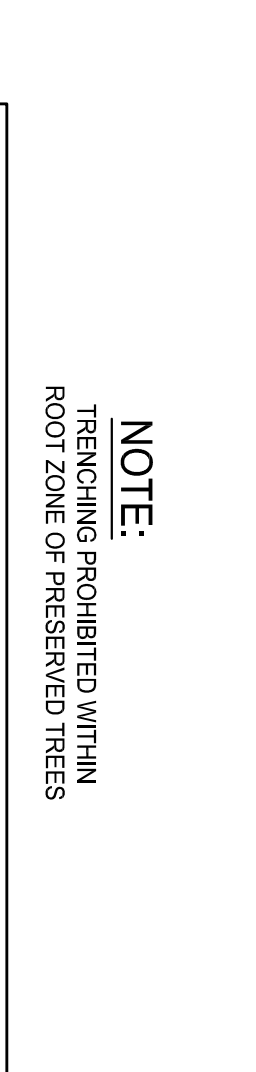
NO WATER QUALITY BARR(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00 PM - 7:30 PM SATURDAY 8:00AM - 5:00PM

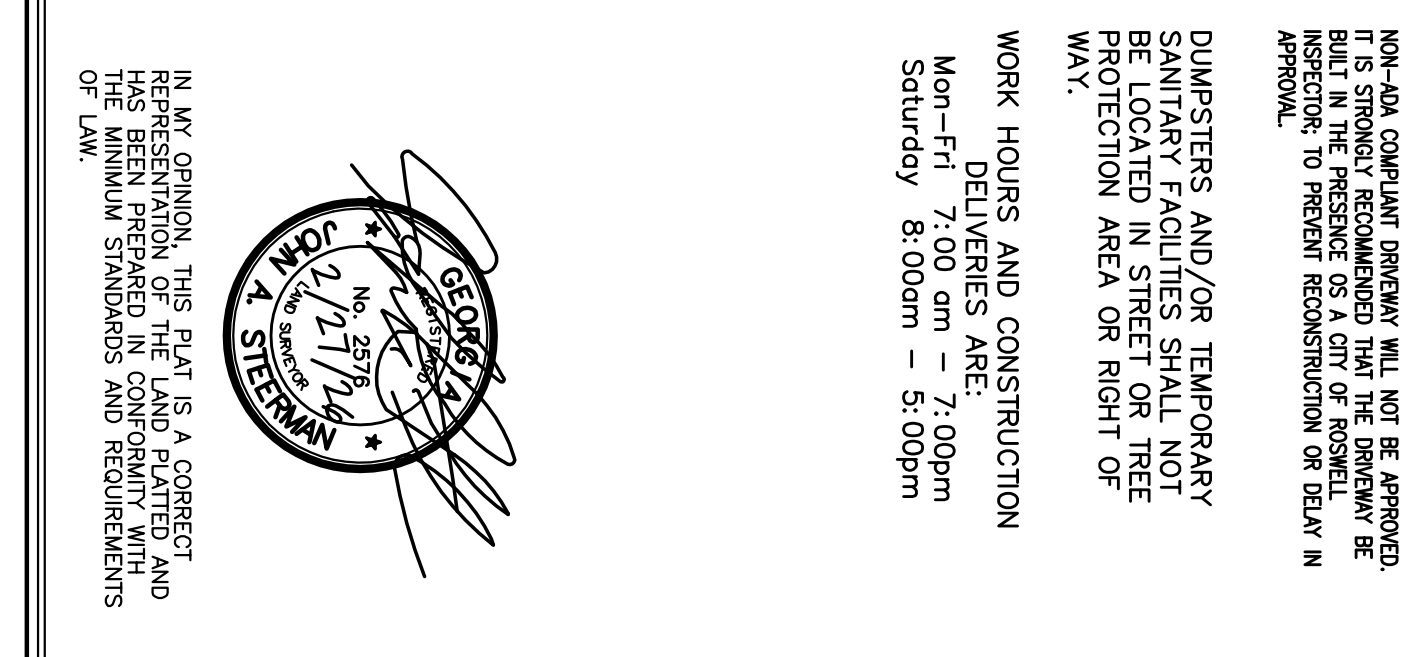
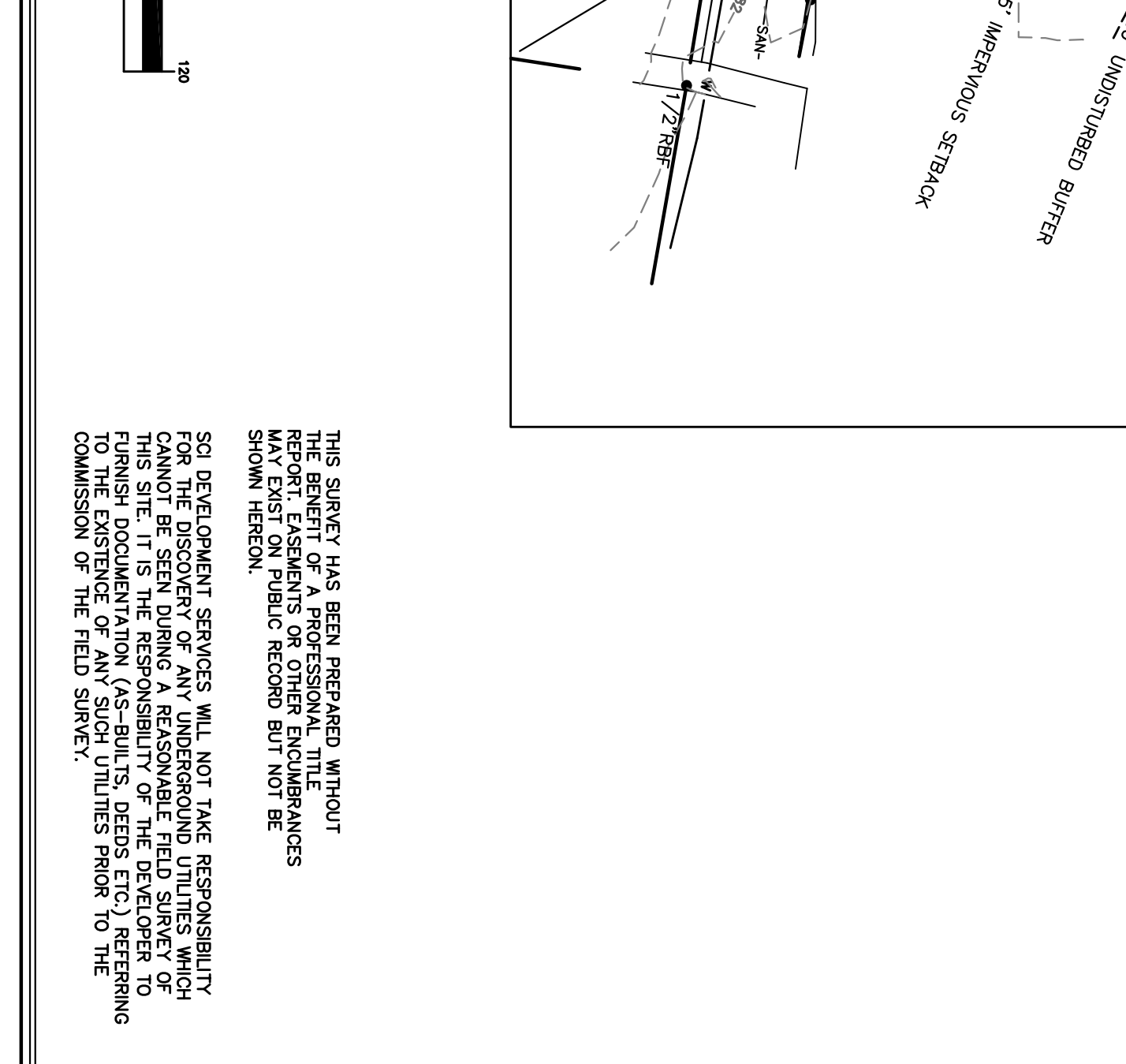
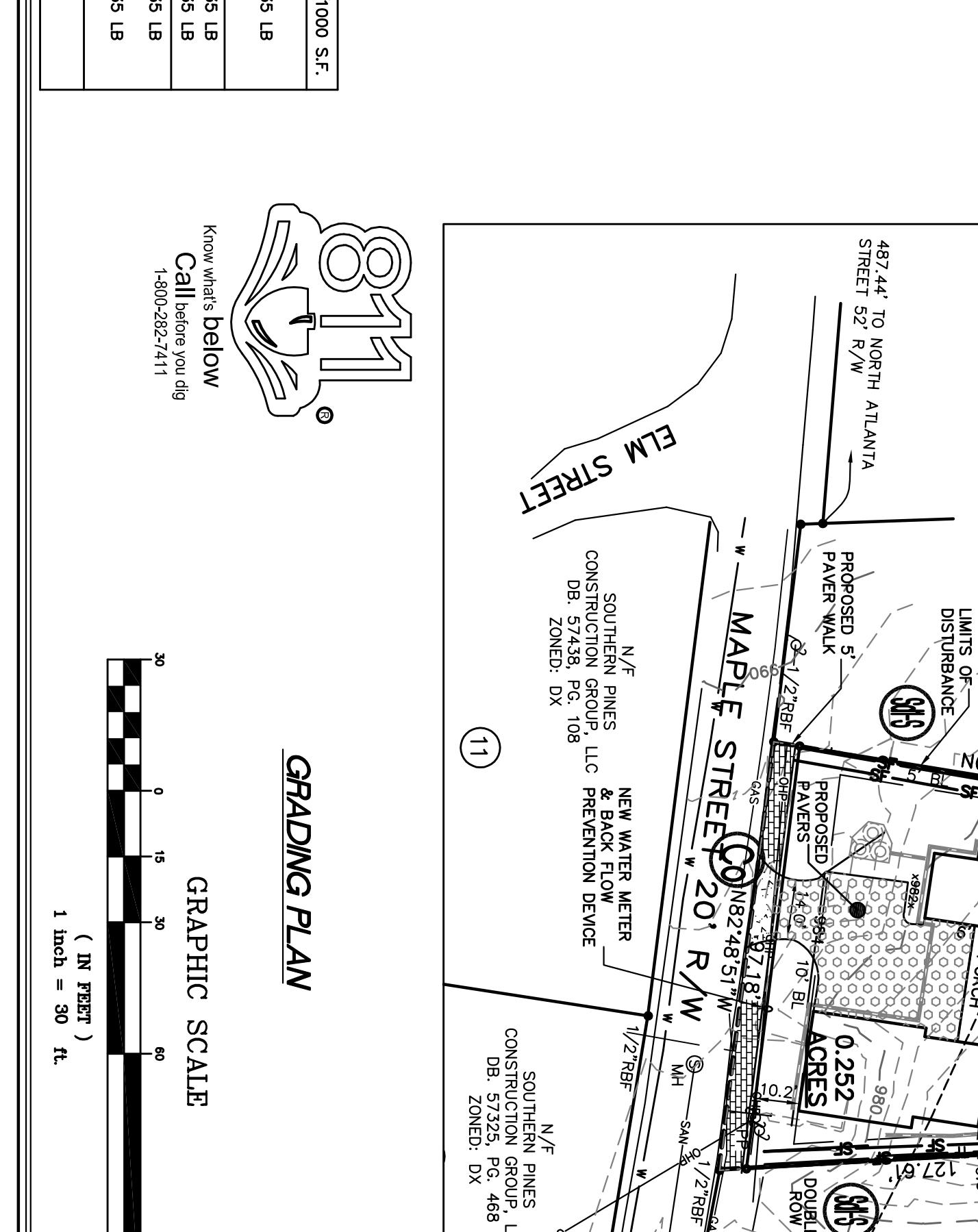
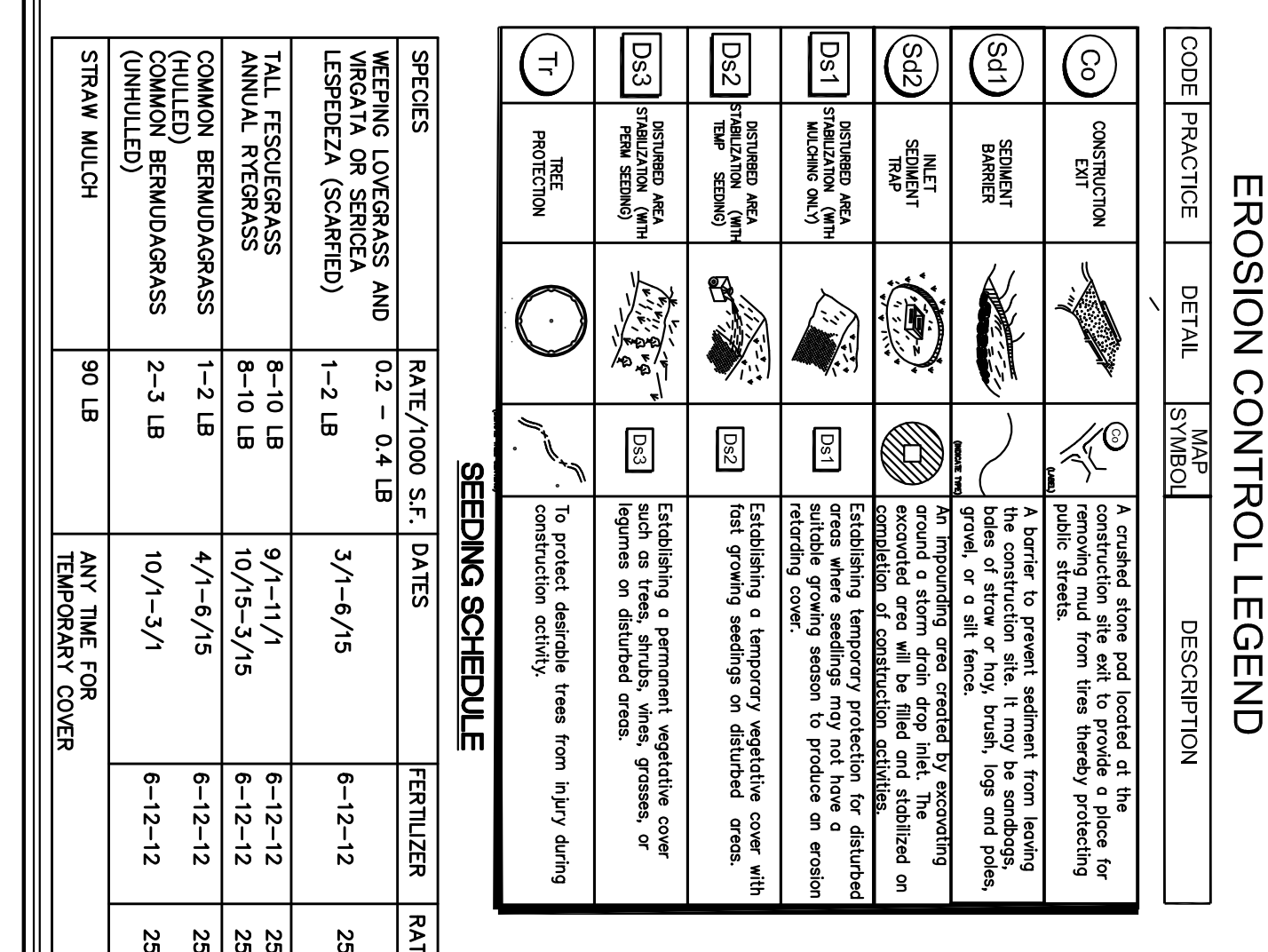
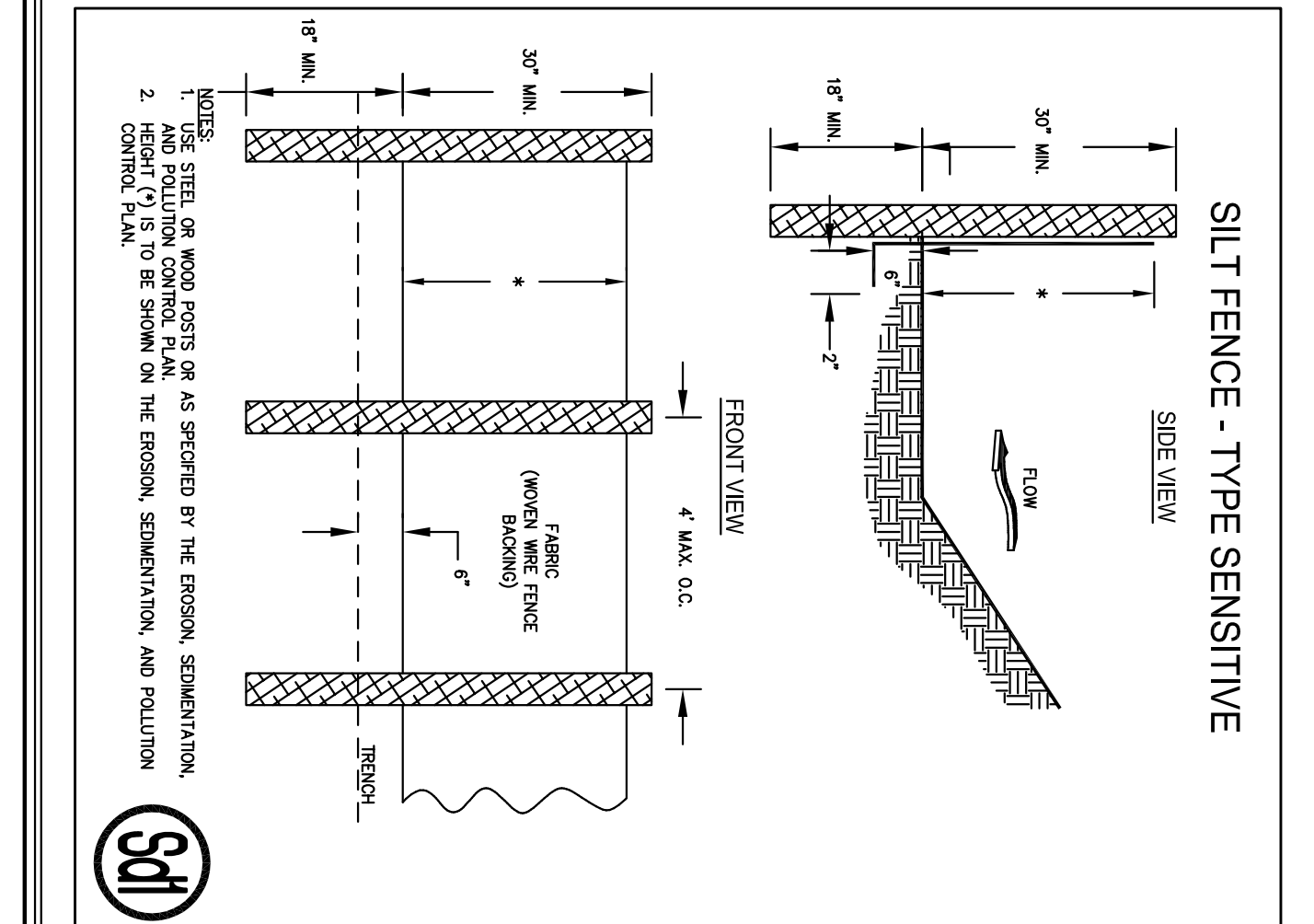
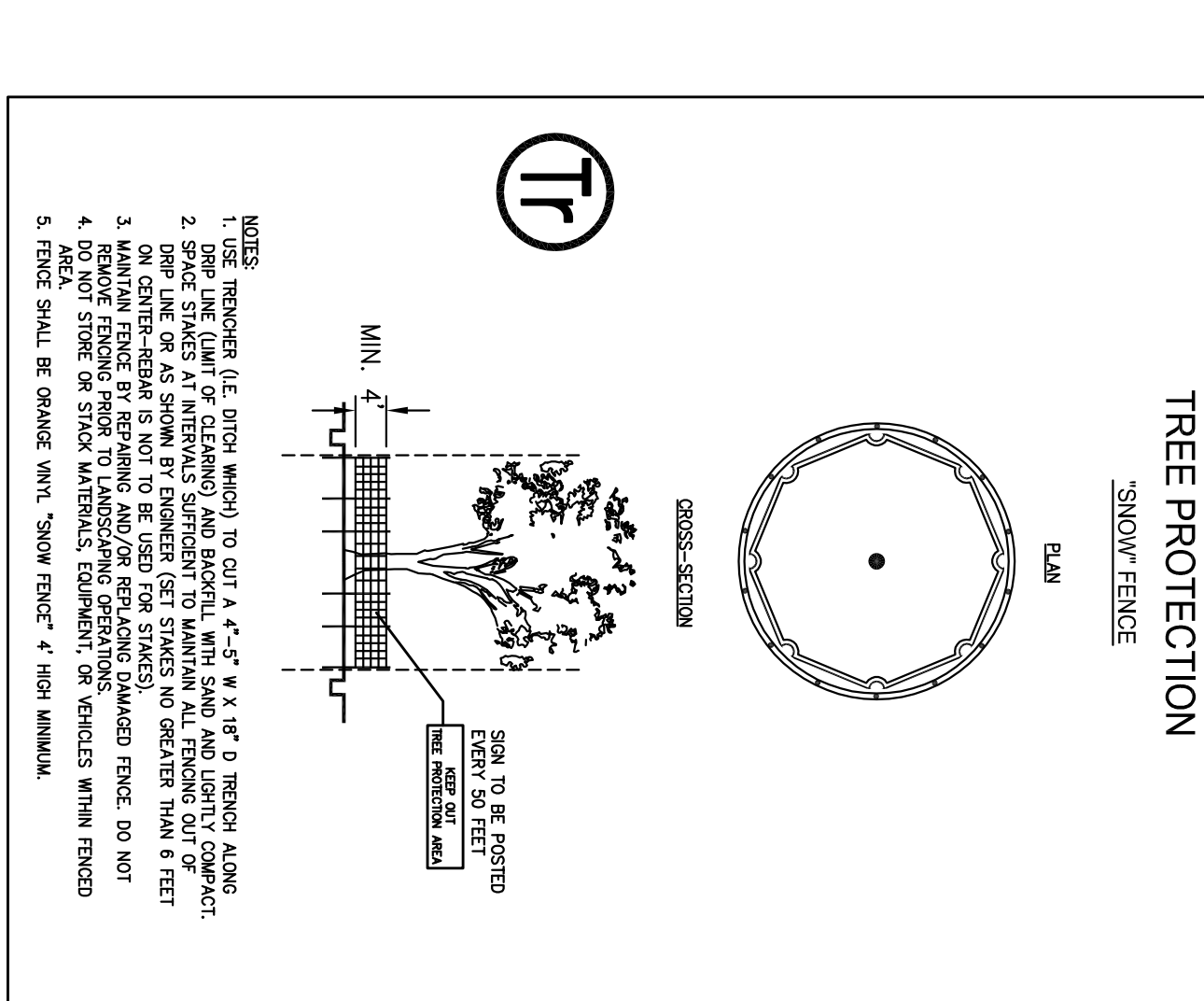
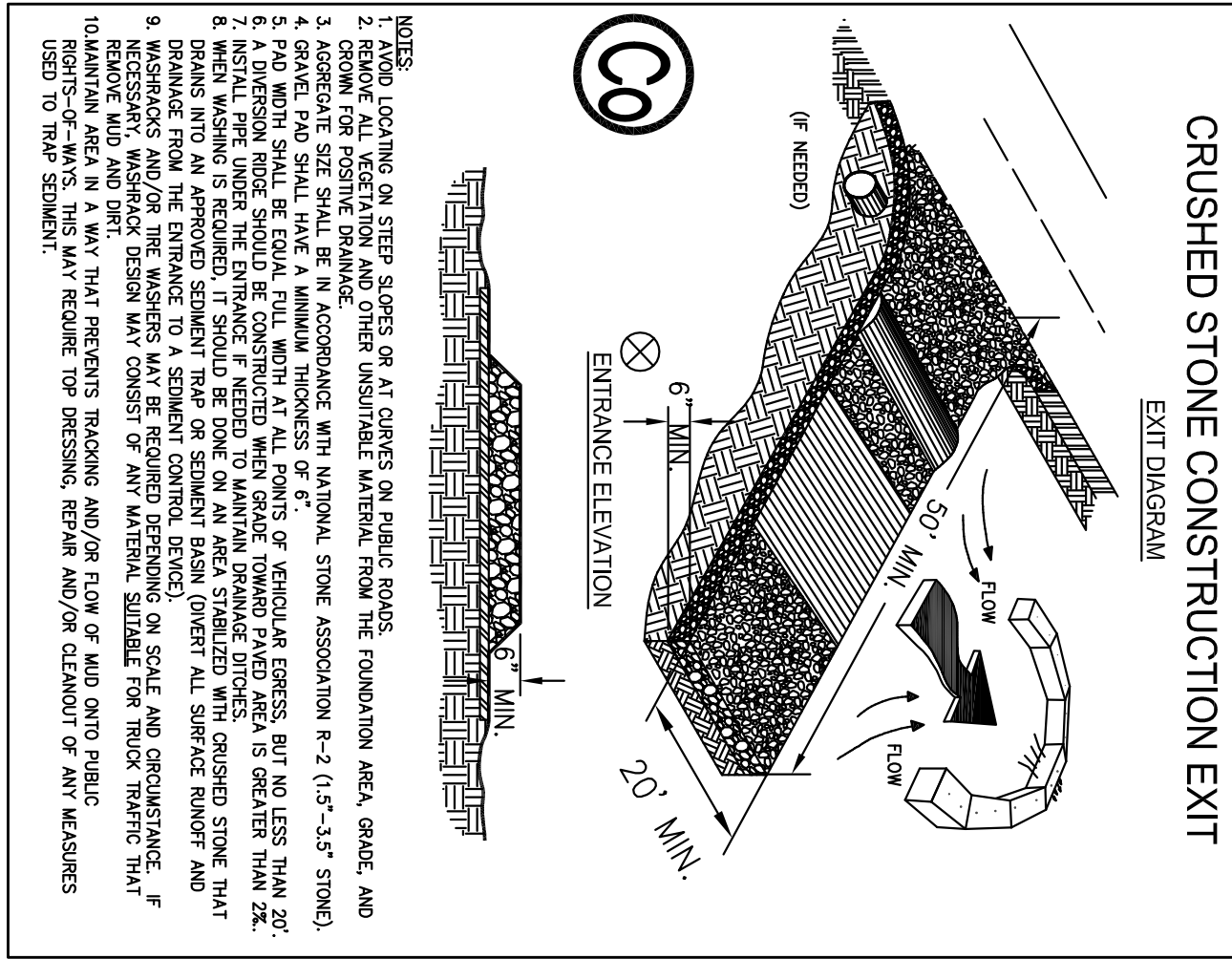
THE SCOPE OF SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I JOHN A. STEPHAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR BY AUTHORIZED AGENT UNDER MY DIRECT SUPERVISION.



NOTE:
 TRENCHING PROHIBITED WITHIN ROOT ZONE OF PRESERVED TREES



Know what's below
 Call us today 901.691.4888
 1-800-282-7411

GRADING PLAN

DATE: 1/14/26
 SCALE: 1"=30'

PROJECT NUMBER: 56840

G-1

DATE: 1/14/26
 DRAWN: DCP
 CHECKED: JAS

SITE PLAN FOR:

RYAN COLWELL
 55 MAPLE STREET

LAND LOT 415 1st DISTRICT 2nd DISTRICT
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

SCI Development Services
 ENGINEERS - SURVEYORS - PLANNERS

2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
 (770) 736-7666 FAX (770) 736-4623

MAIL@SURVEYCONCEPTS.NET

REVISIONS

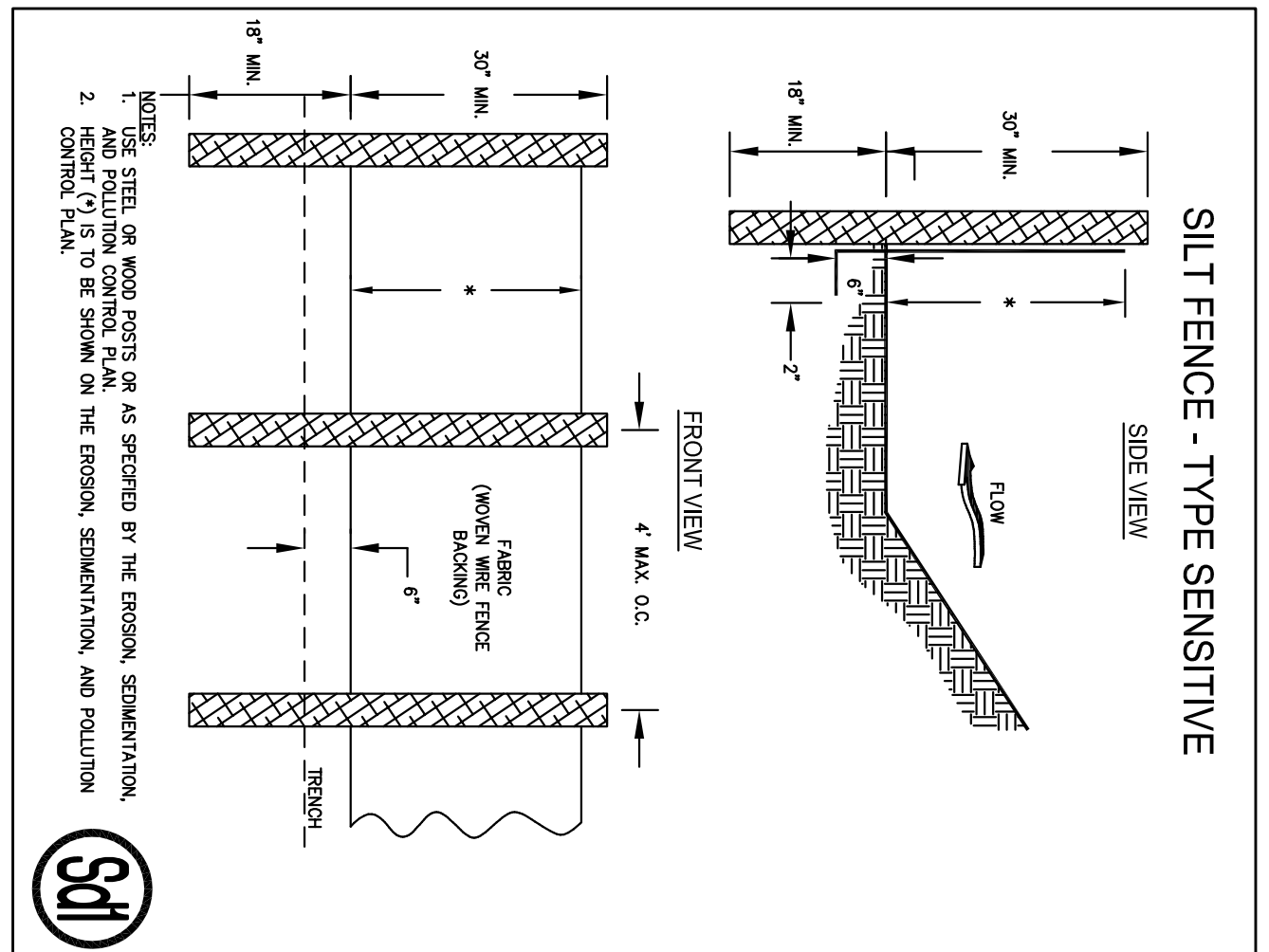
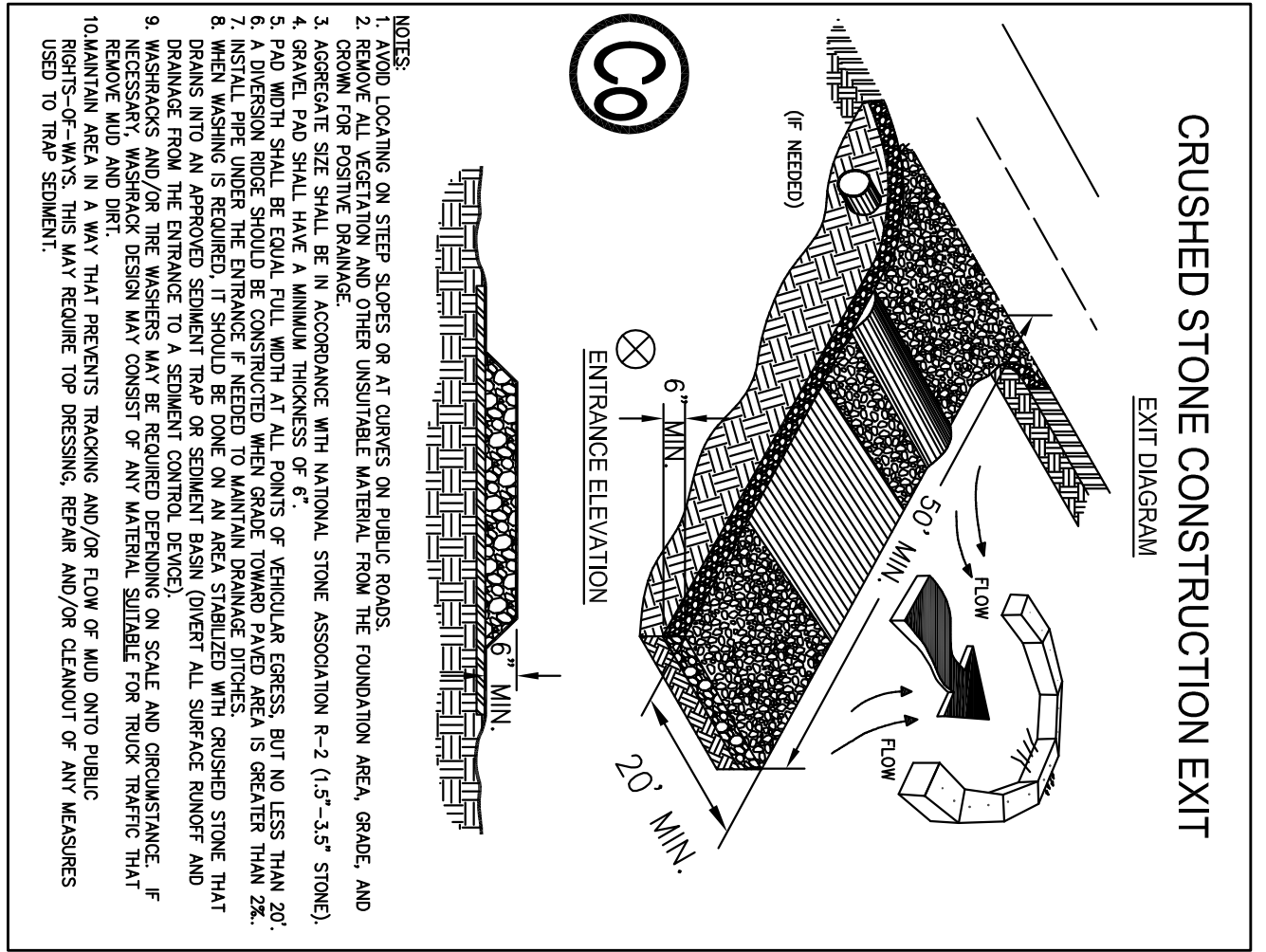
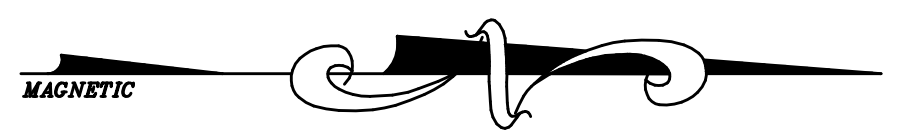
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LEGEND

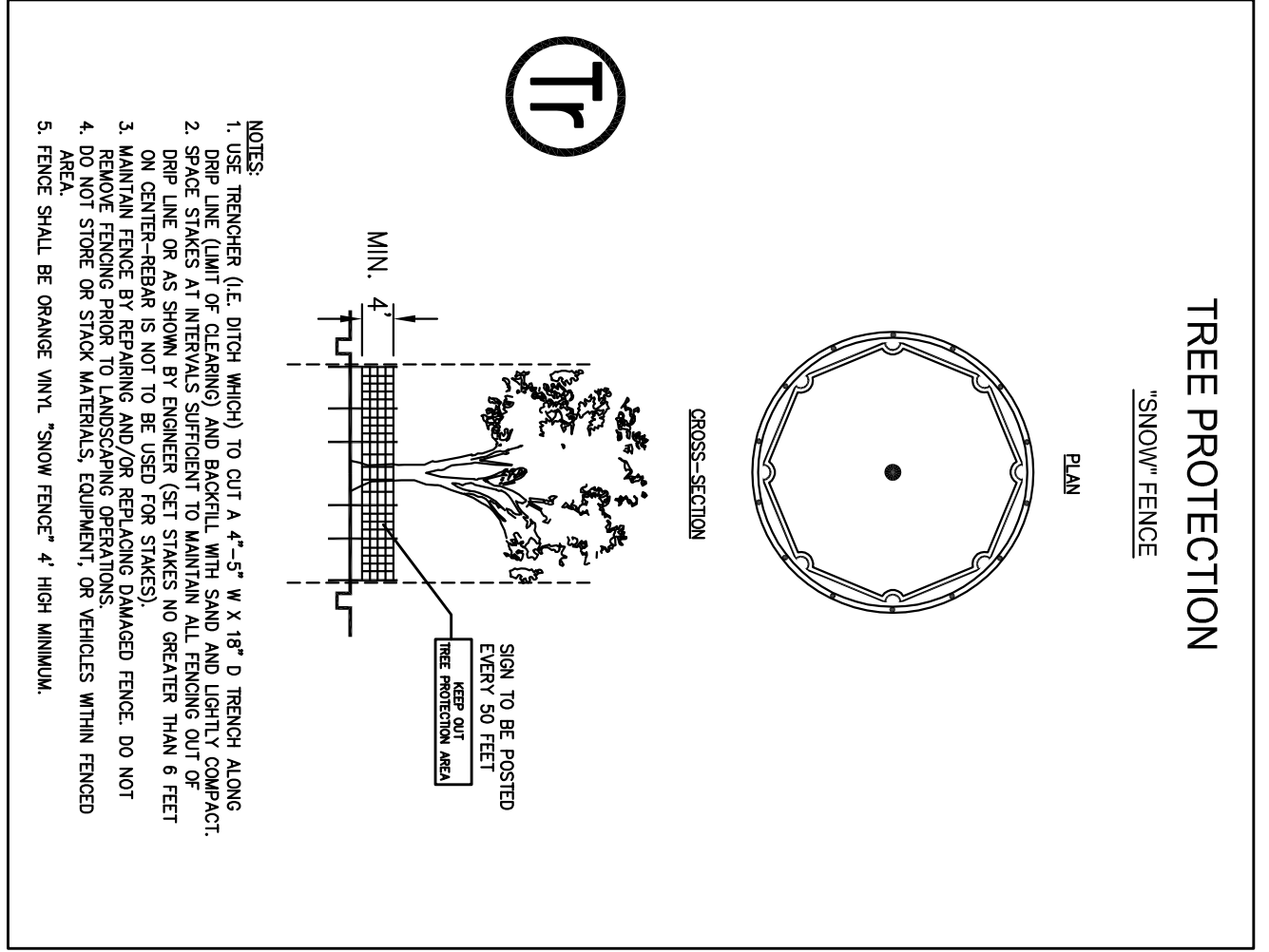
- REAR FOUND CAPPED REBAR SET
- OFFER TOP FOUND
- JUNCTION BOX
- LAND LOT LINE
- LIGHT POLE
- PROPERTY LINE
- BUILDING LINE
- SEWER CLEAN OUT
- SEWER EASEMENT
- DRIP INLET
- REAR FOUND
- SEWERY SEWER EASEMENT
- CRZ
- CRITICAL ROOT ZONE

UTILITY EASEMENT
FIRE HYDRANT
SINGLE WING CATCHBASIN
DOUBLE WING CATCHBASIN
WATER VALVE
GAS VALVE
HEAVY TRUCK
F-PINE TREE
HM-HARDWOOD

SOIL LINE-PROPOSED
SHARED LINE-EXISTING CONTOUR
B8+1 PROPOSED SPOT ELEV.



NOTE:
TRENCING PROHIBITED WITHIN ROOT ZONE OF PRESERVED TREES



EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CO	CONSTRUCTION EXIT			1. Construct a raised and finished 2' high concrete curb and finished 2' high concrete curb and finished 2' high concrete curb.
SD1	SEMENT BARRIER			1. Construct a sement barrier with a height of 18" and a width of 18".
SD2	SEMENT BARRIER			1. Construct a sement barrier with a height of 18" and a width of 18".
DS1	DESIGNED AREA (SEE PLAN)			1. Establish a temporary protection for disturbed soil during construction.
DS2	DESIGNED AREA (SEE PLAN)			1. Establish a temporary protection for disturbed soil during construction.
DS3	DESIGNED AREA (SEE PLAN)			1. Establish a temporary protection for disturbed soil during construction.
TR	TREE PROTECTION			1. To protect disturbance trees from injury during construction activity.

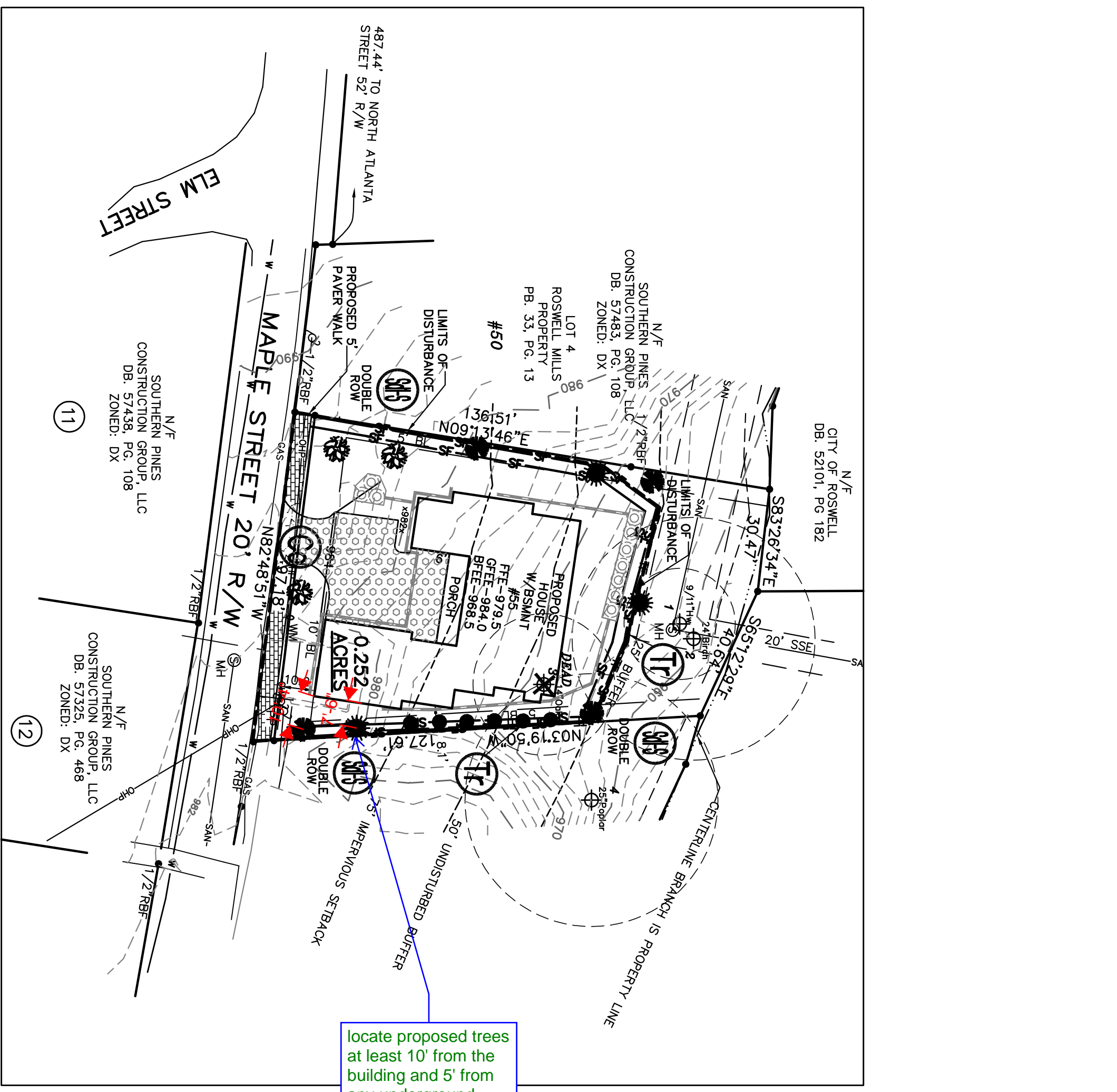
SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEDING LOVEGRASS AND LESPEREZA (SCATTERED)	0.2 - 0.4 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RIVERGRASS	8-10 LB	9/1-11/1	6-12-12	25-35 LB
COMMON BERMUDAGRASS (MULCHED)	1-2 LB	10/1-3/1	6-12-12	25-35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

ON-SITE TREES

NUMBER	Size/type	Specimen	Units	%Impact	Removed	Remaining Units
1	11"Hw		3.9		2	3.9
2	24"Brch		6.6		16.7	6.6
3	14"Oak	Dead	4.8		100	X
Total Units			15.3			Remaining Unit: 10.5
BOUNDARY TREES						
4	25"Poplar		6.7		8.3	

During LDP, show plant schedule with trees by species (scientific and common), quantity, height, size, spacing, and any special notes



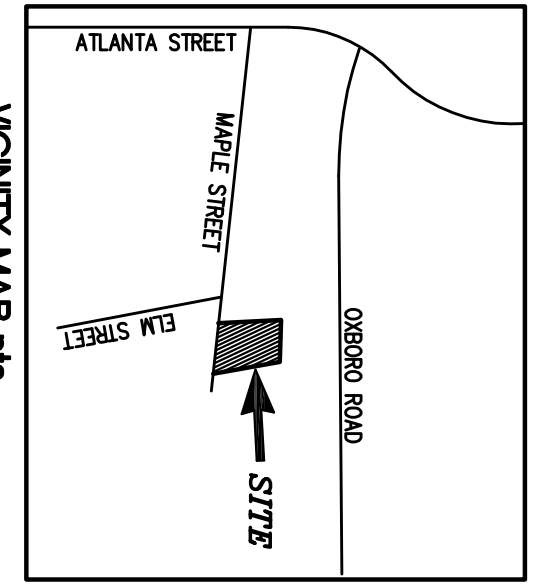
TREE PLAN

GRAPHIC SCALE
1 inch = 90 ft

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL SURVEY. MANY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN THE NECESSARY RECORDS AND TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMENCEMENT OF THE FIELD SURVEY.

SCS DESIGN SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN THE NECESSARY RECORDS AND TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMENCEMENT OF THE FIELD SURVEY.



GENERAL NOTES

THIS PLAN HAS BEEN CALCULATED FOR CLOSE ACCURACY TO WITHIN ONE FOOT IN 412.26 FEET.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 412.26 FEET AND AN ANGULAR PRECISION OF 1/4" PER 100 FEET. THIS PLAN HAS BEEN ADJUSTED USING COMPASS RULE.

A NORTH-TIE STRAP WAS USED TO MEASURE THE LENGTH OF THE STRAP. THE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE OR STRUCTURE. CORRECTION IS MADE TO PERSONS OWNED ON THIS PLAN AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE TIES. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

DISTURBED AREA:
5,180 S.F. = 0.12 ACRES

OWNER/24 HR CONTRACT
RYAN COLWELL
646-82-3333

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C00635F DATED 6/10/10.

EXISTING ZONING: DX

DOWNTOWN WARD USE
MIN. LOT AREA: 6,000 S.F.
MIN. LOT FRONTAGE: 50'

SETBACKS:
FRONT-10 FEET
SIDE - 5 FEET
REAR - 15 FEET

UTILITY CONFORMANCE:
MINIMUM BULKHEAD: 35'

BUFFER ENCROACHMENT
LINEAR EASEMENT: 91 FEET
AREA: 1,000 S.F.
TOTAL BUFFER WIDTH: 1,831.5-2,733 S.F.

PROPOSED LOT COVERAGE:
HOUSE: 2883 S.F.
GARAGE: 1,000 S.F.
TOTAL: 3,883 S.F.
TOTAL: 4183 S.F.

4189/10992=37.92%

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon-Fri: 7:00 am - 7:00pm
Saturday: 8:00am - 5:00pm

RYAN COLWELL
1/14/26
SCALE 1"=30'

TREE PLAN

PROJECT NUMBER: 56840

DATE: 1/14/26
DRAWN: DCP
CHECKED: JAS

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS

2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
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TREE PLAN FOR:

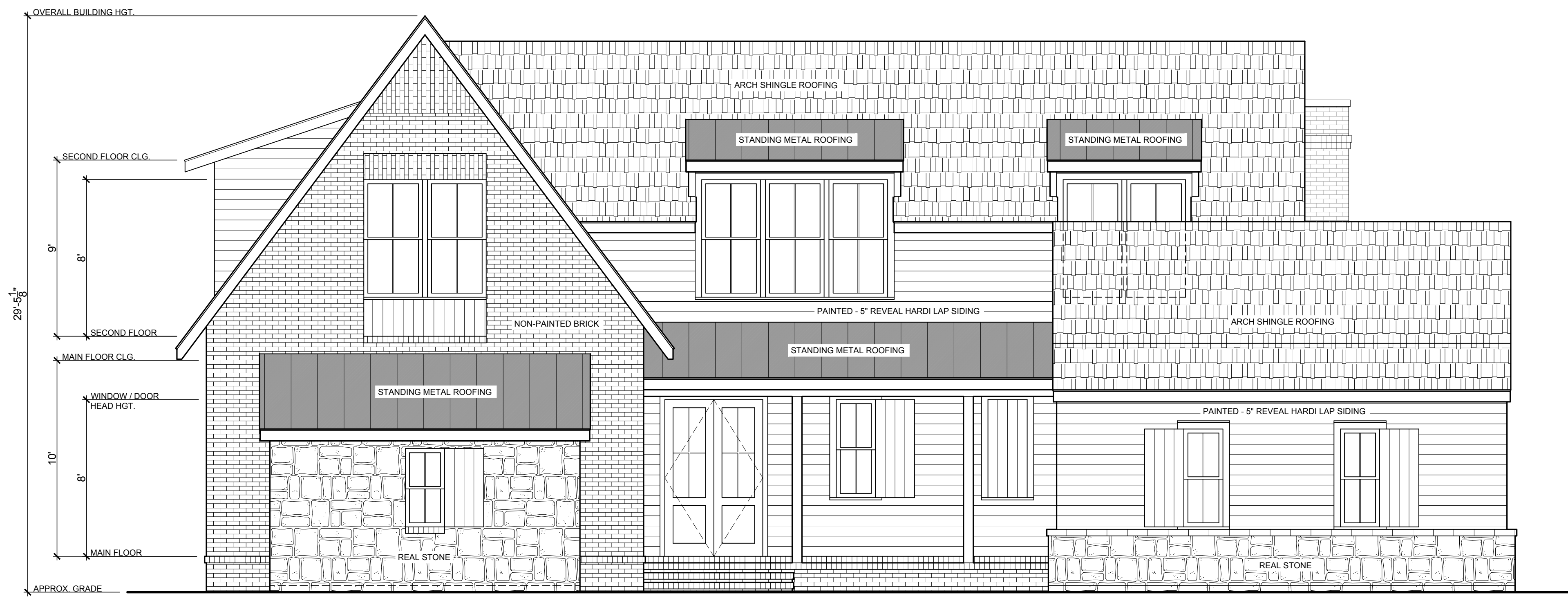
RYAN COLWELL
55 MAPLE STREET

LAND LOT 415 1st DISTRICT 2nd DISTRICT
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

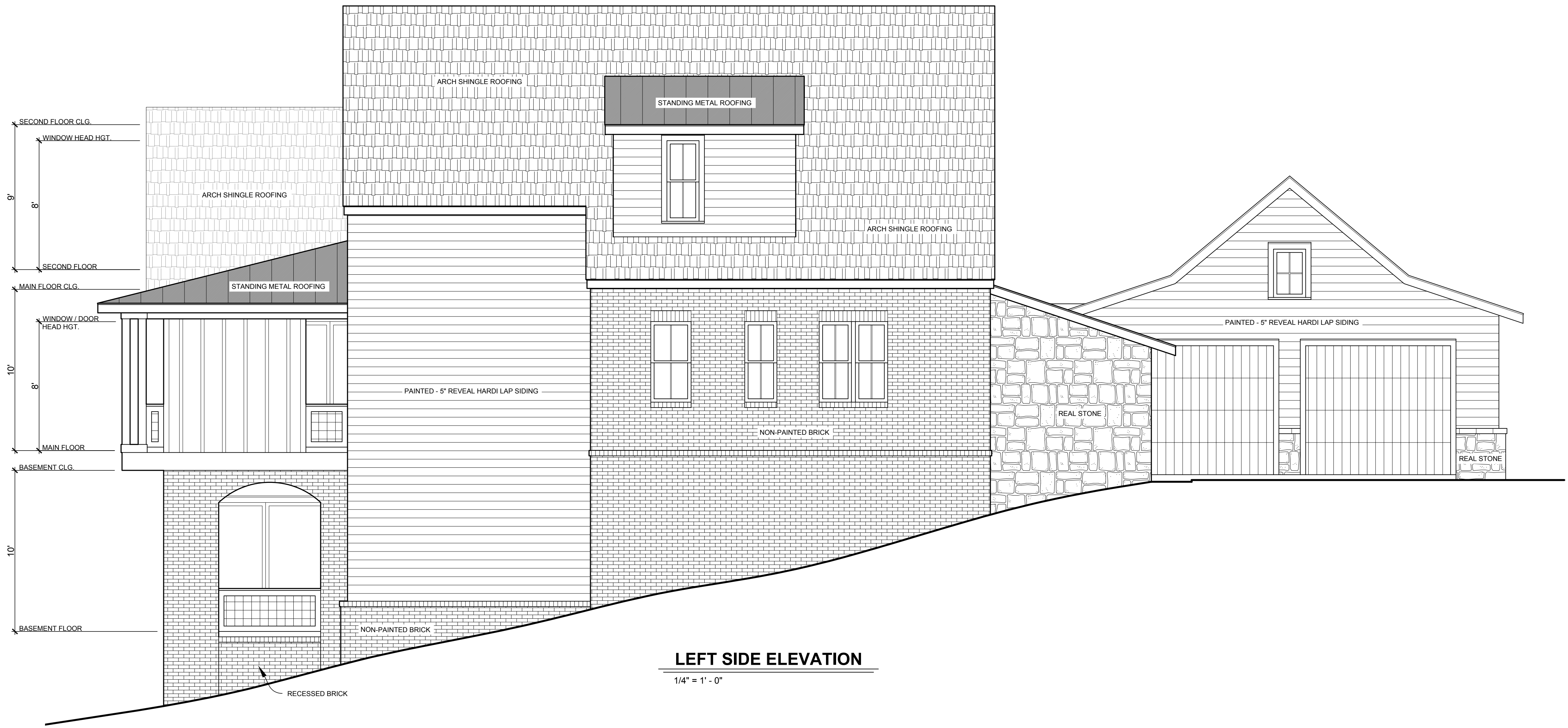
T-1

PROJECT NUMBER: 56840

DATE: 1/14/26
DRAWN: DCP
CHECKED: JAS



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



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

These plans are intended for architectural design only. All additional civil, structural, mechanical, plumbing, electrical, and any other engineering or design shall be provided by other qualified agents. Owner and/or contractor assume all liability for any work performed on this project. It is the contractor's responsibility to comply with all applicable codes, verify site conditions, verify all dimensions and insure that the building is of sound, good quality construction. Caution must be exercised before making any changes to these plans, as even minor changes could lead to major problems.

1173 CANTON STREET
ROSWELL, GA 30075
Ph. 404.482.0376
www.BoldSMACdesigns.com



REVISION DATE:	PERMIT
DATE: 11-18-2025	REVISED
PROJECT #: 55MAPLE	REVISED
DRAWN BY: AARON	REVISED
	REVISED

NEW RESIDENCE FOR
STONE PINE CONSTRUCTION
55 MAPLE STREET.
ROSWELL, GA. 30075

A01



REAR ELEVATION

1/4" = 1' - 0"



RIGHT ELEVATION

1/4" = 1' - 0"

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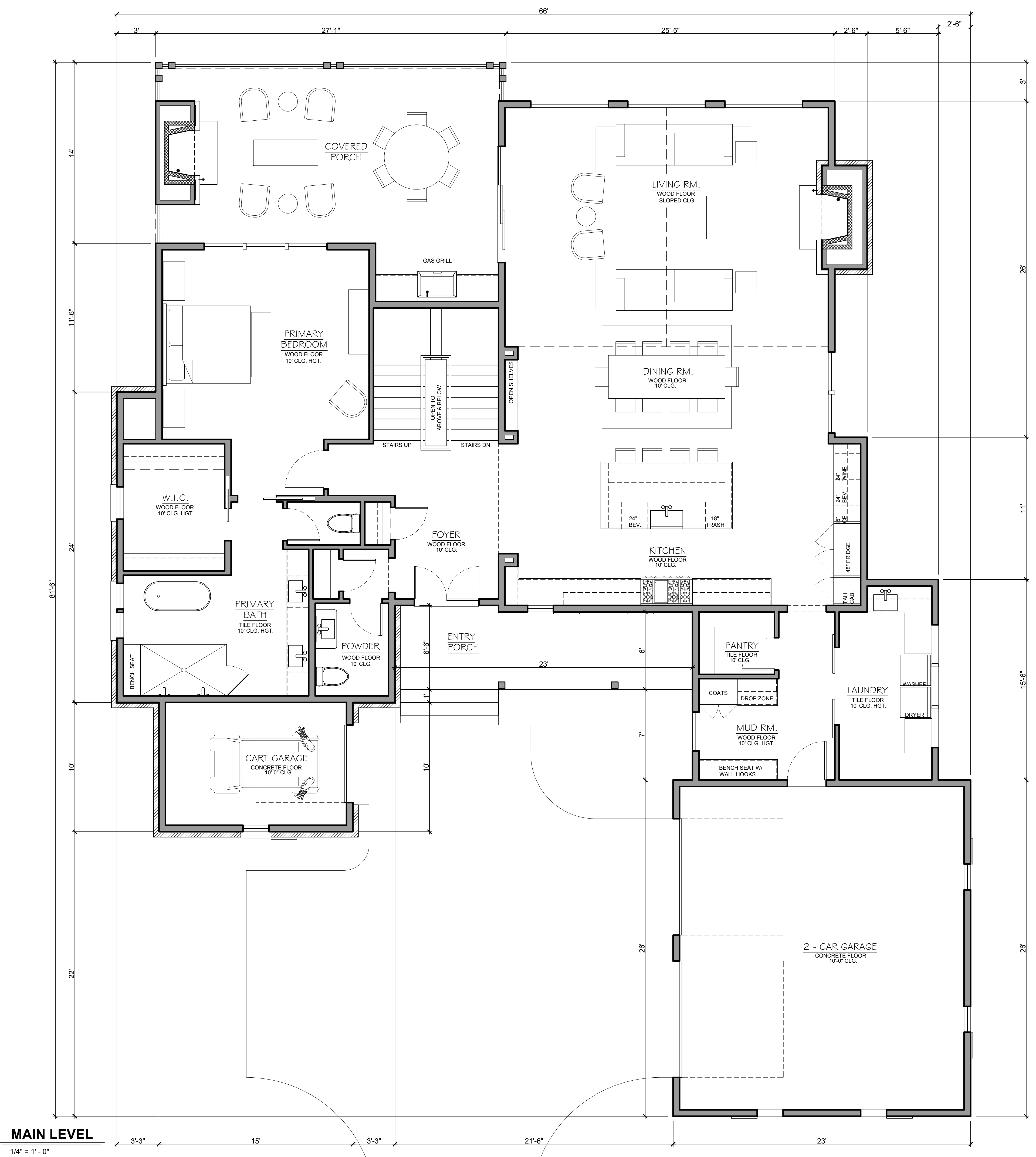


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REVISION	REVISED
03.02.25	03.02.25
REVISION	REVISED
03.04.25	03.04.25
REVISION	REVISED
03.04.25	03.04.25
REVISION	REVISED
03.04.25	03.04.25

DATE: 11-18-2025
PROJECT #: 55MAPLE
DRAWN BY: AARON

NEW RESIDENCE FOR
STONE PINE CONSTRUCTION
55 MAPLE STREET.
ROSWELL, GA. 30075

A02



AREAS

HEATED		UNHEATED	
MAIN LEVEL	2,246 sq.ft.	GARAGES	739 sq.ft.
SECOND LEVEL	1,205 sq.ft.	ENTRY / FRONT PORCH	123 sq.ft.
UN-FINISHED BASEMENT	1,934 sq.ft.	REAR PORCHES	832 sq.ft.
TOTAL	5,385 sq.ft.	TOTAL	1,694 sq.ft.

LOT COVERAGE

BUILDING COVERAGE	
MAIN FLOOR	2,246 sq.ft.
COVERED PORCHES	539 sq.ft.
GARAGES	739 sq.ft.
DRIVEWAY	946 sq.ft.
TOTAL BUILDING COVERAGE	4,470 sq.ft.
LOT	11,543 sq.ft.
DX MAX COVERAGE	55.00%
TOTAL LOT COVERAGE	38.72%

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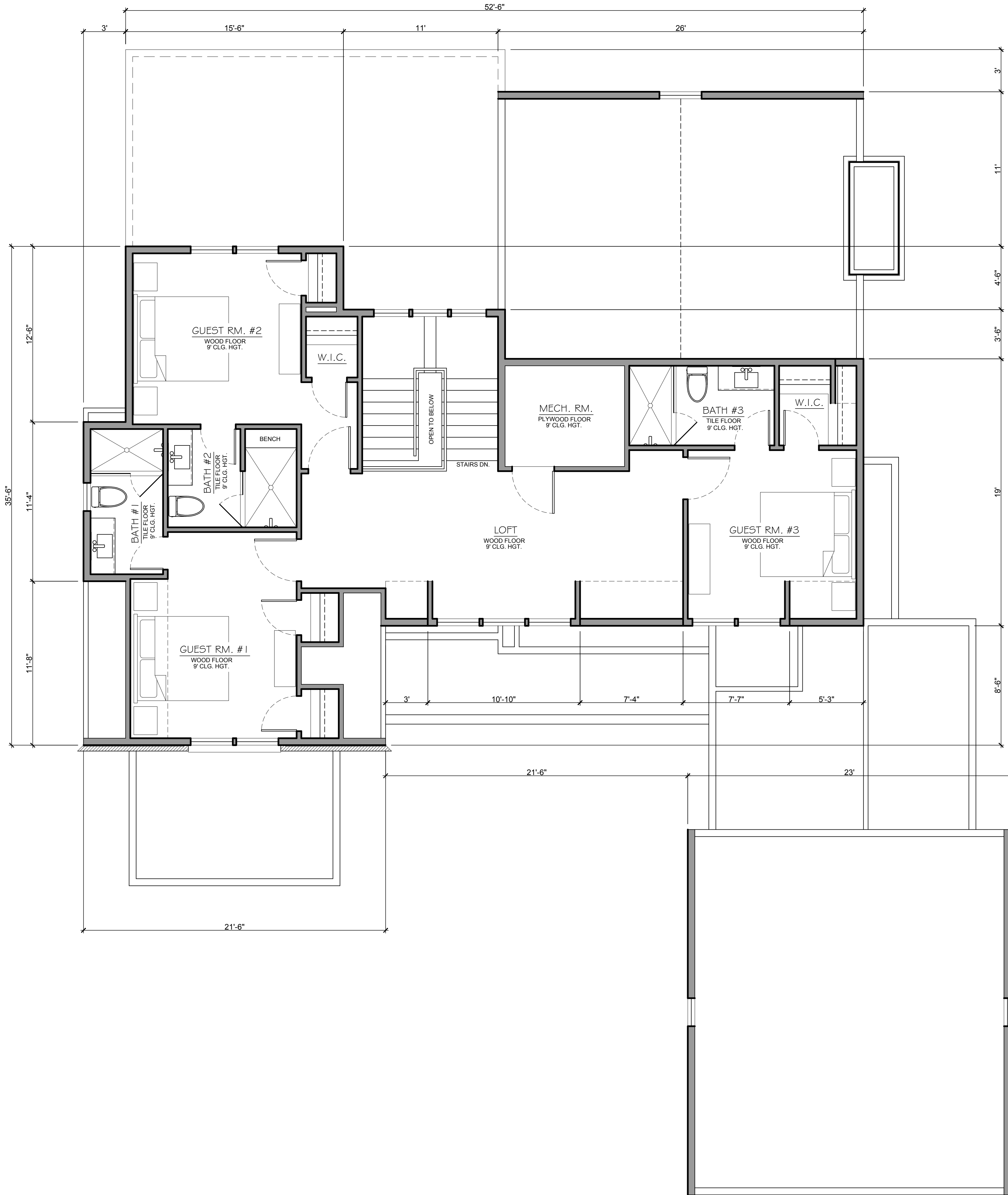


REVISION DATE:	PERMIT
DATE: 11-18-2025	REVISED
PROJECT #: 55MAPLE	REVISED
DRAWN BY: AARON	REVISED
	REVISED

NEW RESIDENCE FOR
STONE PINE CONSTRUCTION
55 MAPLE STREET.
ROSWELL, GA. 30075

A01

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UPPER LEVEL

1/4" = 1' - 0"

A04

NEW RESIDENCE FOR
 STONE PINE CONSTRUCTION
 55 MAPLE STREET.
 ROSWELL, GA. 30075

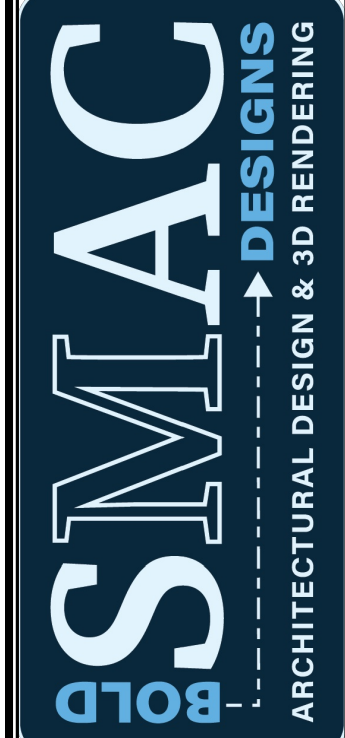
DATE: 11-18-2025

PROJECT #: 66A04P01

DRAWN BY: AARON

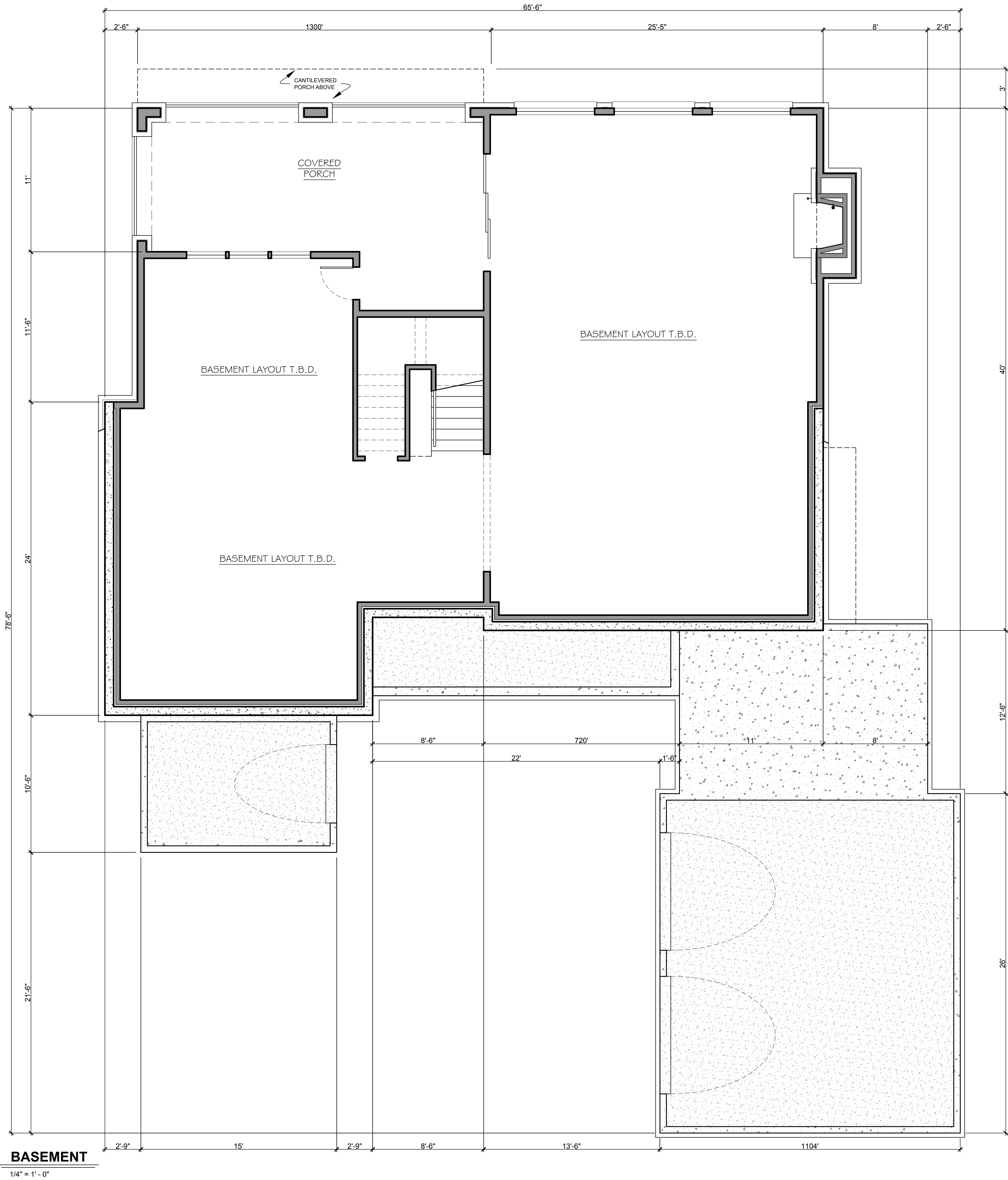
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 Ph. 404.482.0376
 www.BoldSMACdesigns.com

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BASEMENT
1/4" = 1' - 0"

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 ROSWELL, GA 30075
 Ph. 404.482.0376
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REVISION DATE:	PERMIT
	REVISED
	REVISED
	REVISED
	REVISED

DATE: 11-18-2025
PROJECT #: 55MAPLE
DRAWN BY: AARON

NEW RESIDENCE FOR
 STONE PINE CONSTRUCTION
 55 MAPLE STREET.
 ROSWELL, GA. 30075

A05



City of Roswell
Historic Preservation Commission
AGENDA ITEM REPORT

ID # - 10389

MEETING DATE: April 8, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

March 11, 2026 HPC Minutes

Item Summary:

HPC Minutes - March 11, 2026

III. Minutes**3. February 11, 2026 HPC Minutes**

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

IV. Adjournment

The meeting was adjourned at 6:34 PM.