



HISTORIC PRESERVATION COMMISSION MEETING MARCH 14, 2019

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**
 - a. February 14, 2019**
- IV. PUBLIC HEARING**
 - a. PH-19-01 333 Milton Ave**
Consideration of a request to designate this property as historic. The property is located at 333 Milton Ave and is legally described as being located in Land Lot 1271, 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-19-01 333 MILTON AVE HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: MARCH 14, 2019

CITY COUNCIL: APRIL 8, 2019

II. RECOMMENDATION:

Approve PH-19-01 333 MILTON AVE HISTORIC DESIGNATION.

III. REPORT IN BRIEF:

The applicant is requesting that the property be moved from Contributing Historic Building status to the Designated as Historic List. The subject property is located at 333 Milton Ave and is legally described as Land Lot 1271, 2nd District, 2nd Section, Fulton County, Georgia.

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:

This home possesses historic significance and association as a home to one of the founding families of Alpharetta. It was owned by Q.A. Wills.

It is deemed worthy of preservation as it is 88 years old and is an outstanding representative of a Vernacular Style home from that time period.

Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic as it is an outstanding example of a rural southern cottage from that time period...

The Georgia Historic Preservation Trust supports the designation of the property due to its significance as a good example of vernacular architecture in the 1930's.

CRITERIA FOR DESIGNATION

- 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 property has aesthetic and architectural significance as an example of a rural southern farmhouse cottage,

- 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 building is representative of an example of authentic vernacular architectural style.

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

According to Fulton County tax records, the home was built in 1930. It is approximately 88 years old.

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.

In the book, Alpharetta, the Early Years, Connie Mashburn notes that the Stephens family resided in this home.

Q. A Wills – Alpharetta, Milton County the Early Years by Connie Mashburn

- Served as Mayor of Alpharetta
- Convinced Fulton County Officials to deed courthouse and lot to Alpharetta at no cost which made way for a new City Hall to be built in 1955.
- He served on the building committee for Alpharetta First United Methodist Church in 1938 when the Sanctuary was completed
- Was a regular for dances at FFA Log Cabin
- Opened a Cotton Brokerage and warehouse building in the late 1930's located at the northwest corner of Milton Avenue and Old Canton Street.
- Operated Wills Warehouse where he bought, stored and sold bales of cotton to Roswell Mills
- Operated a store in the Barnett Brothers/Parsons Building
- Operated a Chenille Factory in the 1940's in building known as the Waters Building
- Wills Park exists because he sold property to Fulton County at a substantial discount. A condition of sale was that the county would build a park on the property for area residents.

Virgil and Lillian Stephens

- Lived in this home from 1929 – 1938
- A Wills owned the house and they worked the surrounding fields as tenant farmers
- Children – Herbert, Helen, Harold, Nolan
- Grandchild – Bob Burgess

Harold Stephens

- played third base on the Alpharetta Baseball Team in 1947. (p.70-71), Alpharetta, Milton County the Early Years)
- Was a U.S. Marine during WWII (p.134)

IV. ATTACHMENTS:

- Maps
- Photos

333 Milton Ave



333 Milton Ave Aerial



January 7, 2019

1:576
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km

City of Alpharetta, City of Roswell, City of Milton, City of Johns Creek, City of Sandy Springs, and Forsyth County

333 Milton Ave



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

PA-19-01
Case #:

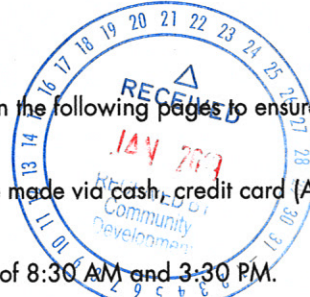
☐ Fee Paid Initial:

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: Blaise Miller for One ninety three residential group LLC Telephone: 678-984-4152
Address: 3109 Woodland Lane Suite: -
City: Alpharetta State: GA Zip: 30009 Fax: -
Mobile Tel: 678-984-4152 Email: blaise.miller.srs@gmail.com

Subject Property Information:

Address: 333 Hilton Ave Current Zoning: R15
District: _____ Section: _____ Land Lot: _____ Parcel ID: 22 466212710492
Proposed Zoning: NA Current Use: Residential

This Application For (Check All That Apply):

- | | | |
|---|---|------------------------------------|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☒ Other (Specify): <u>Historic Property Designation</u> | |

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Blaise Miller for one ninety three residential group llc Telephone: 678-984-4152
Address: 3109 Woodland Lane 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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Historic Property Designation</u> |

Identify Authorized Applicant:

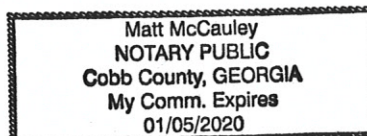
Name of Authorized Applicant: Blaise Miller for one ninety three residential group llc Telephone: 678-984-4152
Address: 3109 Woodland Lane Suite: -
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 1/18/19

Notary:

Notary Signature: [Signature] Date: 1/18/19



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: Blaise Miller for one ninety three residential group LLC

Subject Public Hearing Case: 333 Milton Ave Historic Property Designation

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 as 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: _____ Position: _____

Description of Contribution: _____ Value: _____

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

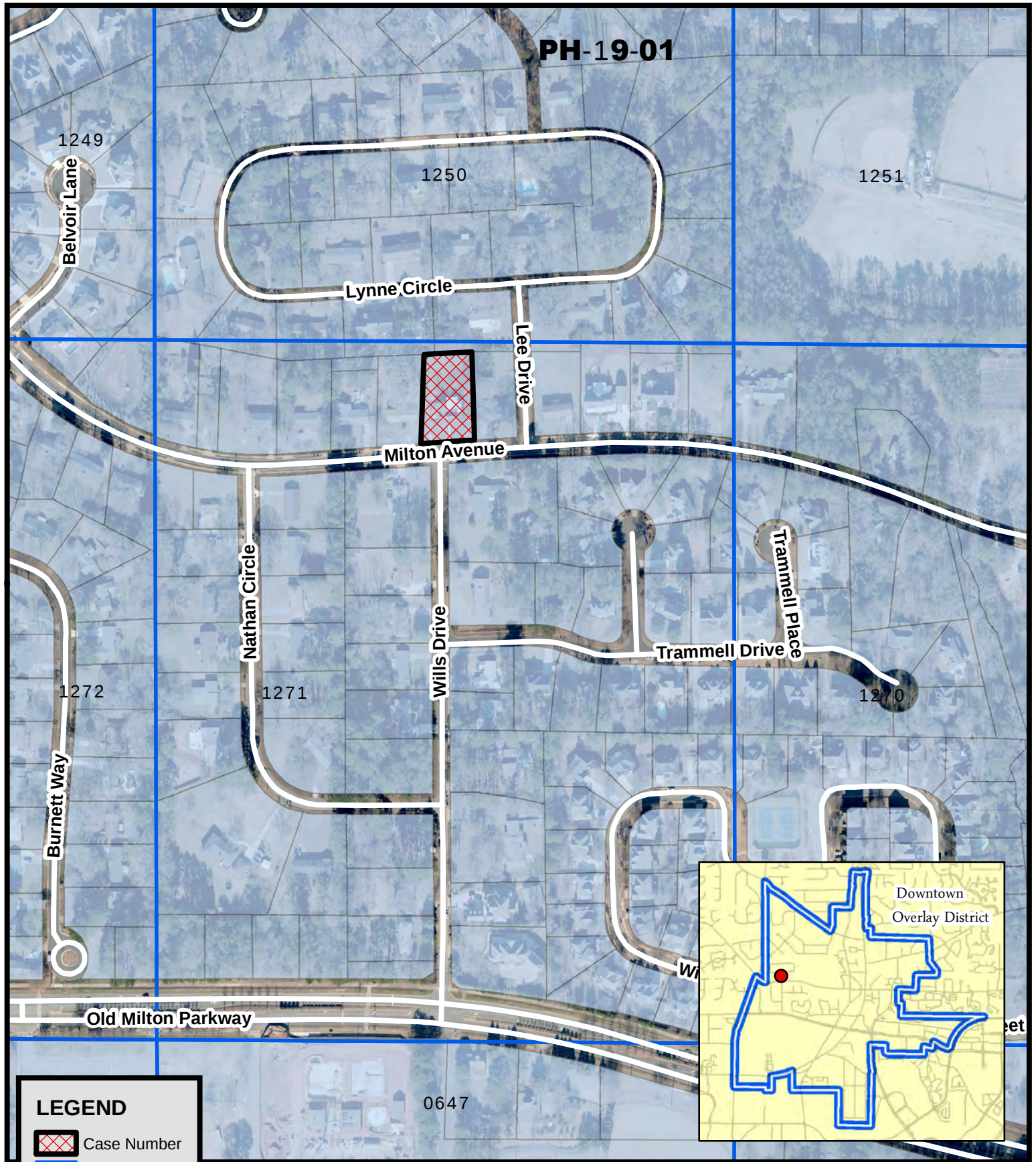
Description of Contribution: _____ Value: _____

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: Blaise Miller for
One Ninety Three Residential Group LLC

Date: Jan 13, 2019



PH-19-01

LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



**Location Map
Historic Designation
333 Milton Avenue**

PH-19-01
D/LL: 2/2/1271
HPC Date: 3/14/19
CC Date: 4/08/19

Location Map Provided by:
Community Development - GIS