



Historic Preservation Commission Meeting July 21, 2022

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

3:00 PM

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I. CALL TO ORDER

- Planning + Zoning Coordinator Alexandra Callum called the meeting to order at 3:06 p.m.

II. ROLL CALL

- **Commissioners Present:**

- Bonnie Steadman
- Connie Mashburn
- Joy Ross
- Shack Lewis

- **Commissioners Absent:**

- Bob Myers
- Rex Grizzle
- Bob Burgess

- **Staff Present:**

- Michael Woodman, Planning + Development Services Manager
- Alexandra Callum, Planning + Zoning Coordinator
- Nikisha Mistry, GIS Specialist

III. SWEARING-IN CEREMONY

- ❖ Planning + Zoning Coordinator Alexandra Callum swore in Board Members Shack Lewis, Joy Ross, Bonnie Steadman, and Connie Mashburn.

IV. ELECTION OF THE CHAIR AND VICE-CHAIR

- ❖ Commissioner Mashburn offered a nomination to elect Commissioner Steadman as Chairwoman of the Board.
 - Commissioner Ross seconded the nomination.

- The nomination was approved 3-0-1, with Commissioner Steadman recusing herself.
- ❖ Chairwoman Steadman offered a nomination to elect Commissioner Ross as Vice-Chair of the Board.
 - Commissioner Mashburn seconded the nomination.
 - The nomination was approved 3-0-1, with Commissioner Ross recusing herself.

V. APPROVAL OF MEETING MINUTES

- ❖ Chairwoman Steadman offered a motion to accept the meeting minutes of July 14, 2021.
 - The motion was approved unanimously (4-0).

VI. ITEMS FROM BOARD MEMBERS

- Can you update us on the Women's Club? We have not received any updates or applications. Any modifications have come before Historic Preservation Commission.
- Do we have any news on Farmhouse? That was funded through the Parks Bond Initiative, and we can request an update from Director Rogers.
- The Hembree House in Roswell is for sale.
- The situation with the City of Alpharetta courthouse in the middle of Crabapple, are there any public hearings? I have not heard anything regarding the courthouse, but we can check with administration. There is a public hearing (Crabapple Hotel).
- Is there a rule about how many stories a building can be? The height is related to the zoning. The hotel is proposed at three stories with a fourth story for rooftop activities. They are asking for a height variance.

VII. ITEMS FROM STAFF

A. 133 Cumming Street

- Manager Woodman came forward to present this item.
- The Historic Preservation Commission discussed the following:
 - What about the ingress and egress for the two additional homes? On Lot 1, there is an existing driveway close to the intersection that will be removed. On Lot 2, there is access from Cricket Lane or the Haynes Bridge Road extension on the north side. The garage is at the rear. On Lot 3, there is a driveway is on the south side of the home with a side loaded garage.
 - Are the second and third houses included in the Historic Designation? Staff will recommend conditions that will limit the use of the structure but will also require the house be designated by HPC, and that the HPC review and approve their certificate and appropriateness. The property and structure that will be designated will be the Gardner House, not the other two lots.
 - The Gardner House will be a residence, correct? Once the property is designated, the HPC incentive ordinance has incentives where a percentage could be used for nonresidential activities.
 - They are compliant with the code because the area where the pool is in is considered the property's side yard.

- I don't really care for the other two houses, especially the third one. Yes, staff and the Downtown Consultant had issues with that house as well, and the applicant is making changes.
- I love the way the Gardner House additions are in the drawing. The matching gables look nice.
- We are encouraging structures to be brought up closer to the road in the downtown area.
- The applicant is taking advantage of the designation, correct? Yes, their application indicates the cost of saving the historic structure and adding to it.
- Is there a sewer easement that runs parallel to the stream? Yes, it runs alongside the existing stream.
- There are 150-foot buffers on either side of the stream.
- There's a big incentive to reduce the buffer.
- We support saving the structure, but we must find a balance.
- What are the square footages of the three houses? They did not give us the exact amounts. They are going to be limited by the footprint. They can't exceed 25% of the total area of the lot.

B. 116 + 126 North Main Street

- Manager Woodman came forward to present this item.
- The Historic Preservation Commission discussed the following:
 - Cumming Street would run parallel to Church Street.
 - What is the applicant going to do with the Violin House? They were approved to use it for office or restaurant.
 - What are the things on the top of the buildings? The roof would be utilized on the building closest to North Main Street.
 - They were proposing a total of four condos.
 - The first and possibly second story will be office.
 - I am concerned about the parking. The parking is proposed with the site plan.
 - There are no historic buildings affected? No, the only one is the violin shop and they are saving it.
 - The Roberts' house was built in 1950.

VIII. PUBLIC HEARING

IX. ADJOURNMENT

- Chairwoman Steadman adjourned the meeting at 4:01 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator