



HISTORIC PRESERVATION COMMISSION MEETING AUGUST 9, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
 - a. Welcome New Commissioner Bob Burgess
- III. APPROVAL OF MEETING MINUTES
 - a. *As the last meeting was a workshop, there are no Minutes to approve.*
- IV. PUBLIC HEARING
 - a. PH-18-06 R.D. Manning House Historic Designation /10 Cumming Street
Consideration of a request to designate this property as historic. The property is located at 10 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. PH-18-07 Lewis Manning House Historic Designation/40 Cumming Street
Consideration of a request to designate this property as historic per zoning conditions of CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street on September 25, 2017. The property is located at 40 Cumming Street and is legally described as being located in land lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. PH-18-08 Troy Rucker House Historic Designation/1080 Rucker Road
Consideration of a request to designate this property as historic. The property is located at 1080 Rucker Road and is legally described as being located in Land Lot 1276, 2nd District, 2nd Section, Fulton County, Georgia.
- V. ITEMS FROM BOARD MEMBERS
- VI. ITEMS FROM STAFF
- VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-06 10 CUMMING ST HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: AUGUST 9, 2018

CITY COUNCIL: AUGUST 26, 2018

II. RECOMMENDATION:

Approve PH-18-06 10 CUMMING ST HISTORIC DESIGNATION

III. REPORT IN BRIEF:

The applicant, Frank Duffy, 10 Cumming Street is requesting that the property be designated as Historic. The subject property is located at 10 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to be designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The R.D. Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.

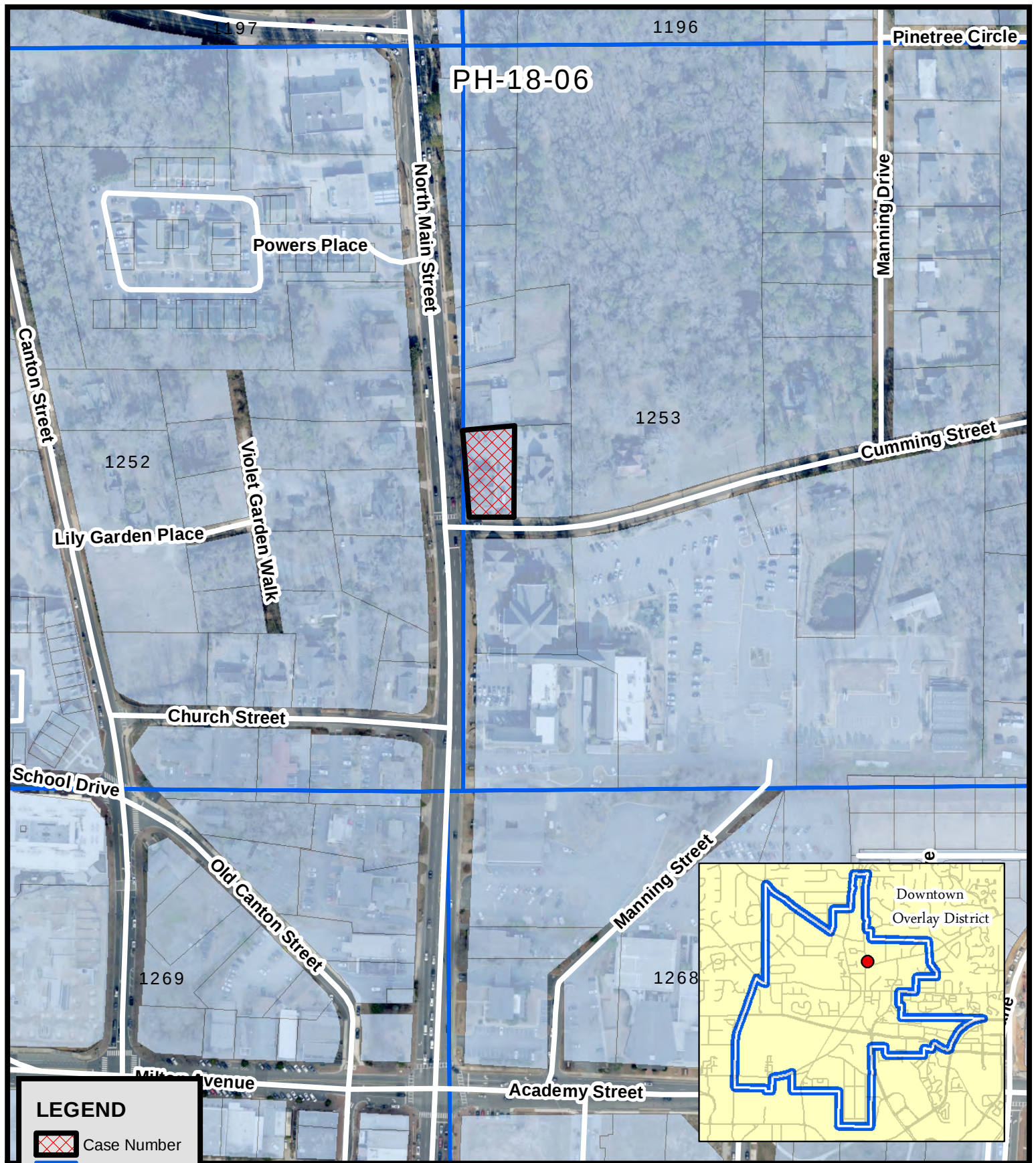
It is deemed worthy of preservation, as it is 107 years old and representative of the Craftsman / Prairie Style home popular in the 1930's.

Tracy Ward, the downtown consultant for the City, noted that the columns on the front of the home are not original. The architecture most closely represents a combination of Prairie and Craftsman Styles.

The Georgia Historic Preservation Trust does not recommend the designation of this property as an individual landmark due to loss of exterior integrity due to the enclosure of the front porch such that it no longer reads as the Craftsman style. They do however; recognize the City's authority to make this decision on a local level.

IV. ATTACHMENTS:

- Criteria for Historic Designation



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map 10 Cumming Street Historic Designation

PH-18-06
D/LL: 2/2/1253
PC Date: 8/9/18
CC Date: 8/27/18

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name:

FRANK DUFFY

Telephone:

770-367-2642

Address:

10 CUMMING ST.

Suite:

City:

ALPHARETTA

State:

GA

Zip:

30009

Fax:

Mobile Tel:

770-367-2642

Email:

frankwithduffyrealty@gmail.com

Subject Property Information:

Address:

10 CUMMING ST.

Current Zoning:

Commercial

District:

2

Section:

2

Land Lot:

1253

Parcel ID:

2248112530399

Proposed Zoning:

Current Use:

Office

This Application For (Check All That Apply):☒ Other

(Specify):

Designation of Historic
Property

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Frank Duffy

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NONE

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: [Signature]

Date: 4/23/18

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

PROPERTIES OF DUFFY, LLC
FRANK DUFFY

Telephone:

770-367-2642

Address:

10 CUMMING ST.

Suite:

City

ALPHARETTA

State:

GA

Zip:

30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.



Identify Authorized Applicant:

Name of Authorized Applicant:

FRANK DUFFY
Properties of Duffy, LLC.

Telephone:

770-367-2642

Address:

10 CUMMING ST.

Suite:

City

ALPHARETTA

State:

GA

Zip:

30009

So Sworn and Attested:

Owner Signature:



Date:

4/24/18

Notary:

Notary Signature:

Paul H. Dehner

Date:

4/24/18



10 Cumming Street Historic Designation

DESIGNATION OF A HISTORIC PROPERTY

10 Cumming Street

a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

This property was home to a member of one of the founding families of Alpharetta – The Manning family.

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records list the property as being built in 1911. It is 107 years old.

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

Craftsman Style Home

The home was most likely a combination of "Prairie" and "Craftsman" styles that were popular in the 1900-1930's.

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

It is known as the R.D. Manning House. The Manning family is one of the founding families of the City of Alpharetta. The Family owned a store believed to be just north of the downtown City Park on North Main Street. R.D. Manning was president of Milton County Bank and an insurance agent. He and wife Lizzie were reporters for the North Fulton Herald newspaper in their later years.

WHEN RECORDED PLEASE RETURN TO
DREGER, COYLE, BERGMAN & PIESCHEL, LLC
2520 NORTHWINDS PARKWAY, SUITE 375
ALPHARETTA, GA 30004
(678) 566-6900 (678) 566-6939 FAX

RE: 115803 - PROPERTIES OF DUFFY - JHO

Dead Book 46695 Pg 35
Filed and Recorded May-05-2008 08:30am
2008-0105284
Real Estate Transfer Tax \$640.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

This Indenture made this 29TH DAY OF APRIL, 2008, between PAMELA D. SESSIONS, as party or parties of the first part, hereinafter called Grantor, and PROPERTIES OF DUFFY, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor had hereunto set grantor's hand and seal this day and year first above-written.

Signed, sealed and delivered in the presence of:

WITNESS

PAMELA D. SESSIONS

(Seal)

NOTARY PUBLIC



Deed Book 46695 Pg 36
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section, Fulton County, Georgia; and being more particularly described as follows:

BEGINNING at a point located at the intersection of the northerly right-of-way of Cumming Street (having a 40-foot right-of-way) with the easterly right-of-way of State Route 9 (having an 80-foot right-of-way, and also being known as North Main Street); running thence along the easterly right-of-way of State Route 9 north 04 degrees 52 minutes 26 seconds west, a distance of 164.2 feet to an iron pin found at the corner of property now, or formerly, owned by T. Ashley Haywood; running thence along the property line of property now, or formerly, owned by T. Ashley Haywood north 82 degrees 58 minutes east, a distance of 97.67 feet to an iron pin found; thence run south 00 degrees 58 minutes 30 seconds west, a distance of 174.99 feet to an iron pin found on the northerly right-of-way of Cumming Street; thence along the northerly right-of-way of Cumming Street, south 89 degrees 34 minutes 12 seconds west, a distance of 80 feet to the Point of Beginning.





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-07 40 CUMMING ST HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: AUGUST 9, 2018

CITY COUNCIL: AUGUST 26, 2018

II. RECOMMENDATION:

Approve PH-18-07 40 CUMMING ST HISTORIC DESIGNATION.

III. REPORT IN BRIEF:

As required by Zoning Condition # 9 for CLUP-17-02/Z-17-04 Taylor Morrison / 40 Cumming Street on September 25, 2017, the applicant is requesting that the property be designated as Historic. The subject property is located at 40 Cumming Street and is known as the Lewis Manning House.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The Lewis Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.

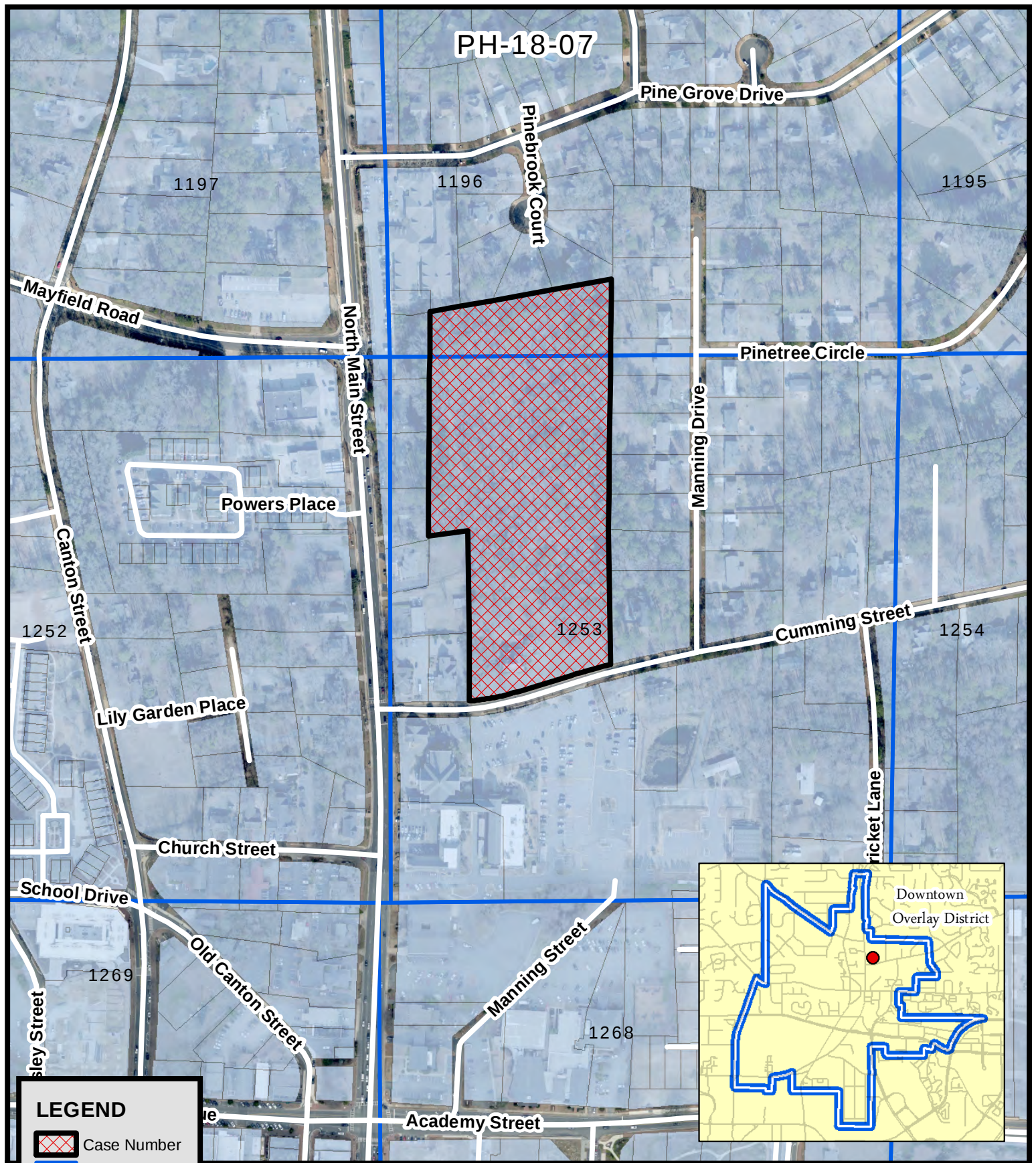
It is deemed worthy of preservation as it is 123 years old and is an outstanding representative of a Queen Anne Style home.

Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.

The Georgia Historic Preservation Trust supports the designation because of its significance as an outstanding example of the Queen Anne style.

IV. ATTACHMENTS:

- Criteria for Historic Designation



Location Map
40 Cumming Street
Historic Designation

PH-18-07
D/LL: 2/2/1196, 1253
PC Date: 8/9/18
CC Date: 8/27/18

Location Map Provided by:
Community Development - GIS



6/21/18

PH-18-07 Lewis Manning House
Historic Designation

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

•

2 PARK PLAZA

•

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: THAD HIGGINS Telephone: 770.741.0228

Address: 4400 NORTH POINT PKWY Suite: 295

City: ALPHARETTA State: GA Zip: 30022 Fax: _____

Mobile Tel: 810.459.9755 Email: thiggins@taylormorrison.com

Subject Property Information:

Address: 40 CUMMINGS ST Current Zoning: DT-LW

District: 2ND Section: 2ND Land Lot: 1253 Parcel ID: 22 498112530027

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

☒ Other (Specify): Designation of Historic Property

6/21/18

PH-18-07 Lewis Manning House
Historic Designation

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: TAYLOR MORRISON OF GEORGIA, LLC Telephone: 770.741.0228
Address: 4400 NORTH POINT PKWY Suite: 295
City: ALPHARETTA State: GA Zip: 30022

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

Identify Authorized Applicant:

Name of Authorized Applicant: THAD HIGGINS Telephone: 770.741.0228
Address: 4400 NORTH POINT PKWY Suite: 295
City: ALPHARETTA State: GA Zip: 30022

So Sworn and Attested:

Owner Signature: [Signature]
JOEL UNDERWOOD, V.P.

Date: 6/21/18

Notary:

Notary Signature: [Signature]

Date: 6-21-18



6/21/18

PH-18-07 Lewis Manning House
Historic Designation

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent:

TAYLOR MORRISON OF GEORGIA LLC

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official:

N/A

Position:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:



Date:

6/21/18

6/21/18
DESIGNATION OF A HISTORIC PROPERTY

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
- b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

The Lewis Manning House at 40 Cumming Street possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property for the reasons listed below. The City Council requested the property be designated as condition #9 for Case # CLUP-17-02/Z1704 Taylor Morrison/40 Cumming Street on September 25, 2017. (See Attached Exhibit A, B and C)

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

The property is over 75 years old. It was built in 1895.

- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

It is an outstanding example of a Queen Anne style home.

- iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

The Lewis Manning House was built for Colonel Tom Lewis in 1895 and sold to the Manning family in 1905. The Manning family is one of the founding families of the City of Alpharetta. Mary Camp Manning and her brother sold 60 acres to the new Milton County in April 1858. Ms. Cora Lewis is credited as being the driving force behind the creation of the Alpharetta First Baptist Church in 1903. Sim Manning was editor of the local paper, the North Fulton Progress, during the Great Depression. He also served one term as Mayor.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0058F, PANEL 58 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2017. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED OTHERS.
7. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

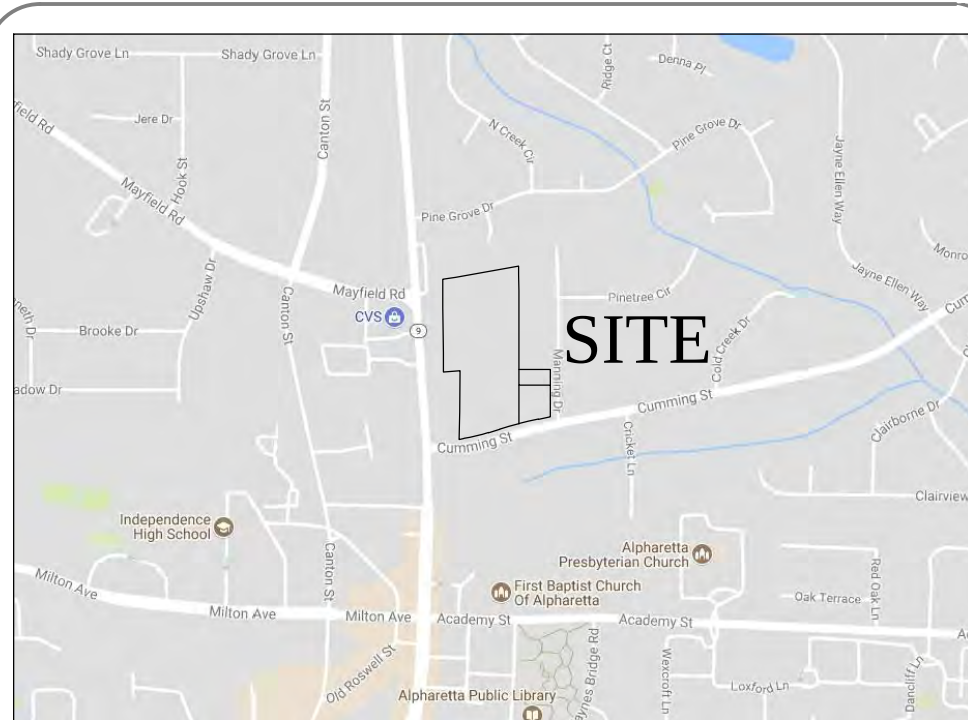
LEGAL DESCRIPTION - OVERALL TRACT

LEGAL DESCRIPTION
COMMERCIAL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the westerly right-of-way line of Manning Drive (40' R/W) and the northwesterly right-of-way line of Cumming Street (40' R/W); thence along the northwesterly right-of-way line of Cumming Street the following courses and distances: South 78 degrees 34 minutes 18 seconds West a distance of 78.17 feet to a point; thence 126.07 feet along an arc of a curve to the left, said curve having a radius of 2,343.49 feet and a chord bearing and distance of South 77 degrees 01 minutes 50 seconds West 126.06 feet to a pk nail found; thence 126.55 feet along an arc of a curve to the left, said curve having a radius of 2,346.00 feet and a chord bearing and distance of South 74 degrees 04 minutes 23 seconds West 126.54 feet to a point; thence South 72 degrees 20 minutes 14 seconds West a distance of 36.08 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continue Westerly along said line, a distance of 39.18 feet; thence 161.25 feet along an arc of a curve to the right, said curve having a radius of 1,081.10 feet and a chord bearing and distance of South 76 degrees 36 minutes 35 seconds West 161.10 feet to a point; thence South 81 degrees 11 minutes 16 seconds West a distance of 29.38 feet to a pk nail found; thence leaving said tight-of-way line, North 00 degrees 55 minutes 34 seconds East a distance of 174.37 feet to a point; thence North 00 degrees 41 minutes 44 seconds East a distance of 9.18 feet to a point; thence North 89 degrees 59 minutes 55 seconds East a distance of 221.07 feet to a point; thence South 00 degrees 24 minutes 19 seconds West a distance of 129.85 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.817 acres (35,577 square feet).



SITE MAP (NTS)

LEGEND

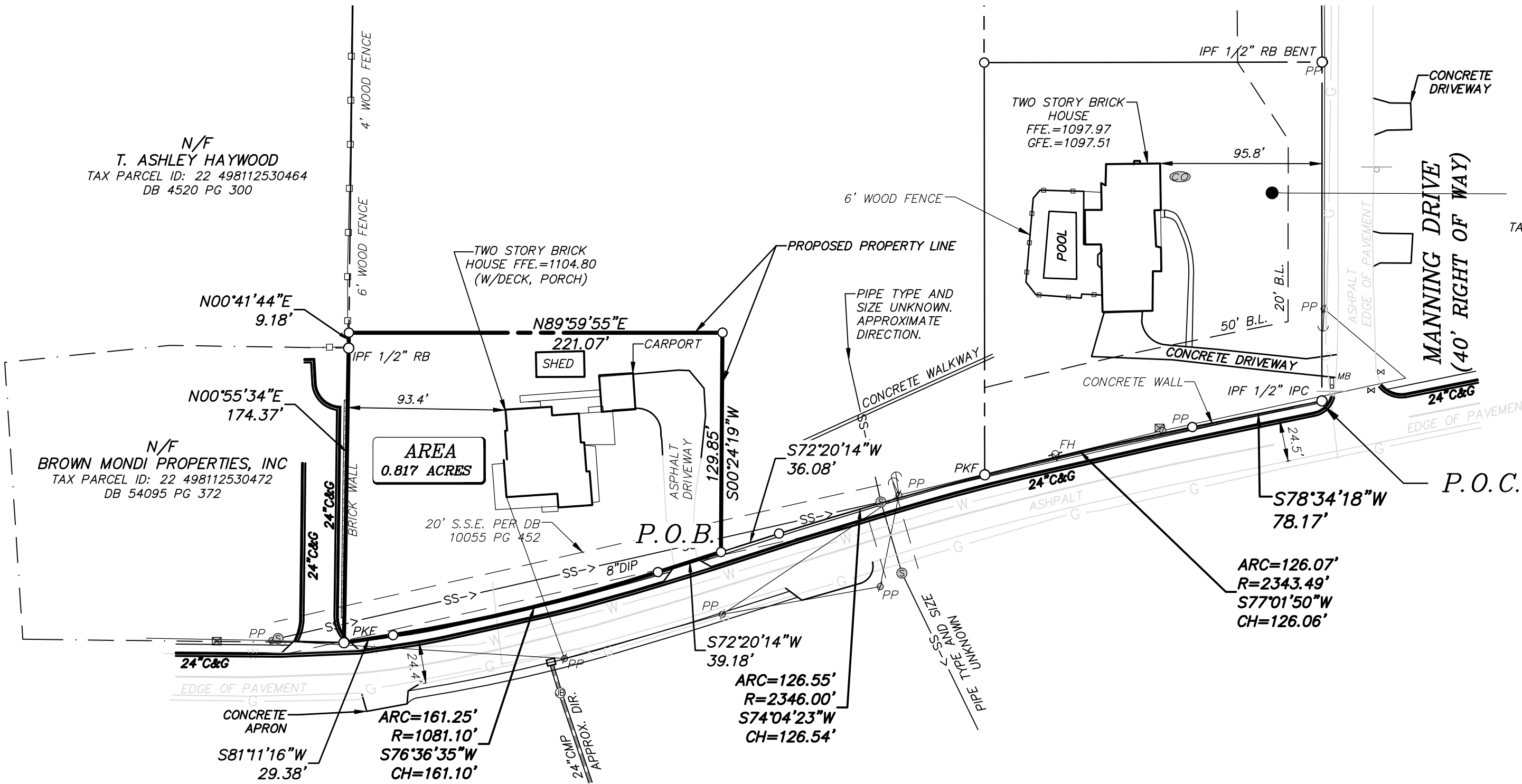
- IF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- PS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- PC IRON PIN WITH CAP FOUND
- POINT
- OP OPEN TOP PIPE FOUND
- CP CRIMP TOP PIPE FOUND
- ANGLE IRON
- PF PK NAIL FOUND
- PS PK NAIL SET
- CMF CONCRETE MONUMENT FOUND
- RMV RIGHT OF WAY MONUMENT FOUND
- UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- POWER POLE (WOOD)
- SERVICE POLE W/ LIGHT
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- GM GAS METER
- SL STORM SEWER LINE
- SMW SINGLE WING CATCH BASIN
- DMW DOUBLE WING CATCH BASIN
- CI CURB INLET
- DI DROP INLET
- JBOX JUNCTION BOX
- SS SANITARY SEWER LINE
- SC SANITARY SEWER CLEANOUT
- SM SANITARY SEWER MANHOLE
- TEB TELEPHONE BOX
- TM TELEPHONE MANHOLE
- MW MONITORING WELL
- FOM FIBER OPTIC MARKER
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- FO UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

- APPROX. APPROXIMATE
- BM BENCH MARK
- C&G CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CL CENTERLINE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIR. DIRECTION
- INV. INVERT
- P.O.B. POINT OF BEGINNING
- SWCB SINGLE WING CATCH BASIN
- DMCB DOUBLE WING CATCH BASIN
- PB PLAT BOOK
- N/A NOW OR FORMALLY
- RCP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST

REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY FOR JWH ACQUISITIONS, LLC, CHICAGO TITLE INSURANCE COMPANY AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR ITSELF AND OTHER LENDERS AND THEIR PARTICIPANTS, SUCCESSORS AND ASSIGNS, DATED JULY 29, 2015, PREPARED BY GUNNIN LAND SURVEYING, LLC.



The field data upon which this map or plat is based has a closure precision of one foot in 29,334 feet and an angular error of 00° 00' 02" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

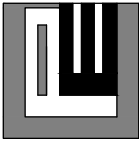
BOUNDARY SURVEY

FOR
TAYLOR MORISON

LAND LOT(S) 1196 & 1253
DISTRICT 2nd, 2nd SECTION
CITY OF ALPHARETTA

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"
SITE PLANNING ■ LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-9241 ■ WWW.PECATL.COM



DRAWN BY: PEC
CHECKED BY: JNH/ACS
FILE NO.: 16334-00
SCALE: 1"=40'
DATE OF FIELD WORK: 11/16/17

LEGAL DESCRIPTION
COMMERCIAL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the westerly right-of-way line of Manning Drive (40' R/W) and the northwesterly right-of-way line of Cumming Street (40' R/W); thence along the northwesterly right-of-way line of Cumming Street the following courses and distances: South 78 degrees 34 minutes 18 seconds West a distance of 78.17 feet to a point; thence 126.07 feet along an arc of a curve to the left, said curve having a radius of 2,343.49 feet and a chord bearing and distance of South 77 degrees 01 minutes 50 seconds West 126.06 feet to a pk nail found; thence 126.55 feet along an arc of a curve to the left, said curve having a radius of 2,346.00 feet and a chord bearing and distance of South 74 degrees 04 minutes 23 seconds West 126.54 feet to a point; thence South 72 degrees 20 minutes 14 seconds West a distance of 36.08 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continue Westerly along said line, a distance of 39.18 feet; thence 161.25 feet along an arc of a curve to the right, said curve having a radius of 1,081.10 feet and a chord bearing and distance of South 76 degrees 36 minutes 35 seconds West 161.10 feet to a point; thence South 81 degrees 11 minutes 16 seconds West a distance of 29.38 feet to a pk nail found; thence leaving said tight-of-way line, North 00 degrees 55 minutes 34 seconds East a distance of 174.37 feet to a point; thence North 00 degrees 41 minutes 44 seconds East a distance of 9.18 feet to a point; thence North 89 degrees 59 minutes 55 seconds East a distance of 221.07 feet to a point; thence South 00 degrees 24 minutes 19 seconds West a distance of 129.85 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.817 acres (35,577 square feet).

6/21/18

PH-18-07 Lewis Manning House
Historic Designation



6/21/18



6/21/18



EXHIBIT A



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 25, 2017

CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District and from Low Density Residential to Downtown Residential Density. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 7-0

EXHIBIT A

Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:

- O Condition #1– change date to September 12, 2017*
- O Condition #2 – change date to September 12, 2017*
- O Condition #8 – change date to September 12, 2017*
- O Condition #9 – Add a sentence regarding Certificate of Occupancy that reads, “This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.”*
- O Condition #11 – strike last sentence regarding evergreen plantings and adding a sentence that reads, “Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House.”*
- O Condition #12 – adding a sentence to the end that reads, “ Further, the Lewis Manning House shall be designated as an historic structure under the City’s Historic Preservation Ordinance.”*
- O Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, “ Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive lots #9—11.”*
- O Condition #30- changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, “The applicant site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5800 square feet.”*
- The motion received a second from Council Member Mitchell*
- Council Member Binder offered a friendly amend to add a Condition #41- “Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).”*
- Amendment accepted by Kennedy and Mitchell*
- The motion was approved 7-0*

Final Conditions:

- 1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.**
- 2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.**
- 3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.**
- 4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to**

EXHIBIT A

- existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
5. Minimum building setbacks shall comply with the DT-R district standards.
 6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
 7. Homes adjacent to existing residential and commercial shall be front loaded.
 8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 9/12/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
 9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home. This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.
 10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House.
 12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
 13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
 14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.

EXHIBIT A

15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and front landscape area. Benches and a public art pedestal shall be approved by Staff. Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive (Lots 9-11).
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.

EXHIBIT A

30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 9/22/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. The applicant's site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5,800 square feet. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.
41. Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).

6/21/18

EXHIBIT B

APPROVED 9.25.17



PH-18-07 Lewis Manning House Historic Designation

APPROVED 9.25.17



"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
280 INDEPENDENT COURT • HENDERSON, COLORADO 80640 • PH: 727-995-7111 • FAX: 727-995-7112 • WWW.PECCALL.COM

[illegible]

No claims to the contrary of Negative and Negative Subordinating are to take its implied strength or force. - To act in no way as any other product will be so expressed with respect. It means you require something

SCALE: 1" = 40'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

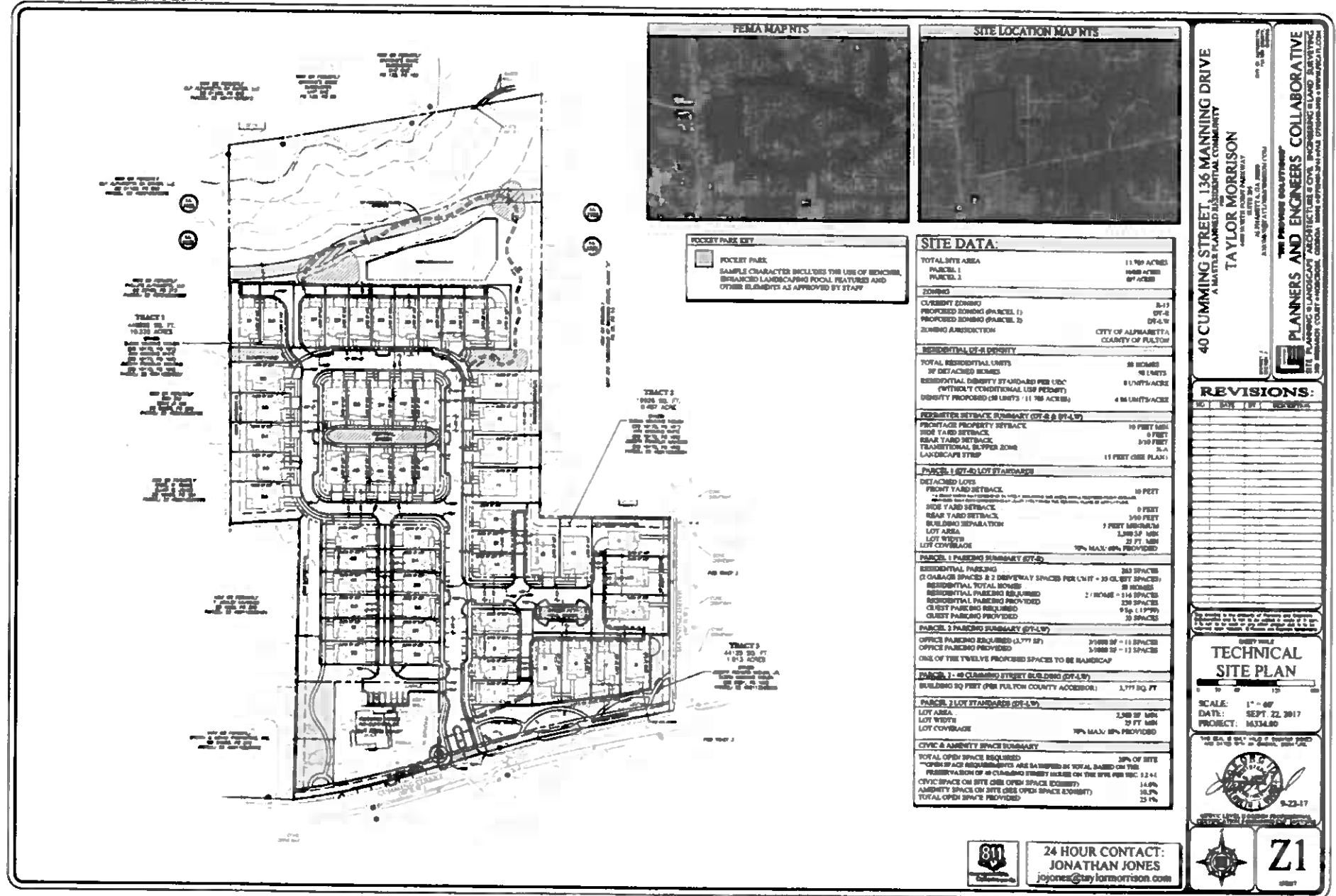
THE U.S. DEPARTMENT OF AGRICULTURE



24 HOUR CONTACT:
JONATHAN JONES
jojones@taylorlammorris.com

PH-18-07 Lewis Manning House Historic Designation

APPROVED SITE PLAN 9/25/17



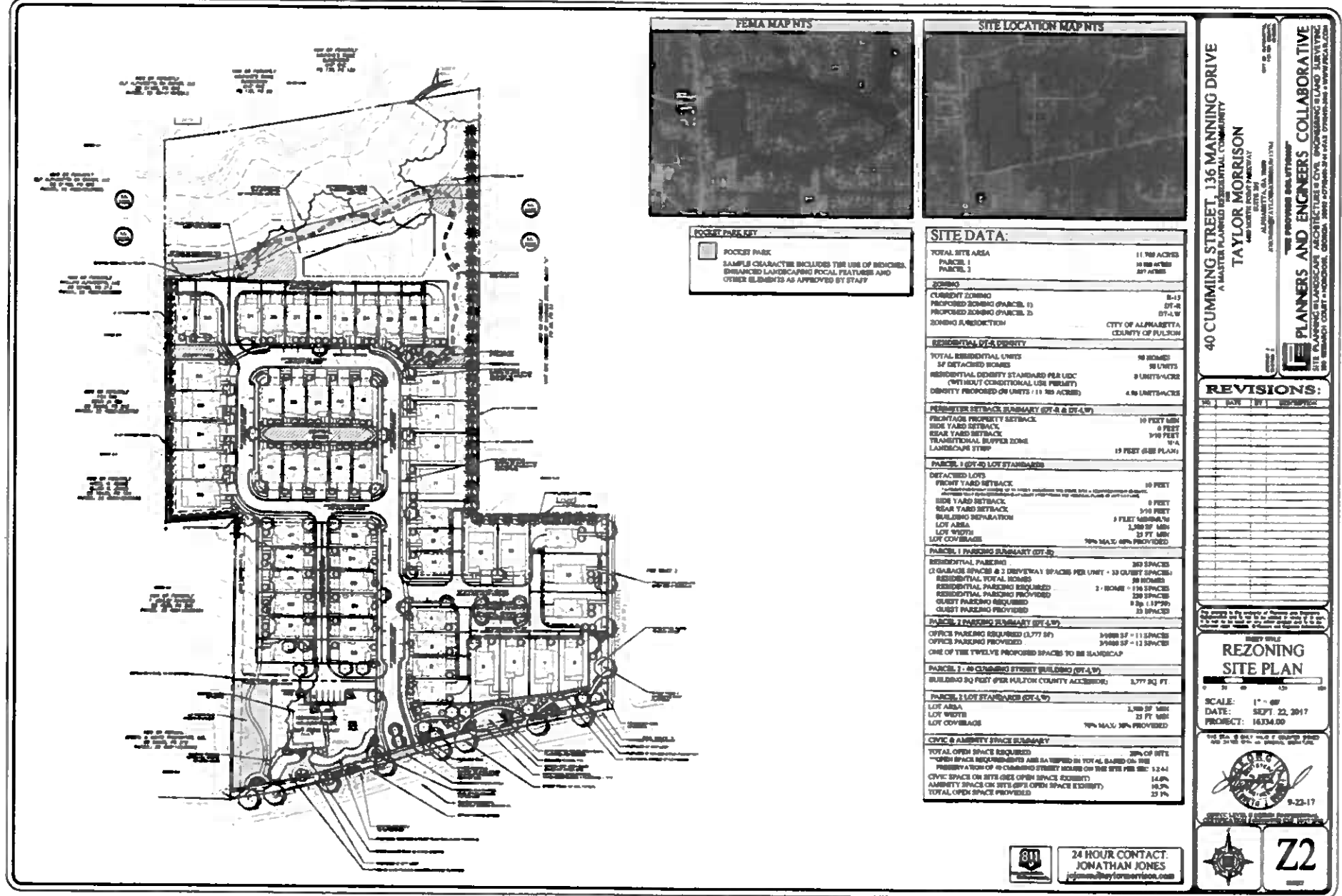
APPROVED 9.25.17



6/21/18

EXHIBIT B

Approved 9/25/17

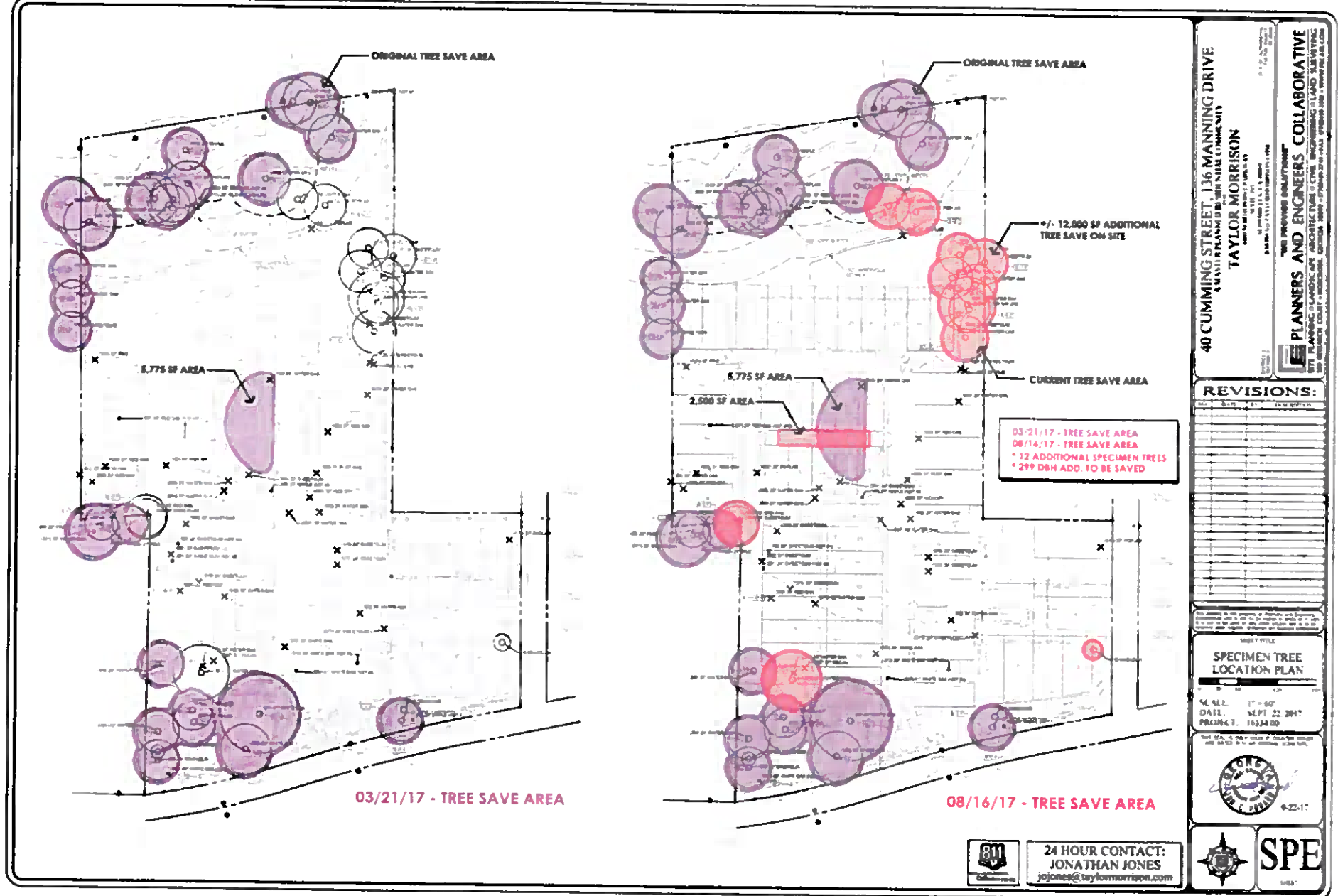


6/21/18

EXHIBIT B

PH-18-07 Lewis Manning House
Historic Designation

APPROVED 9.25.17



APPROVED 9.25.17

EXHIBIT C

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular
Shaped Roofs

Patterened Shingles

Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets,
pickets or columns



Queen Anne Style

Background:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: September 12, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-08 1080 RUCKER RD HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: AUGUST 9, 2018

CITY COUNCIL: AUGUST 26, 2018

II. RECOMMENDATION:

Approve PH-18-08 1080 RUCKER RD HISTORIC DESIGNATION.

III. REPORT IN BRIEF:

The applicant is requesting that the property be designated as Historic. The subject property is located at 1080 Rucker Rd and is known as the Troy Rucker House.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The Troy Rucker House possesses historic significance and association as a home to one of the founding families of Alpharetta.

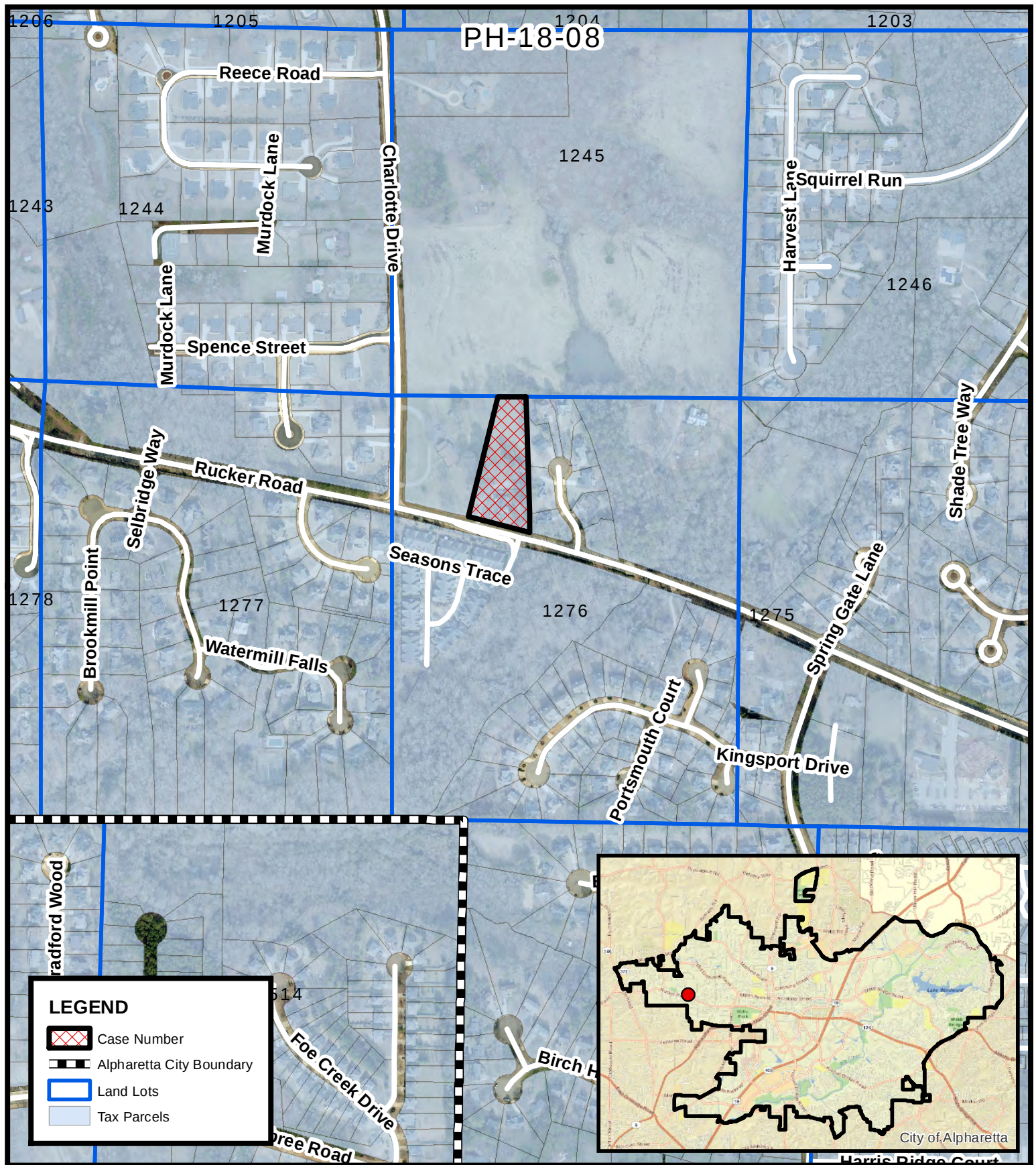
It is deemed worthy of preservation as it is 118 years old and is an outstanding representative of a Queen Anne Style home.

Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.

The Georgia Historic Preservation Trust supports the designation of the Troy Rucker House due to its significance as an outstanding example of a Queen Anne cottage as well as its association with Troy Rucker.

IV. ATTACHMENTS:

- Criteria for Historic Designation



Location Map
1080 Rucker Road
 Historic Designation

PH-18-08
 D/LL: 2/2/1276
 HPC: 8/9/18
 CC: 8/27/18

Location Map Provided by:
 Community Development - GIS

6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name:

Millie R. HOGAN (AKA Cindy)

Telephone:

404-735-3288

Address:

1080 RUCKER ROAD

Suite:

N/A

City:

Alpharetta

State:

GA

Zip:

30004

Fax:

N/A

Mobile Tel:

404-735-3288

Email:

hogan.dogs@bellsouth.net

Subject Property Information:

Address:

1080 RUCKER Rd, Alpharetta, GA

Current Zoning:

RES

District:

2

Section:

2

Land Lot:

1276

Parcel ID:

22-4340-1276-031-5

Proposed Zoning:

Current Use:

Residential

This Application For (Check All That Apply):



☒ Other

(Specify):

Designation of Historic Property

6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Millie R. HOGAN Telephone: 404-735-3288
Address: 1080 RUCKER Rd. Suite: _____
City: Alpharetta State: GA Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

Identify Authorized Applicant:

Name of Authorized Applicant: Millie R. Hogan Telephone: 404-735-3288
Address: 1080 RUCKER Rd Suite: _____
City: Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: Millie R. Hogan (Cudley) Date: 4-5-2018

Notary:

Notary Signature: Diane Houghton

Date: 4/5/2018

NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
11/15/2019

6/25/18

Exhibit "A"**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1276 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, BEING LOT 2 OF TROY RUCKER PROPERTY SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

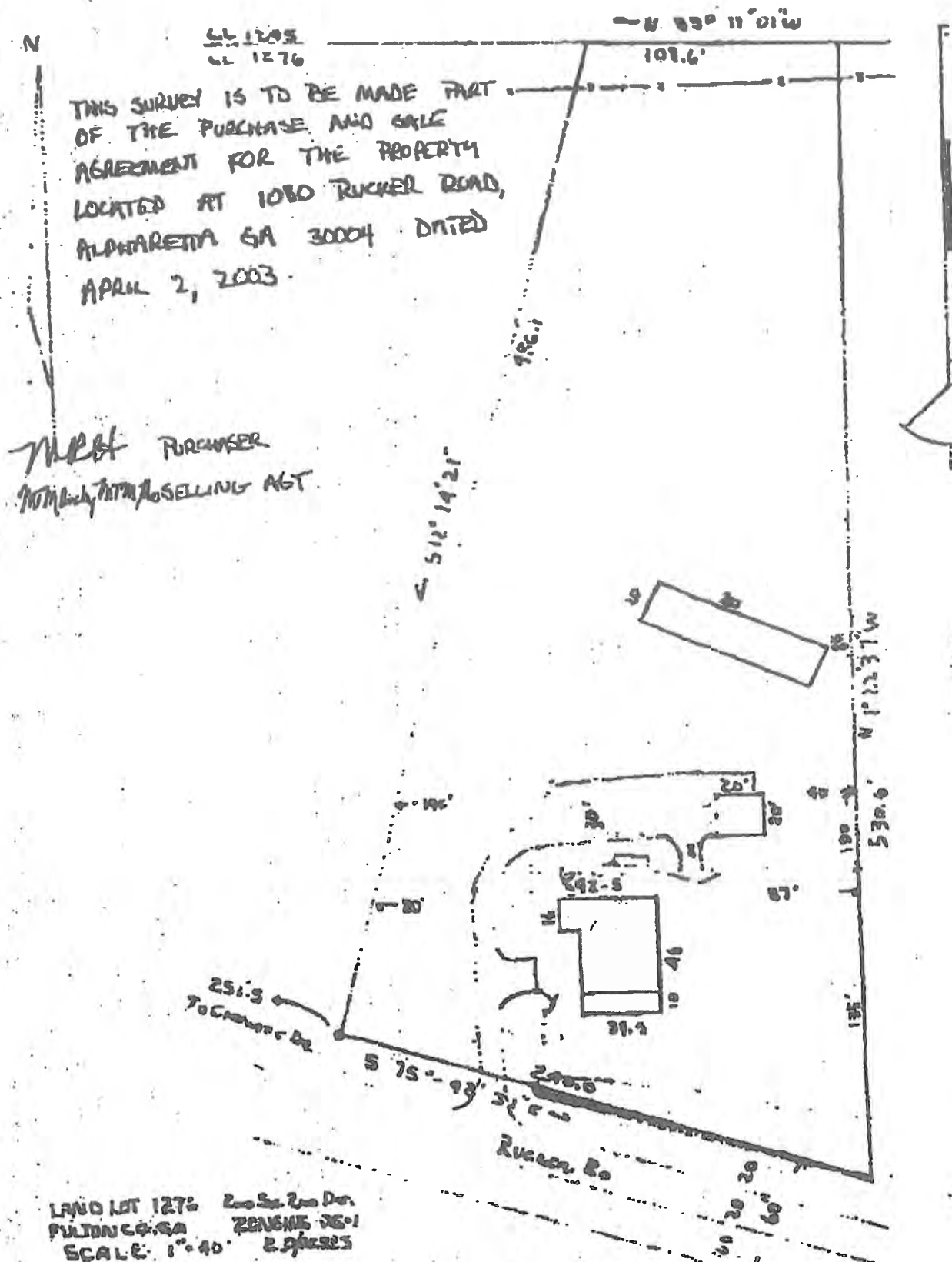
BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF RUCKER ROAD 251.5 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY SIDE OF RUCKER ROAD FROM THE CORNER FORMED BY THE EASTERLY SIDE OF CHARLOTTE DRIVE; SAID POINT OF BEGINNING ALSO BEING AT THE LINE WHICH DIVIDES LOTS 1 AND 2, SAID SUBDIVISION; THENCE RUNNING SOUTH 75 DEGREES 48 MINUTES, 31 SECONDS EAST ALONG THE NORTHEASTERLY SIDE OF RUCKER ROAD, 240 FEET TO AN IRON PIN AT THE LINE WHICH DIVIDES LOTS 2 AND 3, SAID SUBDIVISION, SAID POINT ALSO BEING THE WEST LINE OF PROPERTY NOW OR FORMERLY OWNED BY RAYNER; THENCE NORTH 1 DEGREE 22 MINUTES 37 SECONDS WEST ALONG THE LINE WHICH DIVIDES SAID LOTS 2 AND 3 AND THE WEST LINE OF SAID RAYNER PROPERTY 530.6 FEET TO AN IRON PIN ON THE NORTH LINE OF LAND LOT 1276; THENCE NORTH 89 DEGREES 11 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND LOT 1276, 108.6 FEET TO AN IRON PIN AT THE LINE WHICH DIVIDES THE ABOVE MENTIONED LOTS 1 AND 2; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS WEST ALONG THE LINE WHICH DIVIDES SAID LOTS 1 AND 2, 486.1 FEET TO AN IRON PIN ON THE NORTHEASTERLY SIDE OF RUCKER ROAD AND THE POINT OF BEGINNING BEING IMPROVED PROPERTY LOCATED AT AND KNOWN AS NO. 1080 RUCKER ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA

File Number: 03MS-0308

6/25/18

HISTORIC DESIGNATION

ЭЖНАП. "В."



a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

This Queen Anne style home was home to the grandson of Simeon Blueford Rucker, one of Crabapple's earliest settlers. The Rucker, Dorris, Crisler and Broadwell families are generally looked on as Crabapple's founding families.

The front yard of the Rucker House is bordered by a stone wall. These stones were salvaged from one of the abandoned Roswell mill buildings around 1900. With the current Rucker Road widening project underway, the wall was removed, but it will be rebuilt using the original materials once construction is completed.

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records state the home was built in 1900. The home is 118 years old.

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

The home is an example of the Queen Anne style of architecture.

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

This home is known as the Troy Rucker House. Troy Rucker was a cotton inspector for the State of Georgia and a successful farmer. Mrs. Rucker served as President of the Georgia Home Demonstration Council. The Rucker family was one of the founding families of Milton County in the 1800's. The Ruckers moved to this area in approximately 1835. John Rucker as a pioneer, was a subsistence farmer growing cash crops such as cotton. Over the years he acquired extensive land holdings in the Crabapple area. His children became locally prominent in agriculture, agri-business, newspaper publishing and politics. The Rucker family was one of the earliest members of the Clear Springs Missionary Baptist Church, founded in 1858. Descendants are still represented

in the church now located at Kimball Bridge Rd. Nancy Jane Rucker Manning walked two miles each way to attend the Alpharetta Male and Female Academy founded in 1871 by L.F. Rainwater. The private school held classes for elementary, intermediate and college students.

John Rucker was a Confederate soldier.

Napoleon Rucker, pitcher of the Brooklyn Club of the National League, was born in Alpharetta in 1886. After his baseball career, "Nap" became Mayor of Roswell.

Crabapple native Johnny Rucker (Nap's nephew) played centerfield for the New York Giants from 1941 to 1946. Before becoming the "Crabapple Comet" he played at Milton High School and the University of Georgia.

There was a Rucker League for the Alpharetta Baseball team in the 1940's.

George D Rucker served as Postmaster for Milton County as well as editor of the American Free Press in the early 1900's.

Valuation

	2017	2016	2015	2014	2013	2012
LUC	101	101	101	101	101	101
Class	R3	R3	R3	R3	R3	R3
+ Land Value	\$79,100	\$79,100	\$79,100	\$70,900	\$70,900	\$82,600
+ Building Value	\$243,900	\$243,900	\$243,900	\$218,400	\$218,400	\$260,800
= Total Value	\$323,000	\$323,000	\$323,000	\$289,300	\$289,300	\$343,400
Assessed Value	\$129,200	\$129,200	\$129,200	\$115,720	\$115,720	\$137,360

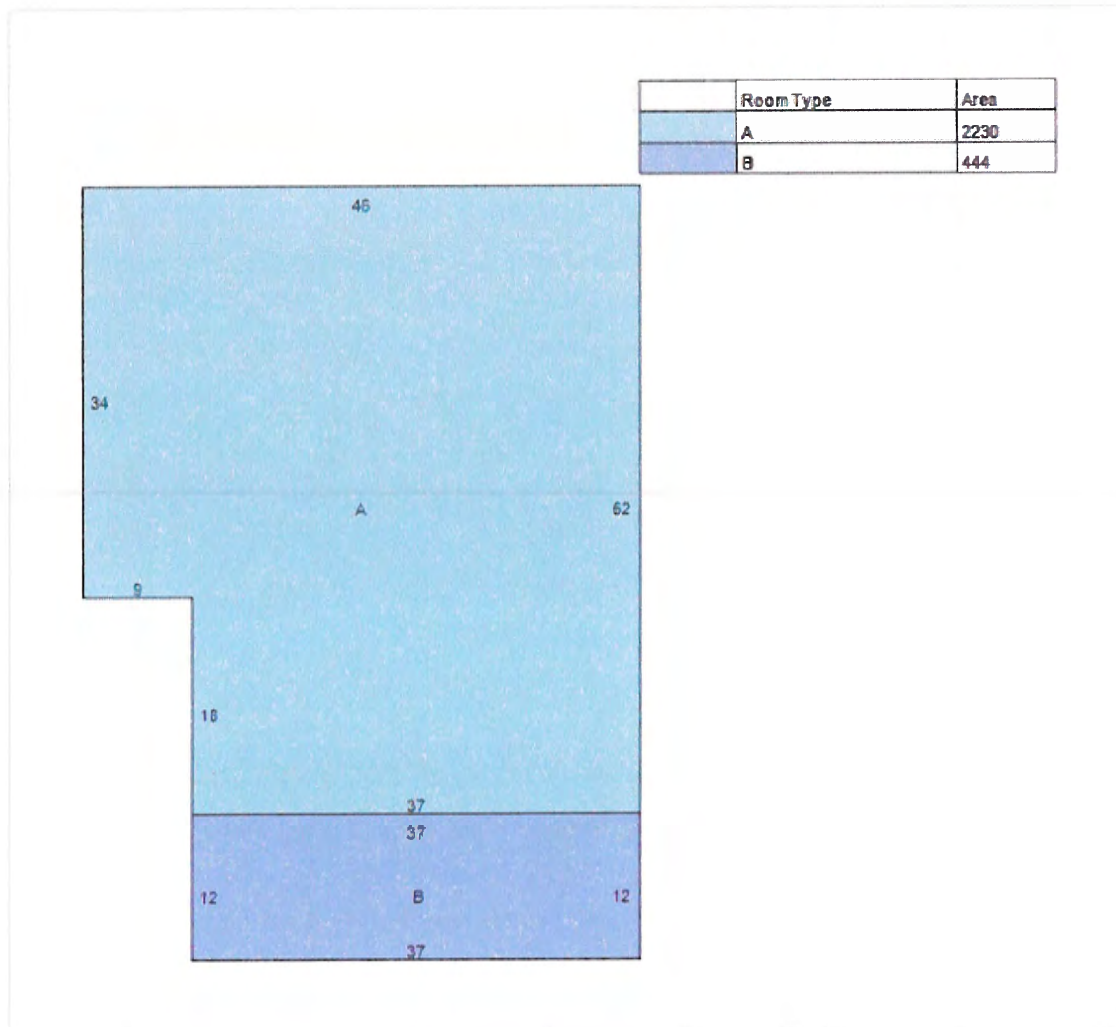
2017 Assessment Notice

2017 Assessment Notice

Corrected 2017 Notice

Corrected 2017 Notice

Sketches





Summary

Parcel Number 22 434012760315
Location Address 1080 RUCKER RD
ALP
Legal Description
Property Class R3 - Residential Lots
Neighborhood 24134
Tax District 10
Zoning AG
Acres 2
Homestead Y
Exemptions HF01

[View Map](#)

Owner

Hogan Millie R
1080 RUCKER RD
ALPHARETTA GA 30004

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	1	87,120	2.000	79,140

Total Acres:
2.0000
Total Land-Value:
79,140

Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	1	Heat	CENTRAL WITH A/C
Exterior Wall	FRAME	Total Fixtures	8
Style	CONVENTIONAL	Masonry Fireplaces	2
Year Built	1900	Heating Fuel Type	GAS
Res Sq Ft	2230	Pre Fab Fireplace	0
Basement	NONE	Miscellaneous Feature	
Finished Bsmt Sqft	0	Miscellaneous Feature 2	
Full Bath/Half Bath	2/0	Grade Factor	C+ 1.08
Bedrooms	3	Cost/Design Factor	0%
Attic	UNFIN	CDU	GD
Additional Fixtures	2		

Accessory Information

Card 1				
Description	Year Built	Area	Grade	Value
CARPORT	1960	400	C -AVERAGE	754
MS UTIL	1900	1660	C -AVERAGE	2,654

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor
5/30/2003	\$290,000	WD	35537	00040	Qualified	Valid Sale	HOGAN MILLIE R	GLENN BRANDON KING & AMIE A
6/30/1999	\$203,000	WD	27758	00291	Unqualified	Unvalidated/Deed Stamps	GLENN BRANDON K & AMIE A	LYNN HELENE ORR
9/1/1987	\$145,000		11040	00192	Qualified	Valid Sale		



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Fulton County, GA

Please use the map's print tool.

Parcel ID	22	Physical Address	1080 RUCKER RD	Last 2 Sales	
Class	R3	Owner	HOGAN	Date	Pri
Code			MILLIE R	5/30/2003	\$2
Taxing	10		1080	6/30/1999	\$2
District			RUCKER RD		
Acres	2		ALPHARETTA		



Summary

Parcel Number 22434012760315
Location Address 1080 RUCKER RD
ALP
Legal Description
Property Class R3 Residential Lot
Neighborhood 24134
Tax District 10
Zoning AG
Acres 2
Homestead Y
Exemptions H 01

[View Map](#)

Owner

Hogan Millie R
1080 RUCKER RD
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Valuation

	2017	2016	2015	2014	2013	2012
LUC	101	101	101	101	101	101
Class	R3	R3	R3	R3	R3	R3
• Land Value	\$79,100	\$79,100	\$79,100	\$70,900	\$70,900	\$82,600
• Building Value	\$243,900	\$243,900	\$243,900	\$218,400	\$218,400	\$260,800
• Total Value	\$323,000	\$323,000	\$323,000	\$289,300	\$289,300	\$343,400
Assessed Value	\$129,200	\$129,200	\$129,200	\$115,720	\$115,720	\$137,360

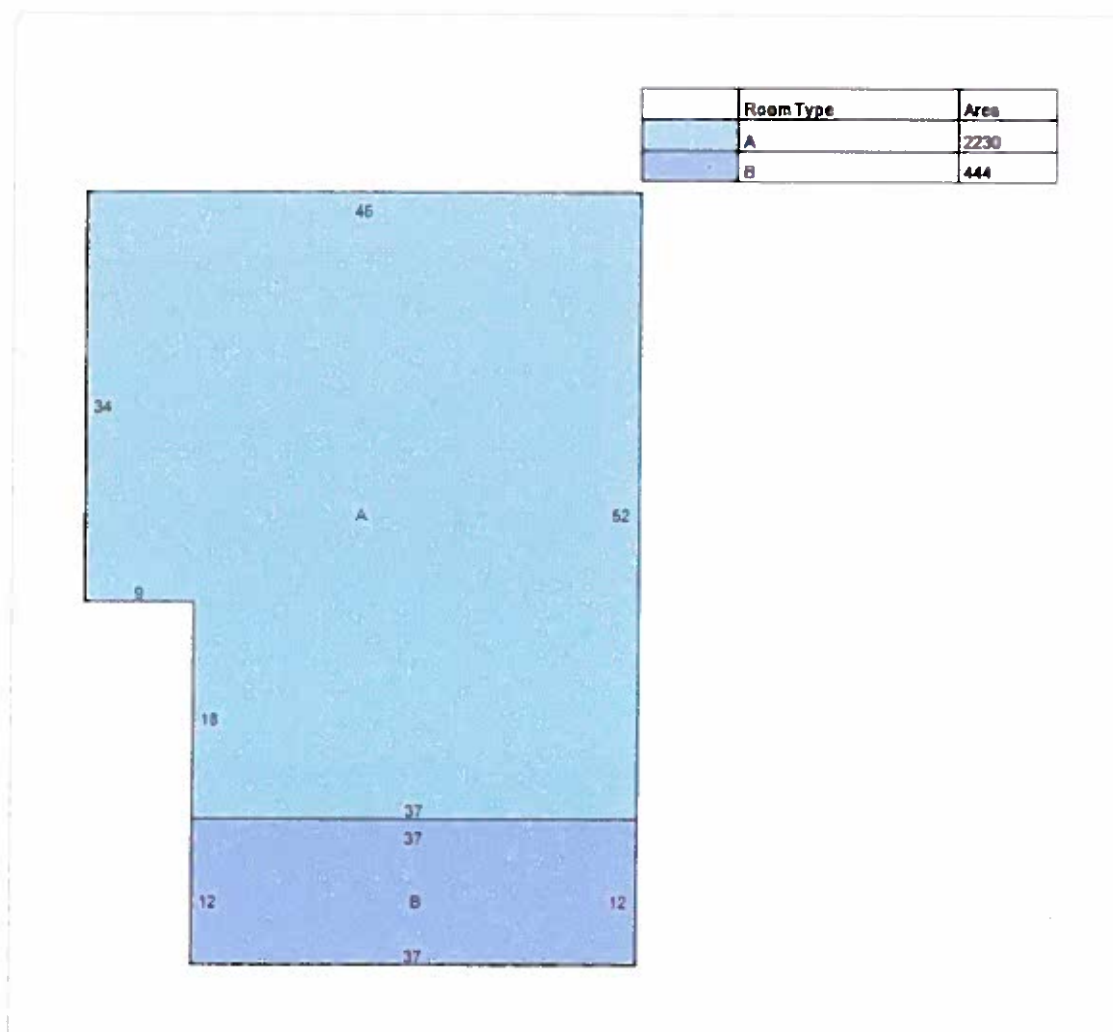
2017 Assessment Notice

2017 Assessment Notice

Corrected 2017 Notice

Corrected 2017 Notice

Sketches



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



A THANKSGIVING DAY FOOTBALL GAME WITH GRANDPA HASTENS TURKEY TIME
Troy Rucker of Alpharetta Coaches Mary Helen and David Rayner and Selina Stewart



Newly elected officers of the State Home Demonstration Council who also were chosen at the Athens meeting. Seated, left to right: Mrs. Homer Cook, Newton County, second vice president; Mrs. Troy Rucker, Fulton County, president; Mrs. L. G. Almonrode, Telfair County, first vice president. Standing: Mrs. W. B. Fitzgerald, Fulton County, treasurer; Mrs. H. C. Henderson, Bibb County, secretary.—Photos by John Fleetwood.

Demonstration Council Drafts New Program



Mrs. Troy Rucker (right), of Alpharetta, and Mrs. W. B. Fitzgerald (left), of Route 1, College Park, president and treasurer-publicity chairman, respectively, of the Georgia State Home Demonstration Council, have returned from Athens, where they assisted other state officers and project chairmen from throughout the state in planning the council's program. Miss Lurline Collier, state home demonstration agent, also assisted in drafting the council's plans.

TROY RUCKER HOME

1080 RUCKER ROAD
ALPHARETTA, GA 30004

THEN and NOW
Designation of a Historic Property



Front of house facing south toward Rucker Road with rock wall. Oak tree (shown in picture as small sapling) in front still is standing, only fully grown. Thrift growing along top of wall. One of the front columns on the house had honey bees inside. Cir. 1938

Front of the Rucker home as seen in early spring



1938

The Thrift which grows along the wall makes a very nice background for Mary.



Front of Edith and Troy Rucker Home 'Before rear addition' and "After" as well as "Close view of new addition to the house" at rear (currently present day Dining Room, bath/laundry and bedroom) Cir. 1938. Added to house when Mary Rucker was in high school. Kitchen was enclosed and extended and stain glass window added in kitchen.



Before



After



Close view of new addition.

Mary Rucker standing by east side of house. Chimney is front bedroom Cir 1930's

PICTURES OF MARY AROUND HER HOME

1938



Mary Rucker in front of Troy Rucker house leaning against wall next to thrift growing on wall. Cir. 1938



July 1939



Side of house with Mary feeding chickens and chicken house located at northwest side rear property

Rear bedroom (part of 'new' addition)



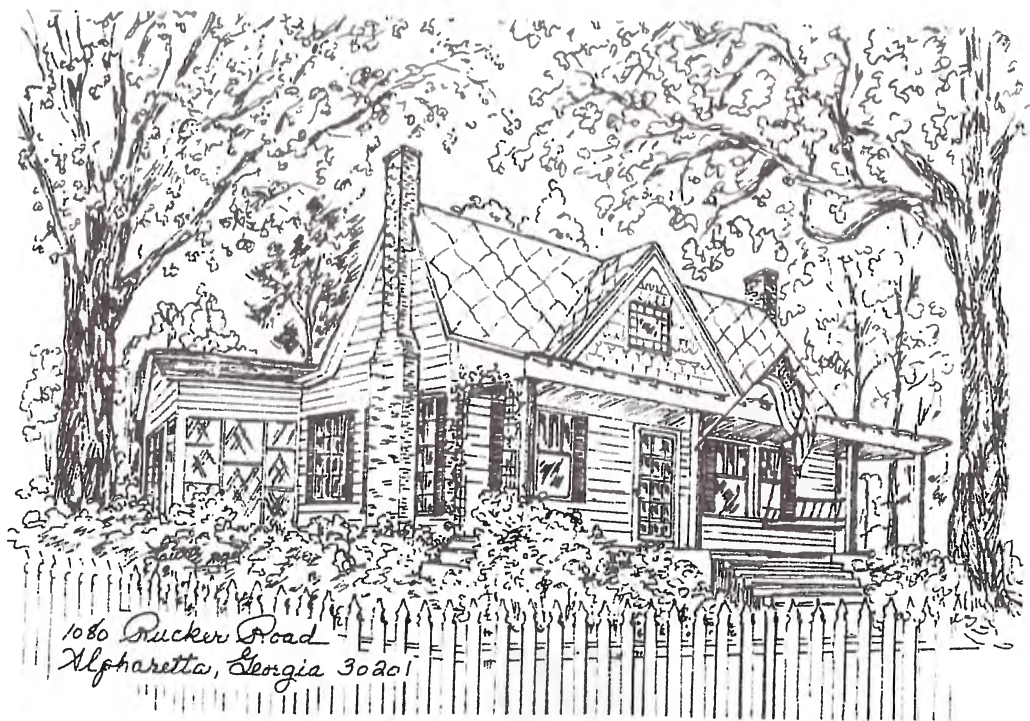
Before

Barn at
W.D. Rucker's

Barn before and after across the road from Troy Rucker home on William David "W.D." Rucker property .
While building Troy Rucker home, W.D. lived in the barn area.



After
(Not Complete, As yet)



Christmas Card sketching of home showing screened porch and lattice around front porch and original photo sketching was taken from.



Troy Rucker home
Showing Screen porch

TIMELINE FOR TROY RUCKER HOME
Located at 1080 Rucker Road, Alpharetta, GA 30004

Simeon Bluford Rucker (1709-1881 and Jane Barnwell (1801-1879) – 10 children
Owned Log house on Rucker Road and Mid Broadwell

SON – John Rucker (1842-1918) married (Married to Sarah Hembree Jameson)

6 CHILDREN in birth order:

Julia Edna Rucker (1868-1905)

William David Rucker (owned Rock House and Barn across the road from the Troy Rucker Home at 1080 Rucker Road) 1872-1959 (86)

Married to Melissa Princella “Prinny” Broadwell Rucker (1872 – 1950)
(records from Crabapple Bapt. Cemetery, 12655 Charlotte Drive)

SON: Troy Rucker 1892 – 1982 (Buried in Green Lawn Cemetery, Alpharetta)
(Married Edith Gertrude Copeland 1900 - 1987) -
Owned property from Foe Killer Creek to Charlotte Drive

DAUGHTER Mary Princella Rucker (1921 – 1992)
(Married Charles Dorsey Stewart 1922-1979)
Selina Stewart Kent's (1943) Father

Harriet Jane “Jennie” Rucker (1874-1941), spinster

John Simeon (1877-) married Emma Cox

Joel Jackson Rucker (1880-1960) married Lenora Rusk (1878-1976)

Frankie Rucker (1888-1928) married George T. Upshaw

Family raised cotton and chickens for income. Children went to school in Crabapple.

Troy's wife Edith died in 1987. Her daughter Mary Princella Rucker Stewart (Selina Stewart Kent's mother) owned 40 acres of farm land at the time and sold 35 acres to Mr. Carroll Byers (around 1960 ?) and took 2 acres of that land to build Selina's house in 1970 at 12145 Charlotte Drive, Alpharetta, GA and lived in an apartment in that home.

1980's

Bob, Charlotte, Wayne and Brandi Johnson lived in the house and according to Lyssa Styers who bought the house from them, they had a hot tub on the front porch. The Johnsons had painted the entire inside apple green, including the floors. Lyssa had all the floors refinished to remove the apple green (I still see apple green every now and again). The Johnson's had named the house 'Ivy Cottage' and planted ivy all around the home. That ivy growth took over the yard and in spots was growing into the house from under the crawl space and baseboards. The fireplace chimney's were covered in ivy which was eating into the mortar and weakening the structure of the chimney and was removed entirely in 2003. It had grown up and was overtaking the large pecan tree at the rear side of the house near the back door and damaging the tree. It was also removed in 2003. The Johnson's put in the little brick 'patio' at the back door.

1984 – 1991

(Notes made after visit from Lyssa Styers in October 2012 who dropped by when visiting area and gave these updates of her time living here from **1984 – 1991**. Ms. Styers is a decorator living in Nashville, TN and her husband was a contractor. They both loved architectural accuracy and renovated some of the house to reflect its 1900's timeframe.

They installed the porch lights, the rocking chairs and swing on the porch.

They finished the hall to the back .

Raised the ceiling in front bedroom with wide boards.

Took out all the windows and scraped lead paint off and replaced window panes with old glass as much as possible.

While they were renovating, she came out of the bathroom and a raccoon was sitting in the bedroom !

She found the mantle for the fireplace in the W.D. Rucker barn that was across the road.

Termites were a problem in the front of the house.

The ceiling in the house was a drop ceiling with metal brackets holding square tiles - like you see in an office.

The entire front bath was orange tile, so they replaced with white tile, leaving the orange and white tile still on the floor. (in 2016 there was a water leak in the shower behind the tile and water knobs. When the tile was taken out, it was discovered that one of the previous owners had simply put electrical tape around the pipe and tiled over the original orange tile)

They put in the 'fake door' in the hall to hide the breaks in the wood lines where the Johnsons had sealed up the wall.

The muscadine vine that was to the side of the driveway had grown over the entire area so you could barely see the large oak tree that is to the left of my driveway. She actually was surprised to see the tree because it was covered up before with vines.

She said there was a man down the road that used to pick crabapples from the crabapple tree in the front yard, and he would leave her honey from his bee hives in exchange. That crabapple tree split in half in 2012 from weight of the crabapples and had to be removed. It was one of the last 'original' crabapple trees in the area.

There are initials carved in the brick on the chimney outside the front bedroom. Those initials are still there.

When they renovated the front rooms and they discovered the framing around the doors are tree trunks with bark on them. If you go up in the attic and pull back the insulation, you can still see them. .

When they were renovating they found many old newspapers, an old child's shoe and a silver spoon. She said that it was a custom to ensure good luck for the home, people often wedged an old shoe between the wall as they constructed a new room. It supposedly brought the family good luck. They left all of that when they moved in 1991.

1991 – 1996

Family named H. Lynn lived in house, no information available.

1996-2003

Brandon King and Aimee Glenn lived in Troy Rucker home 7 years. When the Glynns purchased the house they stated in realtor documents that:

"When we purchased the house there was carpet over the floors, some of the hard woods were replaced. You can see the two different floors. Original floors are in bedroom and den, the rest of the floors are new pine and tongue and groove. There was also brown paneling over all the walls as well as drop ceilings in the rooms in the back of the house. We refinished all of the floors and painted the inside and outside of the house. We have installed a security system and a sprinkler system. The yard had basically no grass and was overgrown with hardly any live plants. We had a landscaping company draw up a plan and have implemented some of it. We renovated the back bathroom as well as the kitchen. The roof was replaced in October 2000 and the hot water heater is only a year old"

There was major termite damage to the rear of the house which was undisclosed to the Glenns when they purchased the property and they had to sue the realtor to have the termite damage repaired.

2003 – Present

Yard landscaped and ivy removed from chimneys and trees. Fencing was installed around the entire property. It was also discovered that there is an entire pitch shingle roof with window under the present roof indicating that when the present roof was put on, it was just put over the old roof, rather than removed.

In 2003 the after continuous plumbing problems and crack in Septic tank, the Septic tank was removed and a pipe line was put in at a length of 300 feet from the side of the house, down the driveway, to the rear of the house and back pasture to hook up with Alpharetta City sewer water.

On April 8, 2006 a F2 tornado hit the Roswell –Crabapple – Alpharetta area destroying businesses and damaging many homes. At the Troy Rucker Home, a large Oak tree was cut in half, picked up and "speared" through the 2-car wood garage at the Troy Rucker home, damaging vehicles requiring tree company to lift it out. The garage had to be torn down and replaced. The house next door was cut in half by a falling tree. Everything on the porch and around the Troy Rucker house was blown off or destroyed. Six months after the tornado the house started sinking at the rear that had been held up by a rock foundation. The plumbing in the house was backing up and water and mold was accumulating in the crawl space. A contractor was called and verified that the force of wind from the tornado had shifted the house slightly "wind shear", causing the rear of the house to sink off the rock foundation.

The back exterior walls of the house had to be removed and metal jacks were put in place to support the rear. Insulation had to be put in the walls since there was none. The plumbing in the back bathroom and

kitchen had to be replaced since it had shifted and was becoming inferior and leaking. The main electrical switch box was not wired properly and had to be rewired and replaced. When the floor in the bathroom was pulled up, it was obvious there was water flowing under the house causing rot and damage. It was discovered that there was no support under the kitchen floor and back hall floor, just around the perimeter. The floor had to be removed and jacks and wood beams were put into place under the entire floor and bathroom floor to provide support and the wood floor was replaced with tile.

A new metal roof was put on in 2011. There was a leak from the interior chimney that attached to a wood burning heater and it was advised to remove the heater and the chimney since it was not operational and seal up the roof in that area with the new metal roof and replace the wood heater with a gas heater.

The chimneys in the house are not sealed and not safe to burn wood in. Not advised to even install gas burning logs.

The HVAC was replaced in 2007.

Days Gone By[©]

CAROLINE DILLMAN



The Ruckers...

"By the grace of God, a deck of cards, and a keg of rum you are here today," Edith Copeland Rucker said as she began her speech at the annual Rucker reunion held on Sunday, October 5, at the Crabapple Community building.

The Ruckers are probably one of the most well-known families of Old Milton County. There are not many old-timers, if any, who do not remember or have not heard of George Rucker and the Alpharetta Free Press, a Rucker who played for the Brooklyn Dodgers, and Johnny Rucker who played center field for the New York Giants. And probably the old-timers could tick off many other Ruckers of at least local, if not regional, national, fame.

But back to the reunion and Edith Rucker. She explained to the 100-some Ruckers at the reunion that Thomas Rucker, who lives with his father, for which one was actually the first Rucker on American soil, came on a ship that was wrecked just before reaching the shores of Virginia back in the 1600s. It seems that there were two potential survivors of the disaster, and they gambled in a game of "Seven Up" to determine who would win the remaining keg of rum to use to float to shore. Rucker won, and *keg of rum*—over the years, been used as the sword of Thomas Rucker's descen-

to Alabama. One day, he decided, somewhat suddenly, to leave Alabama and move back to what would become Milton County, Georgia. He pulled up his onions, the only thing in the garden at that time, and hauled them and his family to the Crabapple area and there in the early 1830s settled in—for generations of Ruckers to come.

At this year's reunion, as at all past ones, those attending were all descendants of the original Ruckers in Virginia, and they came all the way from other states like Kentucky, Arkansas, and Alabama. Edith Rucker says that the generations are not so close as they used to be, and this is reflected in the fact that fewer come from so far away as they used to.

Those attending the Rucker reunion resolved to present a tribute to Mrs. Ella Hazelton, present owner of the old Rucker house. It will be in script and framed and says in part, "The descendants of Simeon Bluford and Jane Barnwell Rucker, in annual session, desire to express their appreciation for the restoration of the two-story log house built by their revered ancestors soon after their arrival in 1832. Because of your careful study of each detail in construction and the meticulous use of all original materials, the pioneer home in which two (generations of) large Rucker families were born and reared has been authentically preserved."

The children of Simeon and Jane Rucker were George Elsie, William David, Simeon L., Russell, Nancy, Joel, Julia Ann, and John. John inherited the home after the Civil War. He married a widow, Sarah Hemree Jameson, whose son, Thomas Jameson, was reared with the Rucker children as one of them. John and Sarah Rucker had the following children: Robert Lee, Julia, Mary, William David, Harriet Jane, John Simeon, Joel Jackson, George

Napoleona, and Frankie.

The original Joel Rucker (son of Simeon) and his wife were the parents of George, whose newspaper work was mentioned earlier. George's daughter, Blanche Rucker Maddox and his granddaughter, Anne Maddox Ebright, are also familiar names to those in the Alpharetta area. Nap Rucker was the son of the first John Rucker. Another one of John's sons, William David, was the father of Troy Rucker, the husband of Edith Copeland Rucker. One of John's grandchildren is Dorcus Rucker David of Roswell. There are just a few of the well-known descendants of Simeon and Jane Rucker who live in the area today.

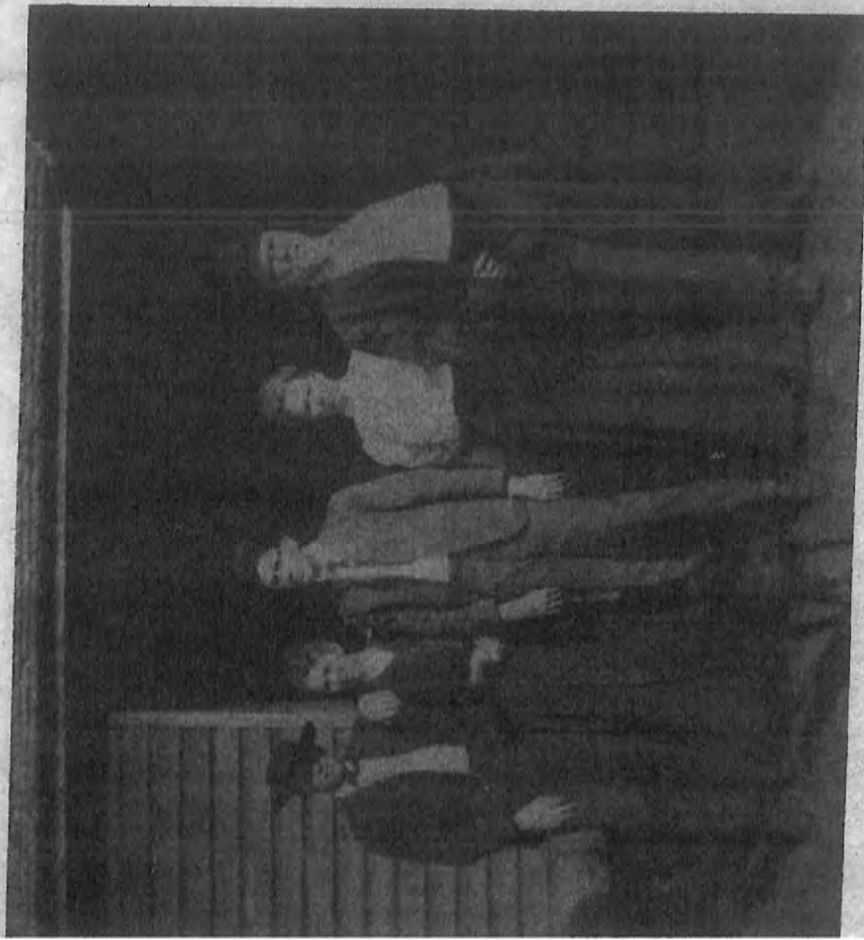
A few other Rucker items of interest include the following: There is a Ruckersville, Virginia, as well as a Ruckersville, Georgia, over in the Eatonton area—both are named after original Ruckers. The "Chief" of the Rucker Clan—always the oldest member—is Lovic Rucker of Roswell. The Rucker burial ground, off Rucker Road, may be the earliest marked cemetery in the area.



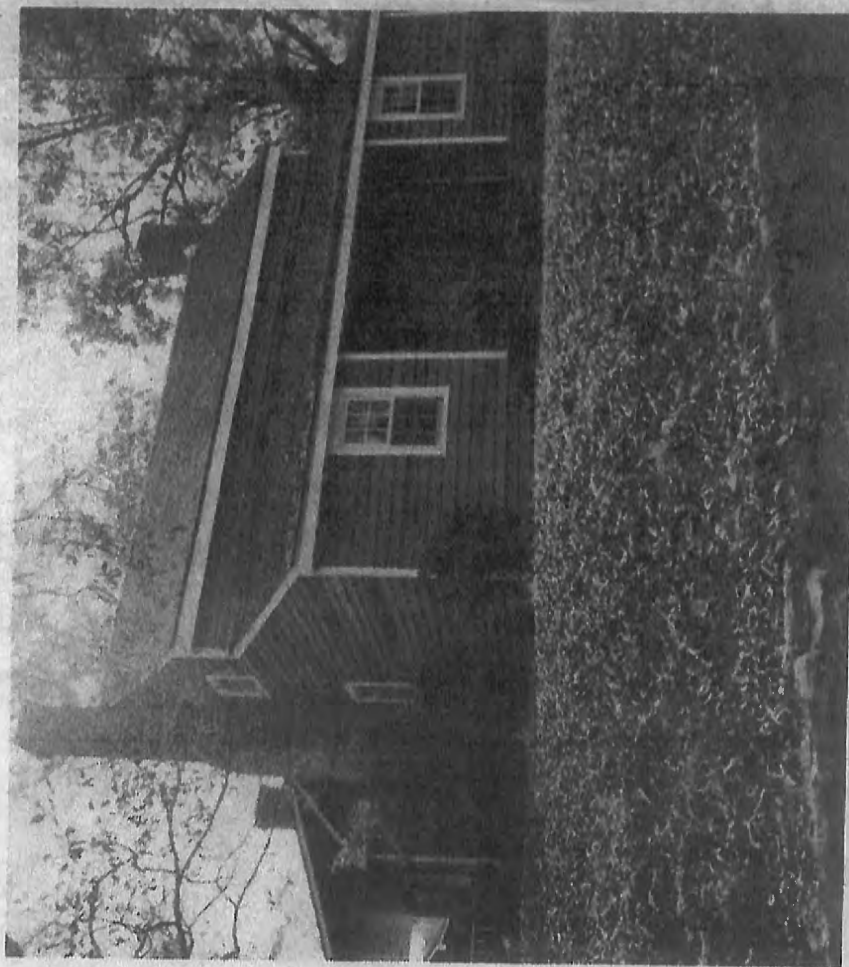
Eventually, Thomas Rucker's grandson, George Rucker and his wife, Catherine Ehart Rucker, were the first Ruckers to live in Georgia, having moved from Virginia to the Georgia coastal region. Their son, Simeon Bluford Rucker, was the first Rucker to live in this part of Georgia. He settled in the Crabapple area. But that was eventually."

First, Simon Rucker moved to Alabama but was dissatisfied there and kept remembering his trip through this area on his way through Georgia to get

Top row, left to right: Alec, Wade, Robert, Jep, Troy, Harry, Lawrence, Marvin, Simeon, Joel J., and Dave. Bottom row, left to right: Malcolm, Howard, Lovie, T.B., J.C., and Russ.



Left to right: George (Nap) Rucker, Frankie Rucker Upshaw, J.J. (Joe) Rucker, Mary, and John Rucker (father of the others).



This two story log house was originally built by Simeon Bluford Rucker sometime in 1833. The present owner, Ella Hazelton, restored the house and lives there today.