



HISTORIC PRESERVATION COMMISSION MEETING FEBRUARY 13, 2020

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

- I. CALL TO ORDER**
 - a. Election of Officers for 2020**
- II. APPROVAL OF MEETING MINUTES**
 - a. February 14, 2019**
 - b. March 14, 2019**
- III. ROLL CALL**
- IV. ITEMS FROM STAFF**
 - a. Bret Schroeder, Zoning Enforcement Manager - Discussion of Role of Code Enforcement**
 - b. Update on 193 Canton St (Weatherford House)**
 - c. Update on 112 Cumming St. B.F. Shirley House (Old Alpharetta Woman's Club)**
 - d. Update on Farmhouse Settlement**
 - e. Discussion of Proposed Changes to Historic Preservation Ordinance**
- V. ITEMS FROM BOARD MEMBERS**
- VI. PUBLIC COMMENT**
- VII. ADJOURNMENT**



HISTORIC PRESERVATION COMMISSION MEETING FEBRUARY 14, 2019

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*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Historic Preservation Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form.*

I. CALL TO ORDER

a. Election of 2019 Officers

- ❖ Sue Rainwater nominated Bonnie Steadman as Chair
 - The motion was seconded by Commissioner Mashburn
 - The motion was approved unanimously (4-0-1)
- ❖ Bob Burgess nominated Sue Rainwater as Vice- Chair
 - The motion was seconded by Commissioner Hollingsworth
 - The motion was approved unanimously (4-0-1)

II. ROLL CALL

- Bonnie Steadman
- Sue Rainwater
- Connie Mashburn
- Ben Hollingsworth
- Bob Burgess
- Joy Ross (Absent)

III. APPROVAL OF MEETING MINUTES

a. HPC Meeting Minutes 11.8.18

- ❖ Vice Chair Rainwater made a motion to approve the minutes from 11.8.18
 - The motion was seconded by Commissioner Mashburn

- The motion was approved unanimously (5-0)

IV. ITEMS FROM STAFF

- a. Discussion on Historical or Cultural Significance of 333 Milton Ave
- b. Discussion of 112 Cumming St. - B.F. Shirley House
- c. Update on Farmhouse Settlement
- d. Discussion of 122 Marietta St.

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

VII. ADJOURNMENT



HISTORIC PRESERVATION COMMISSION MEETING MARCH 14, 2019

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I. CALL TO ORDER

II. ROLL CALL

- Bonnie Steadman (Chair)
- Sue Rainwater (Vice-Chair)
- Ben Hollingsworth
- Rex Grizzle
- Joy Ross
- Connie Mashburn (Absent)
- Bob Burgess (Absent)
- Bob Meyers (Absent)

III. APPROVAL OF MEETING MINUTES

a. February 14, 2019

No Action was taken.

IV. PUBLIC HEARING

a. PH-19-01 333 Milton Ave

Elicia Taylor, Planning and Zoning Coordinator presented 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.

Public Comment:

1. Linda Snelson King, 13 Wills Drive
2. John Gary Roberts, 332 Lynn Circle

Concerns:

1. How designation would affect property values and development in the area.
2. Explanation of Designation process

After presentation and discussion on Historic Information and Criteria for Designation:

- ❖ Commissioner Hollingsworth made a motion to accept the recommendation to designate this property as historic
 - The motion was seconded by Commissioner Rainwater
 - The motion was approved unanimously (5-0)

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. ADJOURNMENT



193 Cumming St



01.27.2020

193 Cumming St



01.27.2020

112 Cumming St



112 Cumming St



02.03.2020

- Condition of Zoning: (2012)

The applicant and the City agree on the importance of preserving the historic farm house property located along tributary # 5. The applicant acknowledges the city's desire to have the farm house property donated to the city and agrees to work with the city in good faith to facilitate the donation, including public access and shared parking of the site as mutually agreed upon. In consideration of the land donation, the city agrees to provide the applicant with Impact fee credits equal to the value of the land donated. Any donated land shall be included in future development density calculations. Such donations shall take place no later than the issuance of a land disturbance permit on the OP property.

[The property owner has given the City an easement to access the Farmhouse Settlement Property](#)

- There was a ground penetrating radar evaluation done which resulted the discovery of some artifacts. As a result of these findings, Staff has requested that the developer consider relocating the storm pipe on the property. Depending on the cost/feasibility of this, there may be a cost to the City or it may be incorporated in a developers' agreement.

[The property owner agreed to relocate the storm pipe on the property](#)

- Currently the Public Hearing Item for changing the Criteria for Designation of a Historic Property to the following s scheduled for April Public Hearing dates:

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;

Farmhouse Settlement Info 2.7.20

- 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.

PROPOSED CHANGES THAT WILL BE CONSIDERED AT APRIL PLANNING COMMISSION & CITY COUNCIL

ADDITIONS IN BLUE

DELETIONS IN RED

SECTION 2.9 - HISTORIC PRESERVATION INCENTIVE ZONING

2.9.4 Recommendation and designation of historic properties.

- 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)

2.9.5 Incentives available to historic properties following designation.

- 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.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)