



HISTORIC PRESERVATION COMMISSION MEETING JULY 14, 2021

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

- I. CALL TO ORDER**
- II. ELECTION OF OFFICERS FOR 2021**
- III. ROLL CALL**
- IV. APPROVAL OF MEETING MINUTES**
 - a. Approval of Historic Preservation Commission Meeting Minutes from October 21, 2020.**
- V. PUBLIC HEARING**
- VI. ITEMS FROM BOARD MEMBERS**
- VII. ITEMS FROM STAFF**
 - a. Formation of the Cultural Arts Commission**
 - b. Hudson Park and the Historic Weatherford House**
 - c. Kimball 154 and The Bailey-Johnson School**
- VIII. ADJOURNMENT**



HISTORIC PRESERVATION COMMISSION MEETING SUMMARY OCTOBER 21, 2020

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

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 Planning 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

Chair Steadman called the meeting to order at 3:00 p.m.

II. ROLL CALL

Commissioners

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

Staff Present

- Elle Taylor, Planning & Zoning Coordinator
- Tracy Ward, Historic Consultant

III. APPROVAL OF MEETING MINUTES

a. February 13, 2020

- ❖ Commissioner Mashburn made a motion to approve as presented
 - The motion was seconded by Commissioner Grizzle
 - The motion was approved (4-0)

IV. PUBLIC HEARING

a. PH-20-15 333 Milton Avenue

Material Change in Appearance Certificate of Appropriateness

Elle Taylor, Planning & Zoning Coordinator, presented consideration of an approval of

proposed material change on a designated historic property in order to allow construction of a detached garage. 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.

The submitted request, if approved, will allow the applicant to add a two-car, detached garage to a property designated as historic. This is considered a 'material change in appearance' by adding an accessory structure to a historic property. Material changes on properties designated historic are required to receive a Certificate of Appropriateness from the City's Historic Preservation Commission. The applicant worked with the City's Downtown Consultant on the proposed plans.

- Presented Material Change in Appearance Review Criteria

Staff recommended approval of PH-20-15 333 Milton Avenue Material Change in Appearance Certificate of Appropriateness, subject to the following conditions:

1. Property shall be developed substantially as depicted on the submittal, dated 10/9/2020.
2. Diseased or dying plantings and trees shall be replaced with healthy landscape material of identical or similar species, as approved by Staff.

Applicant presented Plans Approved by Historic Consultant.

There was no Public Comment.

After presentation from Applicant and discussion by the Board:

- ❖ Commissioner Burgess made a motion to approve with Staff recommended conditions.
 - The motion was seconded by Commissioner Mashburn.
 - The motion was approved (4-0).

b. PH-20-12 Farmhouse Settlement Historic Designation

Elle Taylor, Planning & Zoning Coordinator, presented consideration of a request for designation of historic property. The property is located at 0 Morris Road at the northeast corner of Georgia 400 and Old Milton Parkway and is legally described as being located in Land Lot 855, 1st District, 2nd Section, Fulton County, Georgia.

The City in conjunction with the Recreation and Parks Department is requesting that the Farmhouse Settlement property be moved from the Contributing Historic property list to the Designated as Historic List. The subject property is located at 0 Morris Rd and is legally described as being located at the northeast corner of Georgia 400 and Old Milton Parkway. The property was deeded to the City in on October 23, 2019 and recorded in the Office of the Clerk of Superior Court on December 19, 2019

There was discussion of:

- Historic significance of the property to the City of Alpharetta
 - Historic Designation Criteria
 - Support of Alpharetta & Milton Historical Society
 - Recreation & Parks future plans to build a Community Heritage Park to commemorate the Settlement
 - Parking in Community Heritage Park
- ❖ Commissioner Mashburn made a motion to approve with Staff recommended conditions.
- The motion was seconded by Commissioner Grizzle.
 - The motion was approved (4-0).

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. ADJOURNMENT

Chair Steadman adjourned the meeting at 3:49 p.m.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: LAUREN SHAPIRO

I. AGENDA ITEM TITLE: HUDSON PARK AND THE HISTORIC WEATHERFORD HOUSE

II. REPORT IN BRIEF:

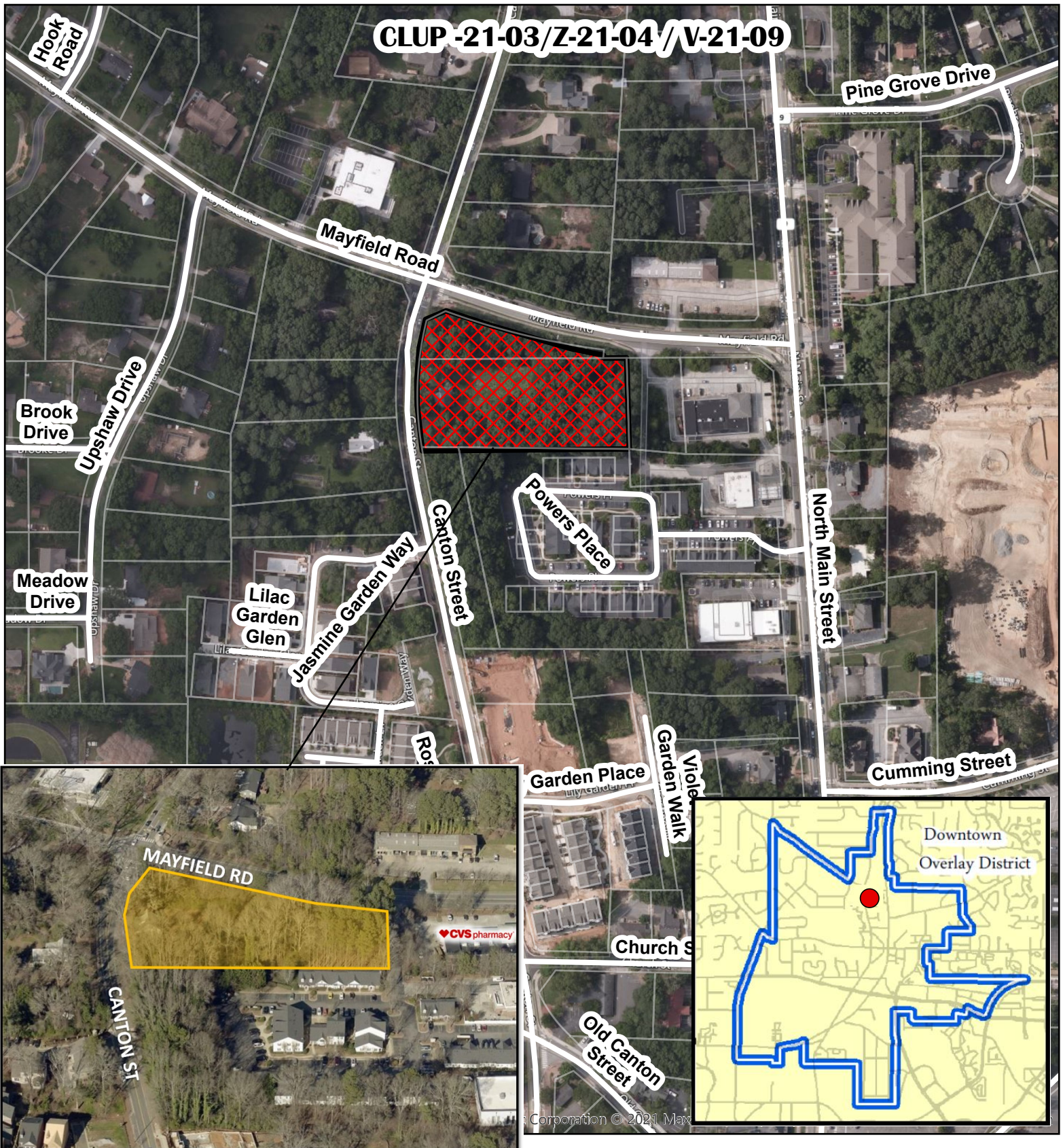
Hudson Park was presented before Planning Commission on May 6, 2021 and approved by City Council on May 24, 2021. Hudson Park is a neighborhood subdivision comprised of seventeen (17) detached single-family homes, which encompasses the historic Weatherford House. Council conditioned for the historic Weatherford House to be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance.

III. No Historic Preservation Commission action is needed for this agenda item.

IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Applicant's Presentation Packet for Planning Commission's May 6, 2021 Meeting
- Hudson Park for-sale home renderings

CLUP-21-03/Z-21-04/V-21-09



Aerial Map

Hudson Park

193 Canton Street

CLUP-21-03/Z-21-04/V-21-09

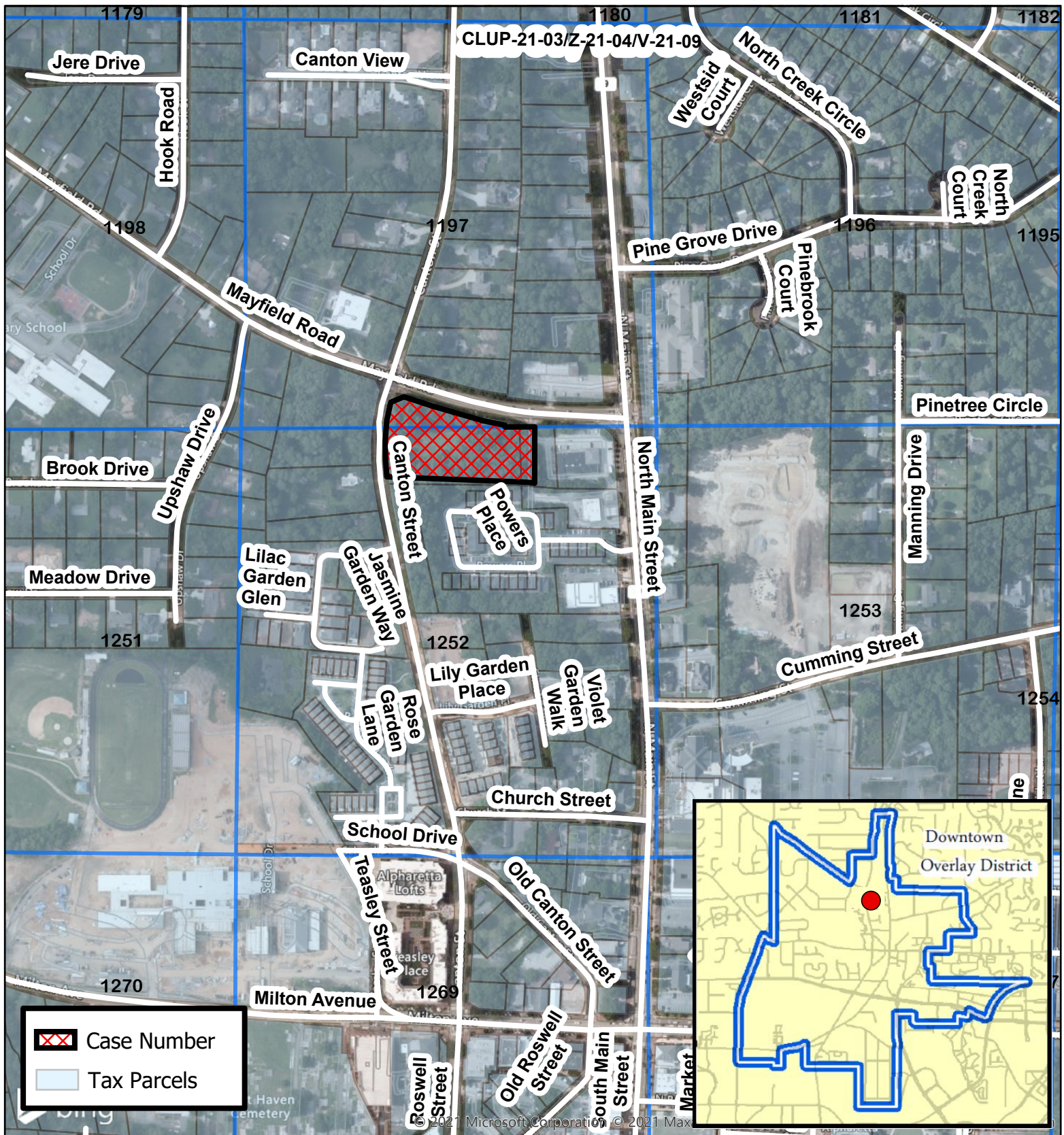
D/LL: 2/2/1197, 1252

PC: 5/6/21

CC: 5/24/21



Map Source :
Community Development GIS



CLUP-21-03/Z-21-04/V-21-09
D/LL: 2/2/1197, 1252
PC: 5/6/21
CC: 5/24/21



Location Map Hudson Park 193 Canton Street

Map Source :
Community Development GIS

HUDSON | PARK

Presented to the Alpharetta Planning Commission
May 6, 2021

Presented By



HARRISON COMMUNITIES

Founded in 2007, Harrison Homes is a team of professional construction experts dedicated to building quality, luxury homes in greater Atlanta's most sought after neighborhoods.

Our experienced team manages the entire construction operation from start to finish, with a detailed, highly personal process that sets us apart. We treat every home we build like it's one we are building for our family.



PROJECT OVERVIEW

16 new single-family homes at key gateway to Downtown Alpharetta

Restoration of historic and long-vacant Weatherford House

Supporting the community vision for high-quality Downtown development

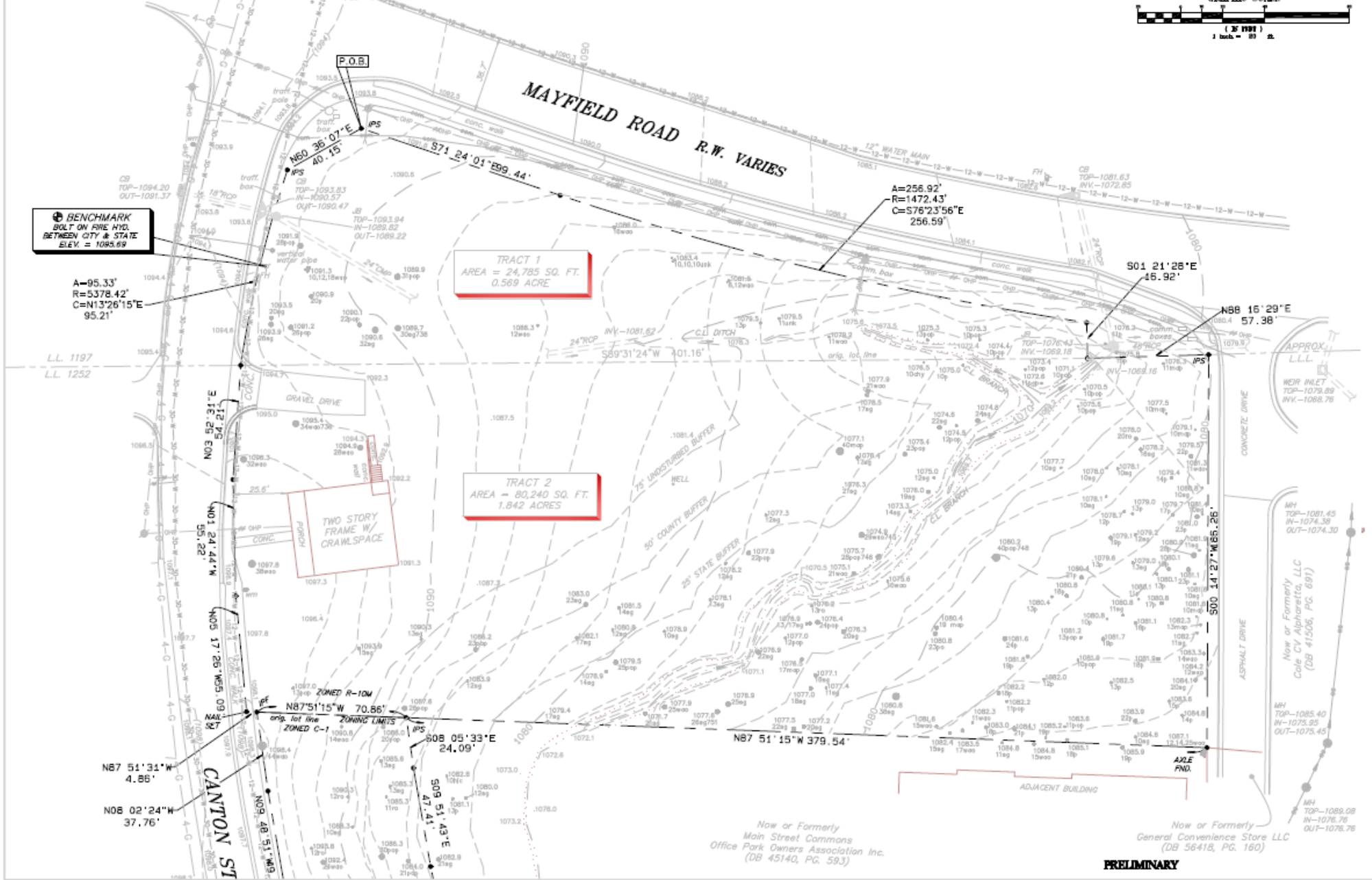
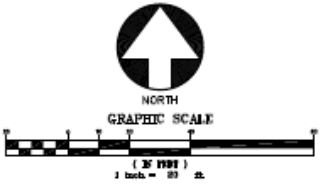
Significant improvements to the public environment

Improvements to private roadway to the east serving many businesses

Community amenities and conservation of stream



EXISTING CONDITIONS



REVISIONS	
NO.	DATE

MAYFIELD at CANTON STREET
RESIDENTIAL DEVELOPMENT
HARRISON HONES
www.harrisonhones.com

EXISTING CONDITIONS PLAN

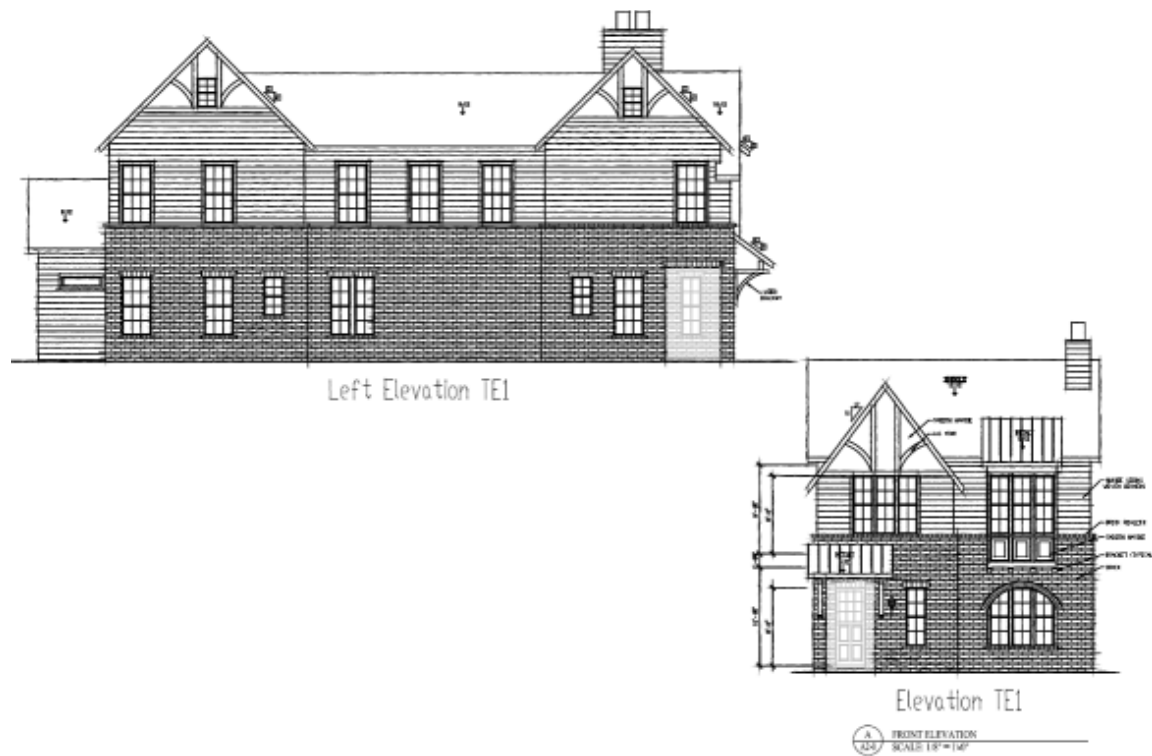
Plan Owner: Consulting, LLC
Site: 1000 Mayfield Road
Project: Mayfield at Canton Street
P: (404) 415-0600 E: info@consultingllc.com

NOT ISSUED FOR CONSTRUCTION

C100

HUDSON | PARK





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ARCHITECTURAL DESIGNS

ARCHITECTURAL DESIGNS



STREETSCAPE
SCALE: 1/32" = 1'-0"



EXISTING HOME
SCALE: 1/8" = 1'-0"



EXISTING HOME - IMPROVED
SCALE: 1/8" = 1'-0"

HUDSON | PARK

CONTACT



- Mr. Ken Warlick
- COO/VP of Communities
- Email - Info@harrisonatl.com
- Phone – 404-965-7114





HISTORIC PRESERVATION COMMISSION STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: LAUREN SHAPIRO

I. AGENDA ITEM TITLE: KIMBALL 154 AND THE BAILEY-JOHNSON SCHOOL

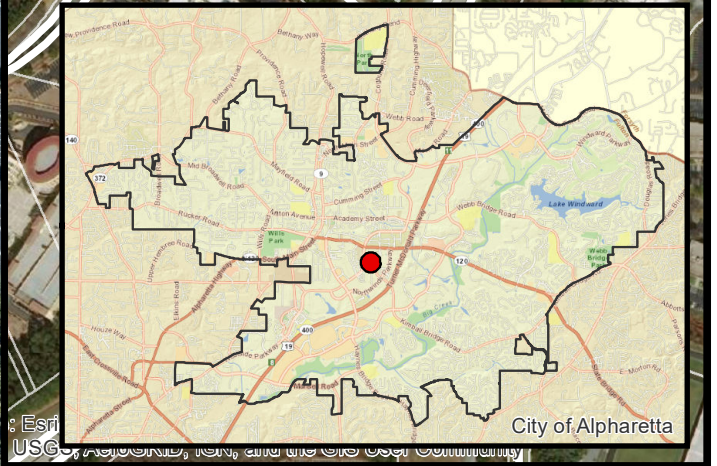
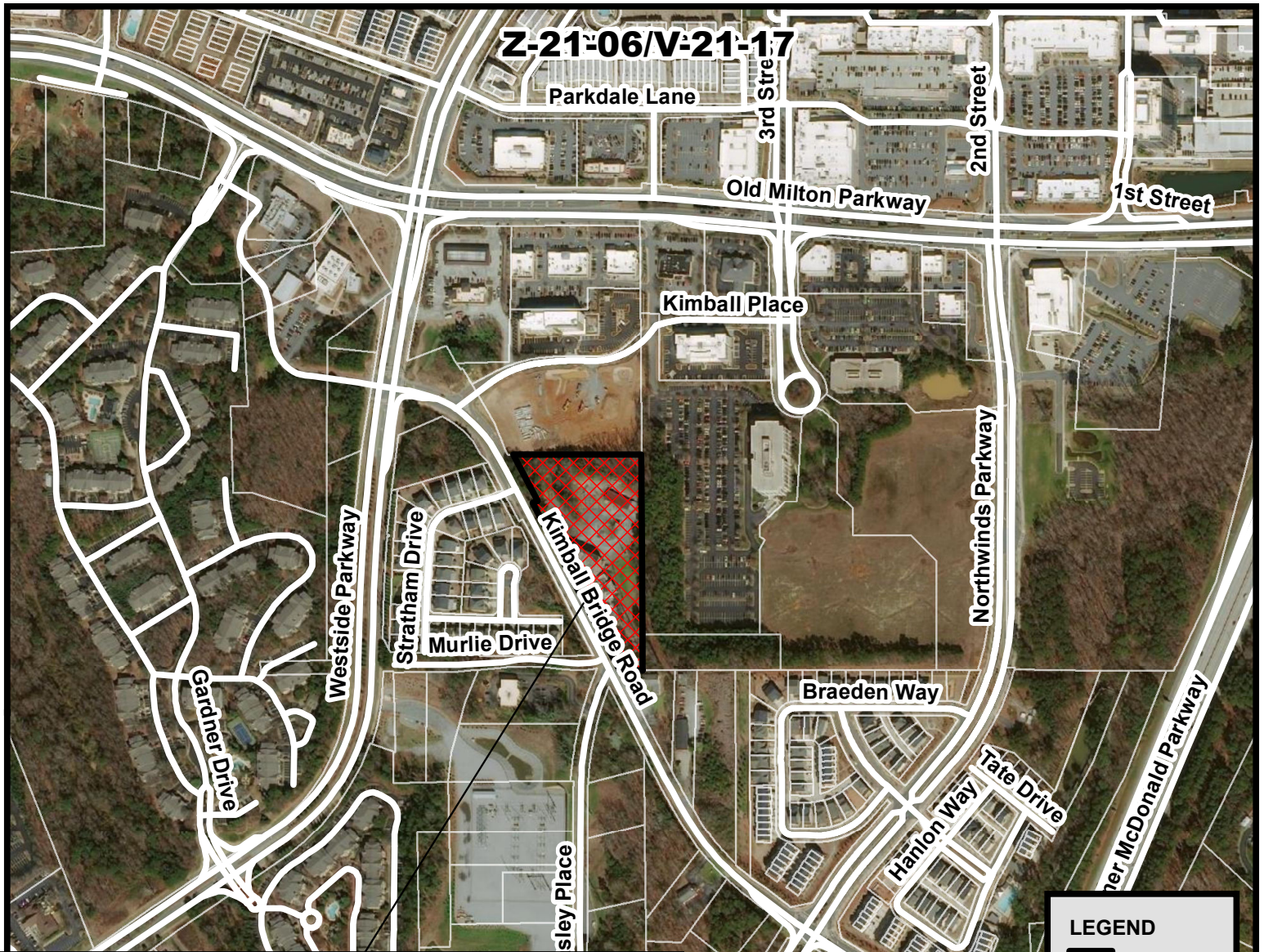
II. REPORT IN BRIEF:

Kimball 154 is a pending rezoning application for the property located at 154 Kimball Bridge Road. This item is scheduled to be heard by Planning Commission on August 5, 2021 and by City Council on August 16, 2021. Kimball 154 seeks to create a timber-frame office building while also reusing The Bailey-Johnson School and Gymnasium buildings.

III. No Historic Preservation Commission action is needed for this agenda item.

IV. ATTACHMENTS:

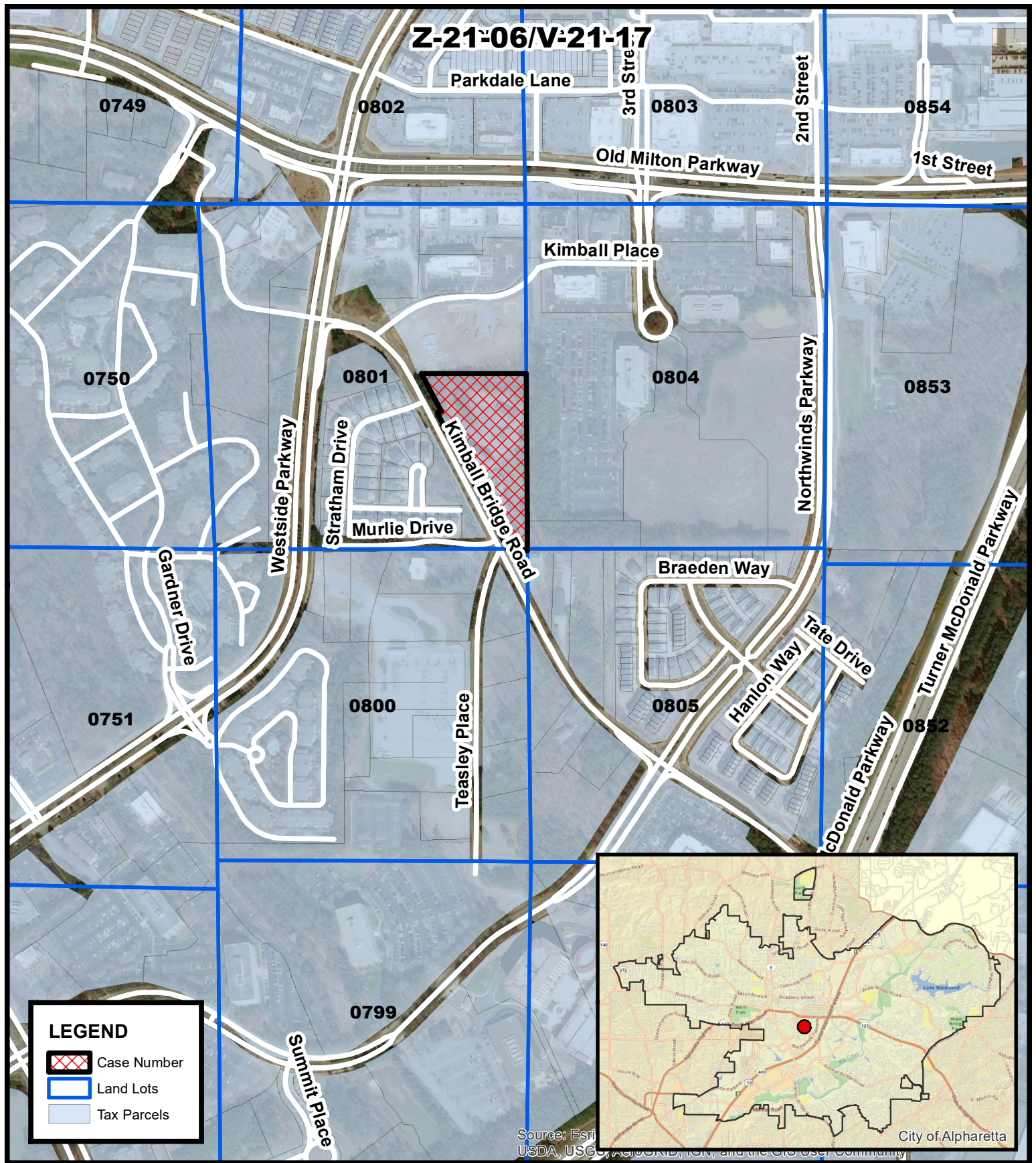
- Aerial Map
- Location Map
- Photos of 154 Kimball Bridge Road
- Renderings



Aerial Map
Kimball 154
154 Kimball Bridge Rd

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

Location Map Provided by:
Community Development - GIS



Location Map
Kimball 154
154 Kimball Bridge Rd

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

Location Map Provided by:
Community Development - GIS



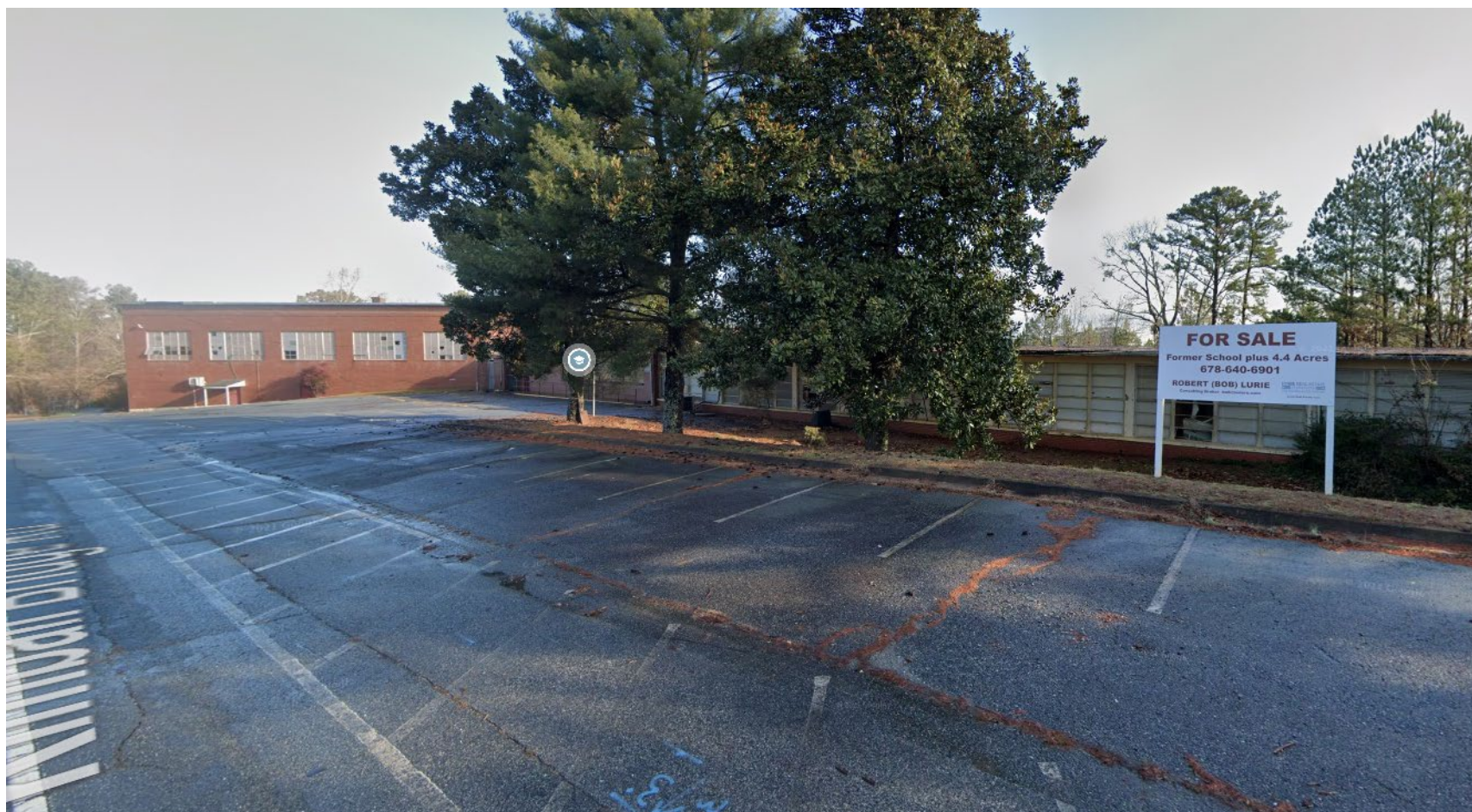










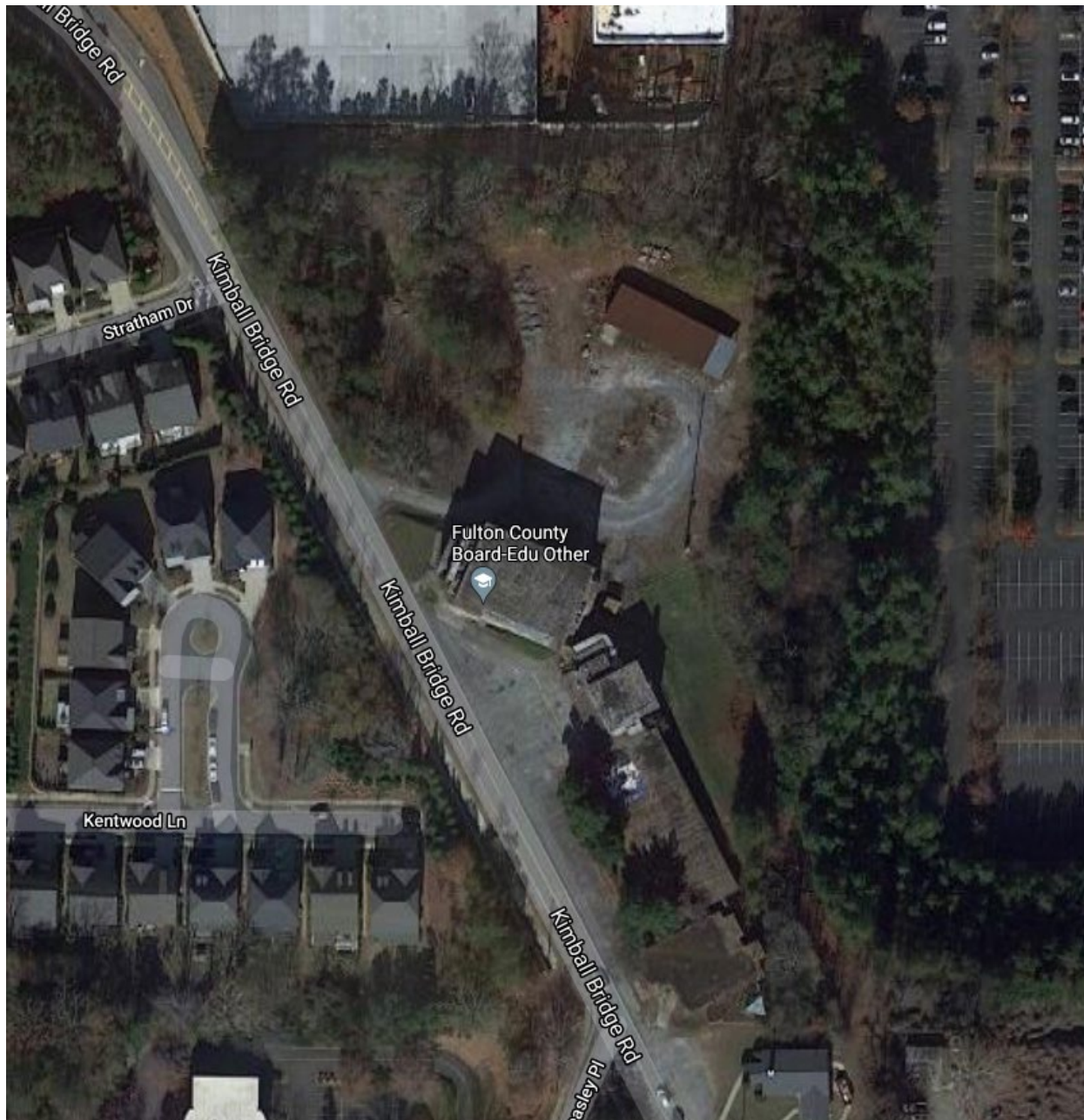






















ASD | SKY

KIMBALL 154

03 DYNAMIK
06 Ko-Mingle
02 TDS
02 Tech-Link
01 Hi-Lo Studio



