



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, June 10, 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*)

III. Discussion

2. ZHPC-0526-000019 - 1072 Alpharetta Street – Exterior renovation and new accessory structure

IV. Minutes

3. May 13, 2026 HPC Minutes

V. Adjournment



City of Roswell
Historic Preservation Commission

AGENDA ITEM REPORT

ID # - 10306

MEETING DATE: June 10, 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
t 770.650.7558 f 770.650.7559

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 # - 10495

MEETING DATE: June 10, 2026
DEPARTMENT: Historic Preservation Commission
ITEM TYPE: Minutes

May 13, 2026 HPC Minutes

Item Summary:

May 13, 2026 HPC Minutes



Historic Preservation Commission

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

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

Wednesday, May 13, 2026

6:00 PM

City Hall - Council Chambers

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

Welcome

I. Call to Order

The meeting was called to order at 6:00 PM by Chair Philip Mansell.

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

II. Certificate of Appropriateness

1. ZHPC-0426-000017 - 1014 Canton Street - Certificate of Appropriateness for a commercial rear addition

Motion to approve with the following conditions:

1. *Utilize as much salvage brick as possible, verifying there is a sufficient amount for the visible portions of the new chimney being relocated.*
2. *For detailing that is existing on the historic home, per the drawings in the application has to match, the trim work, window details and all the items in the drawings have to match.*

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Zappulla, Commissioner
SECONDER:	Lossie Lively, Commissioner
IN FAVOR:	Philip Mansell, Lossie Lively, Michael Sutton, Robert Zappulla
ABSENT:	Mark Donnolo, Ron Jackson, Mary Nichols

Attachment: Corrected May 13 HPC Brief Minutes (May 13, 2026 HPC Minutes)

2. ZHPC-0226-000009 - 660 Elm Street - Certificate of Appropriateness for a new single-family residence

RESULT:	APPROVED [3 TO 1]
MOVER:	Lossie Lively, Commissioner
SECONDER:	Michael Sutton, Commissioner
IN FAVOR:	Philip Mansell, Lossie Lively, Michael Sutton
OPPOSED:	Robert Zappulla
ABSENT:	Mark Donnolo, Ron Jackson, Mary Nichols

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

Motion to approve per the following Staff Conditions:

1. Native trees or shrubs must be placed to the left of the driveway to limit the visibility of the garage from the corner of Elm Street and Maple Street. Such vegetation must be included on the plans for the building permit application.

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

III. Minutes

4. April 8, 2026 HPC Minutes

Motion to Approve the April 8, 2026 Minutes.

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

IV. Adjournment

The meeting was adjourned at 7:18 PM.