



HISTORIC PRESERVATION COMMISSION OFFICIAL MINUTES JUNE 13, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:00 PM

1. CALL TO ORDER

Chair Steadman called the meeting to order at 3:01 p.m.

a. Pledge of Allegiance

2. ROLL CALL

a. Commissioners Present:

- Bonnie Steadman (Chair)
- Arthur Letchas
- Connie Mashburn
- Rex Grizzle
- Shack Lewis
- Bob Meyers

b. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Nikisha Mistry, GIS Specialist/Planner
- Elle Taylor, Planning & Zoning Specialist

3. APPROVAL OF MEETING MINUTES

a. Approve April 11, 2024 Meeting Minutes

❖ Commissioner Grizzle offered a motion to approve.

- Commissioner Lewis seconded the motion.
- Motion carried (6-0)

4. ITEMS FROM STAFF

5. ITEMS FROM BOARD MEMBERS

6. PUBLIC HEARING

- ### a. PH-24-10 Dr. J.L. Morris House/116 North Main Street – Certificate of Appropriateness
- Consideration of a Certificate of Appropriateness to allow for rehabilitation and building addition for the Dr. J.L. Morris House. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

Micheal Woodman, Planning & Development Services Manager, presented consideration that would allow for the rehabilitation of the Dr. J.L. Morris House. The applicant proposes to rehabilitate the structure, which includes a one (1) story building addition at the rear of the structure. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

- History of Dr. J.L. Morris House.
- Rezoning and Variance Information.
- Designation approval on May 20, 2024.
- Criteria for Designation:
 - The historic building at 116 North Main Street shall be limited to office or restaurant use.
 - 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
 - Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
- Site Plan & Landscape Plan.
- Building Elevations.
- Standards for Approval.
 - The applicant proposes to re-use the structure as a restaurant, of which there are a similar adaptive re-use examples in the City's Downtown at the Jones House (50 South Main St), Lockwood Building (3 South Main St), Parsons Building (9 South Main St), Truman Orr Gasoline Station (103 Roswell St), and TBB 122 Building (122 Marietta St), to name a few. The historic character of the structure will be retained and preserved. The proposed rear addition will not be visible from North Main Street and will have materials and color that do not compete with the original structure. The applicant states that the exterior of the building will be repaired, as needed and no demolition is proposed.

Staff reviewed the applicant's proposal in consideration of the review criteria for a certificate of appropriateness. The proposed rehabilitation of the historic structure and rear addition would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. No demolition is proposed and repairs to the exterior will be as needed. The proposed rear addition will not be visible from North Main Street and will have materials and color that do not compete with the original structure.

Staff's recommendation is to Approve PH-24-10 Dr. J.L. Morris House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Dr. J.L. Morris House shall be substantially similar to the submitted plans prepared by D. Tracy Ward.
2. Landscaping shall be substantially similar to the landscape plan prepared by AEC, revised 3/19/24, except for modifications to comply with the conditions below.

3. Foundation plantings shall be added to all sides of the building, consisting of ornamental trees, shrubs, and ground cover. Landscape design and materials shall be consistent with landscape designs historically used in the South, as approved by Staff.

❖ Commissioner Mashburn offered a motion to accept the Certificate of Appropriateness as presented.

- Commissioner Meyers seconded the motion.
- Motion carried (6-0)

Approve PH-24-10 Dr. J.L. Morris House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Dr. J.L. Morris House shall be substantially similar to the submitted plans prepared by D. Tracy Ward.
2. Landscaping shall be substantially similar to the landscape plan prepared by AEC, revised 3/19/24, except for modifications to comply with the conditions below.
3. Foundation plantings shall be added to all sides of the building, consisting of ornamental trees, shrubs, and ground cover. Landscape design and materials shall be consistent with landscape designs historically used in the South, as approved by Staff.

6. ADJOURNMENT

Chair Steadman adjourned the meeting at 3:27 p.m.