



HISTORIC PRESERVATION COMMISSION MEETING NOVEMBER 8, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES

- a. August 9, 2018

- IV. ITEMS FROM STAFF

- a. Historic Marker Process for Designated Historic Properties **Kim Zane, Cultural Services Manager**

- b. Farmhouse Settlement

- 1834-1858 - What was to become Alpharetta began in this location. Owner Hiram Trammell built a dam across Vickery Creek (later called Teasley Creek) to power a gristmill, saw mill, and cotton gin along with panning for gold, a general store, and post office. After Trammell's death in 1840 Isham Teasley acquired the dam to provide power for the mills he operated here. He became postmaster in 1853. After Oliver P. Shelton was appointed postmaster of the new town Alpharetta in 1858 and the city was established as the county seat of the newly formed Milton County.

- Update on ground-penetrating radar evaluation that would allow to locate the various buildings, including the mill house and perhaps an earlier dam.

- c. 122 Marietta Street

- Discuss Historic Significance to the City.

- V. ITEMS FROM BOARD MEMBERS
- VI. PUBLIC HEARING
- VII. ADJOURNMENT



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

- Historic Preservation Commission Members Present:
 - o Bonnie Steadman, Chairman
 - o Sue Rainwater, Vice- Chairman
 - o Bob Burgess
 - o Ben Hollingsworth
 - o Connie Mashburn
- Historic Preservation Commission Members Absent:
 - o Rex Grizzle
 - o Joy Ross
- Staff Present
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner
 - o Elle Taylor, Planning and Zoning Coordinator
 - o Kim Zane, Cultural Services Manager

a. Welcome New Commissioner Bob Burgess

III. APPROVAL OF MEETING MINUTES

No action was taken. There were no Minutes to approve, as the previous meeting was a Workshop.

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.

Staff recommended approval to 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.

After Presentation from Staff and the Applicant:

- ❖ Commissioner Burgess made a motion to approve to be designated as Historic
 - The motion was seconded by Commissioner Rainwater
 - The motion was approved unanimously (5-0)

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.

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.

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.

Public Comment:

Buddy Stovall, 175 Manning Drive

Concerns:

1. Restoration of the property

After Presentation from Staff and the Applicant:

- ❖ Commissioner Rainwater made a motion to approve to recommend to Council to be designated as Historic
 - The motion was seconded by Commissioner Hollingsworth
 - The motion was approved unanimously (5-0)

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.

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.

After presentation from Staff and the Applicant:

- ❖ Commissioner Mashburn made a motion to approve to be designated as historic
 - The motion was seconded by Commissioner Burgess
 - The motion was approved unanimously (5-0)

v. ITEMS FROM BOARD MEMBERS

vi. ITEMS FROM STAFF

VII. ADJOURNMENT

2.9.5 Incentives available to historic properties following designation.

Following designation by the City Council and subject to compliance with the regulations and provisions set forth in this Section 2.9 and any other applicable City, State or federal ordinances, statutes, laws, or regulations, owners of historic properties may utilize or are otherwise eligible for the following zoning incentives, construction code exemptions and other benefits, as applicable:

- A. Zoning and Development Incentives. The following zoning incentives and benefits are available to historic properties, as applicable:
 1. Permitted Residential Uses in C-1 and C-2 Districts. 'For-Sale' Dwelling is a permitted principal use for historic properties located within the C-1 and C-2 zoning districts.
 2. Permitted Mixed-Use.
 - a. Historic properties with non-residential principal use: May utilize up to 40% of the heated interior square footage of the principal building for a residential ('For-Sale' dwelling) use. The use of the residence is restricted to the property owner or tenant of the non-residential portion of the building.
 - b. Historic properties with residential principal use located in Downtown Alpharetta: May utilize up to 40% of the heated interior square footage of the principal building for a non-residential use, as listed below, provided no more than two (2) total employees and/or independent contractors, who do not also reside at the property, shall be allowed to work in the premises in connection with such non-residential use at any one time. No more than one (1) patron per 250 sq. ft. of gross floor area may patronize the non-residential space at any one time. Except as previously provided, the use of non-residential portion of the building is restricted to the property owner or tenant of the residence. Non-residential uses are limited to the following permitted uses:
 - i. Art gallery;
 - ii. Barber shop, with no more than two (2) chairs;
 - iii. Beauty shop, with no more than two (2) chairs;
 - iv. Bed and Breakfast;
 - v. Book store;
 - vi. Florist;
 - vii. Medical office, no surgery; and
 - viii. Professional office.
 3. Open Space and Amenity Space.
 - a. General. The area of a historic property incorporated into a development as a community amenity may be applied to and included as part of the minimum area required to be set aside as open space pursuant to regulations and requirements governing the CUP District, Conservation Subdivisions, and the Downtown Overlay District.
 - b. Permitted Uses. In addition to the uses allowed for an open space pursuant to the underlying zoning regulations or conditions of zoning, provided such use is not otherwise prohibited by this Section 2.9, the property may be used as a community

Proposed Change to HPC Ordinance on Historic Markers

amenity or amenity space for use by the occupants, licensees or guests of the development.

- c. Lot and Development Requirements. The minimum lot size of a historic property eligible for use as an amenity/open space shall be 4,500 square feet. The area of the historic property shall be designated on any required site plans and/or development plans, and shall be subdivided and platted as an individual lot of record on the final plat. To the greatest extent practicable, the layout of the development shall be designed in a manner that allows the historic property to serve as a focal point of the surrounding neighborhood and the community. Other development improvements should be planned and designed in a manner that provides maximum visibility of the historic property from public right-of-way exterior to the development or subdivision. The use of the historic property shall be restricted in perpetuity, or for such other term of years as required by the City, through the use of an approved legal instrument, as further set forth herein.
 - d. Additional Requirements - Permanent Protection of Historic Property. An applicant or owner seeking to utilize a historic property as an open space or amenity space shall be required to comply with the additional requirements regarding the ownership, preservation and maintenance of the historic property, including the execution and recording of an instrument providing for the permanent protection of the historic property, set forth in Paragraph F below.
4. Setback Reduction.
 - a. Side setbacks required per the underlying zoning regulations may be reduced by up to 50%.
 - b. Rear setbacks required per the underlying zoning regulations may be reduced by up to 25%.
 5. Parking reduction. Parking for office and commercial uses may be reduced up to 50%. Historic properties within Downtown Alpharetta shall not be required to contribute to the Parking Fund as a result of parking reduction.
- B. Building, Construction and Property Maintenance Code Exemptions. Designated historic properties may be exempt from certain building, construction and property maintenance code regulations.
1. Building and Construction Code Exemptions. The following types of exemptions from building and construction code requirements and other regulations are available to certain historic properties based on the provisions of the subject code, as determined by the building official:
 - a. Exemptions from the International Energy Conservation Code;
 - b. Exemptions from and compliance alternatives to certain requirements of the International Building Code (2012 Edition) regarding the construction, repair, alteration, addition, restoration and movement of buildings or structures, and change of occupancy, provided the subject condition does not constitute a distinct life safety hazard;
 - c. Exemptions from certain flood hazard area requirements;
 - d. Exemptions from the International Fire Code (2012 Edition); and
 - e. Exemptions from (or compliance alternatives to) Americans with Disabilities Act (ADA) regulations and other related code regulations providing standards for accessibility.
 2. International Property Maintenance Code Exemptions. Compliance with requirements of the International Property Maintenance Code may not be mandatory for historic properties when such buildings or structures are determined to be safe and in the public interest of health, safety, and welfare by the code official.

Proposed Change to HPC Ordinance on Historic Markers

- C. State and Federal Tax Incentive Programs. Several state and federal tax incentive programs are available to owners who rehabilitate historic properties listed, or certified as eligible for listing, in the Georgia Register of Historic Places or National Register of Historic Places, as applicable, including the State Preferential Property Tax Assessment for Rehabilitated Historic Property, the State Income Tax Credit for Rehabilitated Historic Property, and the Federal Rehabilitation Investment Tax Credit (RITC). The HPC provides additional information regarding such programs. The provisions set forth in this Paragraph are provided for information purposes only and do not constitute any representation, commitment or assurance by the City regarding a property owner's qualification for such tax incentive programs or the continuation of such programs.
- D. Economic Incentives—Facade Grants. Subject to the City Council's adoption of an ordinance(s) providing for the appropriation of funding for the subject grant program and annual appropriations thereafter, historic properties are eligible to receive facade grants for the purpose of funding improvements for the preservation, restoration or rehabilitation of historic properties. In addition to meeting any and all other requirements of the City facade grant program for historic properties, as approved by the City Council, an owner of a historic property receiving facade grant funds shall be required to convey to the City a facade easement complying with the applicable requirements set forth in Paragraph F below. Further, any and all proposed improvements constituting a material change in the appearance of the historic property shall require the prior approval of a certificate of appropriateness by the HPC. Notwithstanding any other provision hereof to the contrary, nothing set forth in this Paragraph shall be deemed to create or confer any vested rights to such grant funds or create any obligation of the City to grant or otherwise appropriate funds for the aforementioned purposes. The City's award of facade grant funds in accordance with any facade grant program is subject to funding availability and, in accordance with O.C.G.A. § 36-30-3, any facade grant program may be terminated immediately and absolutely if the City determines that adequate funds are not appropriated or funds are de-appropriated such that the City cannot sufficiently fund the subject grant program, which determination is at the City's sole discretion and shall be conclusive.
- E. Other Available Benefits and Incentives. The following additional benefits and incentives are available to historic properties:
 - 1. Free Design Assistance from the HPC. The HPC provides pre-application technical and design assistance regarding proposed preservation, restoration and/or rehabilitation work and its conformance with the U.S. Secretary of the Interior's Standards and Guidelines to owners of historic properties applying for a building permit or seeking to rezone historic property to the TDR-HC Overlay District.
 - 2. ~~Bronze~~-Historic Property Plaque. The City will install a ~~bronze~~ plaque on or within the public right-of-way adjacent to each property designated as historic by the City Council.

FARMHOUSE COMMUNITY HERITAGE PARK

WEBB BRIDGE WIDENING

WEBB BRIDGE ROAD

RIGHT IN, RIGHT OUT ENTRY

PAVILION/RESTROOM

BUS/CAR PARKING

WALKING PATH

SOFT SURFACE TRAILS

SWITCHBACK LIKELY

100 YR FLOODPLAIN

CONSTRUCTION EASEMENT REQUIRED

10 OR 12' WIDE CONCRETE WALKING PATH

INTERPRETATIVE WAY-
SIDE & SIGNAGE, TYP.

RECONSTRUCTION
HISTORIC CABIN
(COMMUNITY PROJECT)

STREAM CROSSING

ENTRY KIOSK

MAJOR ELEVATED STRUCTURE

OVERLOOKS

POTENTIAL PAVILION/RESTROOM FACILITY
(LAND PURCHASE REQUIRED)

OLD MILTON PARKWAY

MORRIS ROAD



ENTRY KIOSK



RECONSTRUCTION
HISTORIC CABIN
(COMMUNITY PROJECT)



INTERPRETATIVE WAY-
SIDE & SIGNAGE, TYP.



MAJOR ELEVATED STRUCTURE



SCALE: 1"=80'-0"
0' 40' 80' 160' 320'

6 JUNE 2018

POND

THE CITY OF
ALPHARETTA
GEORGIA

Billy Bates Info

Farm House

Q: On the early maps of Cherokee County, there was a community located in the extreme southeastern section of the county called Farm House. Was this the origin of Alpharetta.

T: In the early 1830's, one of the first water mill was located on Martin Creek, (Present day name Teasley Branch) which runs into Big Creek just a half mile or so to the southeast. This mill expanded to include a trading post and was located on a major road from Lebanon to Suwanee. This road ran by the dam site east up a small valley and across the Mountain, (Townley, later Burnett Mountain) and crossed Vickery Creek, (early name for Big Creek) on the way to present day McGinnis Ferry road and to the Chattahoochee River and on to Suwanee and Lawrenceville in Gwinnett County. Located in the valley was large spring, always a good source of water for the early settlers. I (WSB) think that this was the location of Hiram Trammell's cabin. There was a home place located here for 150 years or more. Up on the hillside on the south side of the road leading to the house was small cemetery constituting of at least three graves that was marked by fieldstones. In the trading post was a post office known as Farm House. Farm House post office and location disappeared on the maps after 1857.

F: By 1834, Hiram Trammell was living in Forsyth County and was deceased by 1840. Trammell's family history says that Hiram started building a dam and water mill on this creek, later Martin's Creek and presently known as Teasley's Branch. There is a four to six foot waterfall on the branch located just north of State Bridge road (now called Milton Parkway) and east of the intersection with Georgia 400. There was a mill operating at this location up until the middle of 1920s. The dam was still there in 1960 and 1980. (Picture) When Hiram died, Isham Teasley bought and finished the dam and mill. He added later a cotton gin and sawmill to the site, also Isham was postmaster at Farm House in the 1850's. The county lines of Cherokee, (in 1858 Milton County) Cobb and Forsyth intersected about one fourth mile or less east and a tenth of mile south of this location. Hiram's cabin was located in Forsyth county but probably overlooked his mill and dam, which were located in Cherokee County. Isham lived in Cobb county in 1840, probably just south of the mill. In the 1850 Cherokee County census, Isham was

living but I (WSB) was unable to determine exact area but in 1857 was postmaster at Farm House.

The mill pond and dam was still in existence into the 1980's before the building of Georgia 400

SECTION 2.9 - HISTORIC PRESERVATION INCENTIVE ZONING

2.9.4 Recommendation and designation of historic properties.

A. Preliminary Research by HPC.

1. Survey of Local Historic Resources. The HPC shall compile and collect information on historic resources within the City, including the preparation and maintenance of an inventory of all property within the City having the potential for designation as historic. Records shall be maintained in accordance with the City's records management plan.
2. Recommendation for Historic Designation. Pursuant to the procedure provided herein for consideration of properties for designation as historic, the HPC shall present to the City Council recommendations regarding the designation of historic properties. Notwithstanding any other provision of the UDC or City Code to the contrary, the HPC, not the Planning Commission, shall make recommendations to the City Council regarding the designation of a historic property.
3. Documentation Supporting Recommendation for Designation of Historic Property. Prior to the HPC's recommendation to the City Council of a property to designate as historic, the HPC shall prepare a report for recommendation consisting of:
 - a. A detailed physical description of the proposed historic property; and
 - b. A statement of the historical, cultural, architectural, and/or aesthetic significance of the proposed historic property; and
 - c. A map showing the boundaries of the proposed property; and
 - d. A statement justifying the boundaries of the proposed property; and
 - e. Representative photographs of the proposed property.

B. Criteria for Designation of a Historic Property. In order to be designated a historic property, the property must be an individual building or [property area](#) that meets the following criteria:

- a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
- b. Possesses 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 deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:
 - i. It is an outstanding example of a building representative of its era and over 75 years old;
 - ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or
 - iii. It is 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.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015; [Ord. No. 738](#), § 2, 5-1-2017)

122 Marietta St.



122 Marietta St. – William (Bill) Day resided here at one time per interview with Edna Strickland Burgess. This was probably in the 1910s as the 1910 Census shows he resided on the property. The More family was here in 1940s. The house is directly west of Pure Taqueria Restaurant. Fulton County tax records show house built in 1850.