



HISTORIC PRESERVATION COMMISSION MEETING SUMMARY DRAFT

JULY 14, 2021

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

3:00 PM

I. CALL TO ORDER

2020 Chairwoman, Bonnie Steadman, called the meeting to order at 3:02 p.m.

II. ELECTION OF OFFICERS FOR 2021

Planning + Zoning Coordinator, Lauren Shapiro, called for Election of Officers for 2021.

- ❖ Commissioner Mashburn offered a motion to elect Bonnie Steadman as the 2021 Chair of the Historic Preservation Commission.
 - Commissioner Grizzle seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Chairwoman Steadman offered a motion to elect Connie Mashburn as the 2021 Vice Chair of the Historic Preservation Commission.
 - Commissioner Burgess seconded the motion.
 - The motion was approved unanimously (6-0).

Bonnie Steadman was elected as the 2021 Chair of the Historic Preservation Commission.

Connie Mashburn was elected as the 2021 Vice Chair of the Historic Preservation Commission.

III. ROLL CALL

Commissioners present:

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

Staff present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Lauren Shapiro, Planning + Zoning Coordinator
- Kim Zane, Cultural Services Manager

IV. APPROVAL OF MEETING MINUTES

a. Approval of Historic Preservation Commission Meeting Minutes from October 21, 2020.

- ❖ Commissioner Grizzle offered a motion to approve the Historic Preservation Commission Meeting Minutes from October 21, 2020.
 - Vice Chair Mashburn seconded the motion.
 - The motion was approved unanimously (6-0).
 - There was discussion during the motion about requesting a change to be made to the motion for PH-20-15, 333 Milton Avenue, as Commissioner Burgess was not present at that meeting and was listed as the author of the motion. Instead, Commissioner Meyers was the author of the motion.

V. PUBLIC HEARING

VI. ITEMS FROM BOARD MEMBERS

VII. ITEMS FROM STAFF

a. Formation of the Cultural Arts Commission

Cultural Services Manager, Kim Zane, presented Formation of the Cultural Arts Commission.

- Cultural Arts Commission Ordinance was adopted in October 2020
- 2021 Cultural Exhibits:
 - Tuskegee Airmen On-Loan Exhibit
 - Gees Bend Play by ACT I
 - Not Your Granny's Quilt Exhibit
 - Dorothy Norwood Proclamation
 - Chestene Carter Collection
 - MOU for Mansell House, Log Cabin and Archives with Alpharetta & Old Milton County Historical Society and City
 - City owns the Mansell House and structure of Log Cabin
 - City pays for museum software and equipment in the archives
- Cultural Arts Commission is intangible (talking about stories)
- Historic Preservation Commission involves tangible elements (architecture / physical elements)

Historic Preservation Commission discussion:

- If and when the farmhouse is developed, would that go in the MOU as well?
 - Cultural Services Manager Zane said that it is not in the MOU. Cultural Arts Commission might work with Historical Preservation Commission to tell a story of the farmhouse, but the painting and architecture would go through Historic Preservation Commission.
- Does the City provide the software support for the log cabin because the City owns that property? And, does the City provide that to any other historic place or organizations?
 - The City provides it for the archives. Stephanie Anderson donates 20-40 hours a week or more in preserving the City's history. Stephanie will filter questions about historical places in the City and researches within the archives. We provide the computer and software and back it up on the system.

b. Hudson Park and the Historic Weatherford House

Community Development Director, Kathi Cook, presented Hudson Park and the Historic Weatherford House.

- Recently approved by Planning Commission and City Council; 16 single family homes.
- This development was previously approved for townhomes, but the developer wanted to have detached homes (over 1 million dollars on a small parcel).
- There will be green space on the corner, and there will be a roundabout developed in the future.
- Weatherford House was approved for office or residential use.
- Approved on-street parallel parking on Canton Street can be used by anyone (even anyone visiting the Arts Center).
- Restoring historic structure of Weatherford Home, and any significant changes would have to come back to this Board.
- Architecture of the detached homes will be historic and have porches (matches Downtown Design Requirements)
- Required to designate the Weatherford Home
- Homes will front the roadway with a garage on the rear

Historic Preservation Commission discussion:

- Square footage of the homes will be around 3,200 square feet
- A million dollars for a 3200 square foot home.
 - Director Cook commented that the City does not regulate or control pricing, but does regulate lot size, setback, landscaping, and use.
- Creek between Canton Street and Highway 9
 - Director Cook commented that there is a stream buffer requirement from 2005. This development is a reduction from the previous plan and residential units, because the developer went from townhomes to single family detached homes.
- Distance between homes
 - Director Cook commented it will likely be between 5-7 feet between each home.
- Small, but very expensive homes
- Are there certain restrictions on how many of these types of homes that can be built in a certain area?
 - Director Cook commented that the City follows the 2014 Master Plan. The Plan does specifically say where residential should be built, and the plan has not changed. We look at land use, height, landscape, parking, impact to neighbors (buffers), but we do not set the size of the homes. The size of the property sets the size of the individual homes.
- Concern as to what they can renovate the Weatherford Home into and will it conform with the Historic Preservation Commission Ordinance?
 - Director Cook Commented that she has not seen anything about the Home yet. Historic Preservation Commission will only decide if there are significant exterior changes. If renovation meets the same look, then it would not come

to Historic Preservation Commission.

Commissioner Grizzle left prior to the presentation of Kimball 154 and The Bailey-Johnson School.

c. Kimball 154 and The Bailey-Johnson School

Community Development Director, Kathi Cook, presented Kimball 154 and The Bailey-Johnson School.

- Pending public hearing that is scheduled to go before City Council in August.
- Property is currently owned by the Board of Education
- The developer is proposing to rezone the property, renovate the existing structure, and construct a new office building.
- If approved, this would be the first timber frame office building in Alpharetta.
- In the office market, there are a lot of companies looking for smaller square footage.
- There was never a playground on the school property, so the developer wanted to include some playground equipment into the project
- This is not a historic structure, because it is not on the contributing historic properties inventory list, but because it is almost 75 years old, we suggest that the building be saved.
- The Board of Education waited until they found the right developer who would take this property and do something wonderful with it.

Historic Preservation Commission discussion:

- Colors
 - Director Cook commented that the Applicant will either go to Design Review Board or City Council can also decide to change the colors, but if you have suggestions to let us know, so that it could be included in the presentation to Council.
- Property does not include the church next door.
- Will there be anything that refers to what the building was originally?
 - Director Cook said that is a great suggestion.

Public Comment:

- Pat Miller, 13040 King Road, Milton, GA
 - Introduced School Alumni to the Developers and have provided the Developer with pictures.
 - When this School closed in 1967, that ended segregated public education in North Fulton County.
 - After the School closed, it became an elementary school for a short time, and then a service center for the Board of Education.
 - First graduating class had about 3 people in it. It was never a big school, but it was a very important school.
 - This school supported 4 communities in the area (North Fulton)
 - A historic marker has been written, and the Developers are planning to create a garden area for the historical marker to sit.

Chairwoman Steadman asked for a status update on the Women's Club building.
Director Cook commented that she will email Code Enforcement and send an email.

Chairwoman Steadman introduced Ed Malowney as the new President of the Historical Preservation Society.

VIII. ADJOURNMENT

- ❖ Commissioner Burgess offered a motion to adjourn the meeting.
 - Commissioner Ross seconded the motion.
 - The motion was approved unanimously (5-0).

Chairwoman Steadman adjourned the meeting.