



HISTORIC PRESERVATION COMMISSION MEETING DECEMBER 8, 2022

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MEETING MINUTES**
 - a. HPC Meeting Minutes 7-21-2022
- IV. **ITEMS FROM BOARD MEMBERS**
- V. **ITEMS FROM STAFF**
- VI. **PUBLIC HEARING**

- a. **PH-22-14 Lewis Manning House/40 Cumming Street – Certificate of Appropriateness**

Consideration of a Certificate of Appropriateness to allow for rehabilitation, building additions, and residential accessory structures for the Lewis Manning House. The property is located at 40 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

- VII. **ADJOURNMENT**



Historic Preservation Commission Meeting July 21, 2022

Department of Community Development

ALPHARETTA CITY HALL | 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 Historic Preservation Commission, but not quoted or paraphrased. This document includes limited presentation by the Historic Preservation Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

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



HISTORIC PRESERVATION COMMISSION MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-22-14 LEWIS MANNING HOUSE/CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION: DECEMBER 8, 2022

II. **RECOMMENDATION:**

Approve PH-22-14 Lewis Manning House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Lewis Manning House shall be substantially similar to the Cady Design Package, prepared by Lew Oliver, Inc., dated 9/29/2022.
2. Building additions and residential accessory structures shall be substantially similar to the Cady Design Package, prepared by Lew Oliver, Inc., dated 9/29/2022.
3. Landscape plan shall be substantially similar to the plan prepared by Frawley Associates, LLC, revised 8/22/2022.
4. Perimeter wall shall be substantially similar to the Cady Design Package, prepared by Lew Oliver, Inc., dated 9/29/2022 and shall be planted with climbing vines.

III. **REPORT IN BRIEF:**

The applicant, Josh Cady, is seeking a certificate of appropriateness in order to rehabilitate the Lewis Manning House for use as a private residence. The applicant proposes to rehabilitate the original home, which includes building additions, such as a dining room/conservatory, detached garage and pool cabana. A landscape plan is also proposed for the historic property. The subject property is located at 40 Cumming Street, just east of the intersection of Cumming Street and North Main Street.

DISCUSSION

The submitted request, if approved, would allow for the rehabilitation of the Lewis Manning House. The applicant proposes to rehabilitate the original home, which includes building additions, such as a dining room/conservatory, detached garage and pool cabana. A landscape plan is also proposed for the historic property. The subject property is located at 40 Cumming Street, just east of the intersection of Cumming Street and North Main Street.

The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant's architect, provided the following information describing the current state of the structure:

"The historic Lewis-Manning House, circa 1895, is identified as a "Queen Anne" structure, loosely associated with Medieval forms. Typical of the period, the 2 story home sports picturesque multi-gables rendered in wooden shingles, and topping a blocky, non-articulated brick shell. Windows are the normal 2/2 sash-type, of standard sizes. A "folk" porch (designed by a layman), presumably made of mail-order sawn scrollwork, posts, and rosettes provides the typical wrap-porch of the day.

The most striking feature of the building are the thick local brick walls, load bearing, and more typical of earlier periods. One has to wonder if the rear portions of the building actually pre-date Victorian era constructions.

A "modern farmhouse" addition is evident on the rear of the building, typical of the early 2000's time period of said addition. New white sash windows have replaced earlier ones.

Applicant desires to make this home their permanent residence, upfitting the interiors, and making the building relevant to modern conveniences. The addition of artful and compatible structures will complement (versus parody) the original home, in keeping with historic precedents of garden follies, and utilitarian structures. Additions are specifically a dining room/conservatory, a garage (or carriage house), and a pool cabana. The shutters and some of the woodwork on the front porch are no original to the style; thoughtful enhancements have been made to complement the original designs.

New finishes will be in the mood of Victorian building complexes-i.e., rather earthy/smokey and somber. This will dramatize the materiality of the original brickwork.

Gardens (to be designed by Brooks Garcia) will be authentic to the period with native and historic plant materials, period edging, and hardscapes."

In 2017, the property was rezoned to DT-LW (Downtown Live-Work) to allow the historic structure to be used for an office or HOA use. As required by City Council condition, the Lewis Manning House was designated in September 2018. Then, in November 2021 City Council approved changes to conditions of zoning to allow the Lewis Manning House to be used for a private residence. The applicant returned to City Council in 2022 and received approval for a new site layout and tree removal plan. The following conditions of zoning related to file# CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street and PH-22-13 Lewis Manning House/40 Cumming Street should be considered in conjunction with the request for certificate of appropriateness:

- The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by Frawley Associates, LLC, revised 8/22/2022, except for modifications required to comply with the conditions below. Use shall be restricted to a private single-family residence.
- Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
- The proposed addition to the Lewis Manning House and detached garage shall not exceed the height depicted on the submitted conceptual images.
- The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan substantially similar to the plan prepared by Frawley Associates, LLC, revised 8/22/2022, shall be subject to approval by the Historic Preservation Commission.

SITE PLAN & LANDSCAPE PLAN

As shown below, the approved site plan depicts an addition at the rear of the structure, as well as a detached garage and pool cabana. The detached garage, pool and cabana are

proposed on the west side of the home and located behind the front façade of the original structure.



The applicant submitted a landscape plan prepared by Frawley & Associates, LLC. The plan incorporates several existing specimen trees on the property, which complies with City Council's tree save condition. Proposed landscape material consists primarily of native trees and shrubs, which are heritage plants due to their historic availability and utilization. Period edging and hardscape are proposed to complement the historic structure and property. A perimeter wall is proposed surrounding the subject property. The stucco wall is approximately five feet (5') in height and includes a decorative gate along the property frontage on Cumming Street. Climbing vines, such as Confederate Jasmine, are proposed to cover the wall.

The applicant's proposed landscape plan was evaluated by Richard Owens with Owens Environmental Design. Mr. Owens is a licensed landscape architect and member of the City's Design Review Board. In general, Mr. Owens felt that the proposed plan presented a pleasant landscape that complements the historic house and creates spaces for outdoor enjoyment.

BUILDING ELEVATIONS

The proposed building elevations depict retention of the front façade of the structure with a new period slate or wood shingle roof. Nearly 100% of the original floor area will be retained. A modern farmhouse addition at the rear of the structure will be removed and replaced with a new addition for a dining room/conservatory. The new addition is compatible with the original form of the historic structure and the architectural details are closely associated with historic conservatories from a similar time period. Windows on the structure will be replaced with historic sash windows with SDL or TDL muntins.

The detached garage is proposed to be two (2) stories and will have a stone exterior consisting of local fieldstone with river sand mortar and slate roof. The garage roof mass matches the historic structure, with a similar scale and slope.

The pool cabana is proposed as a contemporary interpretation of a Victorian summer home. Exterior finishes include stucco, brick and wood accents. The applicant's architect states that this structure is purposefully in direct contrast to the original home.

The City's Downtown Consultant reviewed the applicant's proposal and offered the following response:

"I have reviewed the proposed design, and it is my opinion that the direct additions to the house are in keeping with the original historical character of the house. I cannot speak to whether removing and replacing the existing porch columns and scrollwork brackets is appropriate in terms of the Historic Preservation Ordinance. That is a question for the CoA HPC committee. I agree with the applicant that the garage addition, which is an outbuilding, is also historic in character. The proposed pool cabana is very modern in sensibility, but since it is not a direct addition to the historic home, I cannot speak to whether this complies with the Historic Preservation Ordinance. The pool cabana would not match any of the historical styles allowed in the Downtown Design District."

STANDARDS FOR A CERTIFICATE OF APPROPRIATENESS

Standards for Approval. The Historic Preservation Commission (HPC) shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. In making this determination, the HPC shall consider, in addition to whether the proposed material change(s) in the appearance comply with the foregoing design standards any other pertinent factors, the following criteria:

1. For restoration, renovation, rehabilitation, reconstruction, alteration, or new construction: Whether the proposed actions conform in design, scale, building material, setback and site features and to the United States Secretary of the Interior's Standards [for] the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applicable.

Staff Response: The applicant proposes to use the structure as a private residence, which is consistent with the historically use of the structure. In addition, the historic character of the property and structure will be retained and preserved. The proposed additions and residential accessory structures (dining room/conservatory and detached garage) will complement the original home. Demolition is limited to a rear addition that is non-historic and alteration of architectural details is limited to the removal of shutters and woodwork on the front porch which are not original and do not contribute aesthetically to the architectural style of the historic structure.

The contemporary pool cabana is in direct contrast to the historic structure. However, this new addition will not take away from the essential form and integrity of the historic structure and will enhance the property.

CONCURRENCES

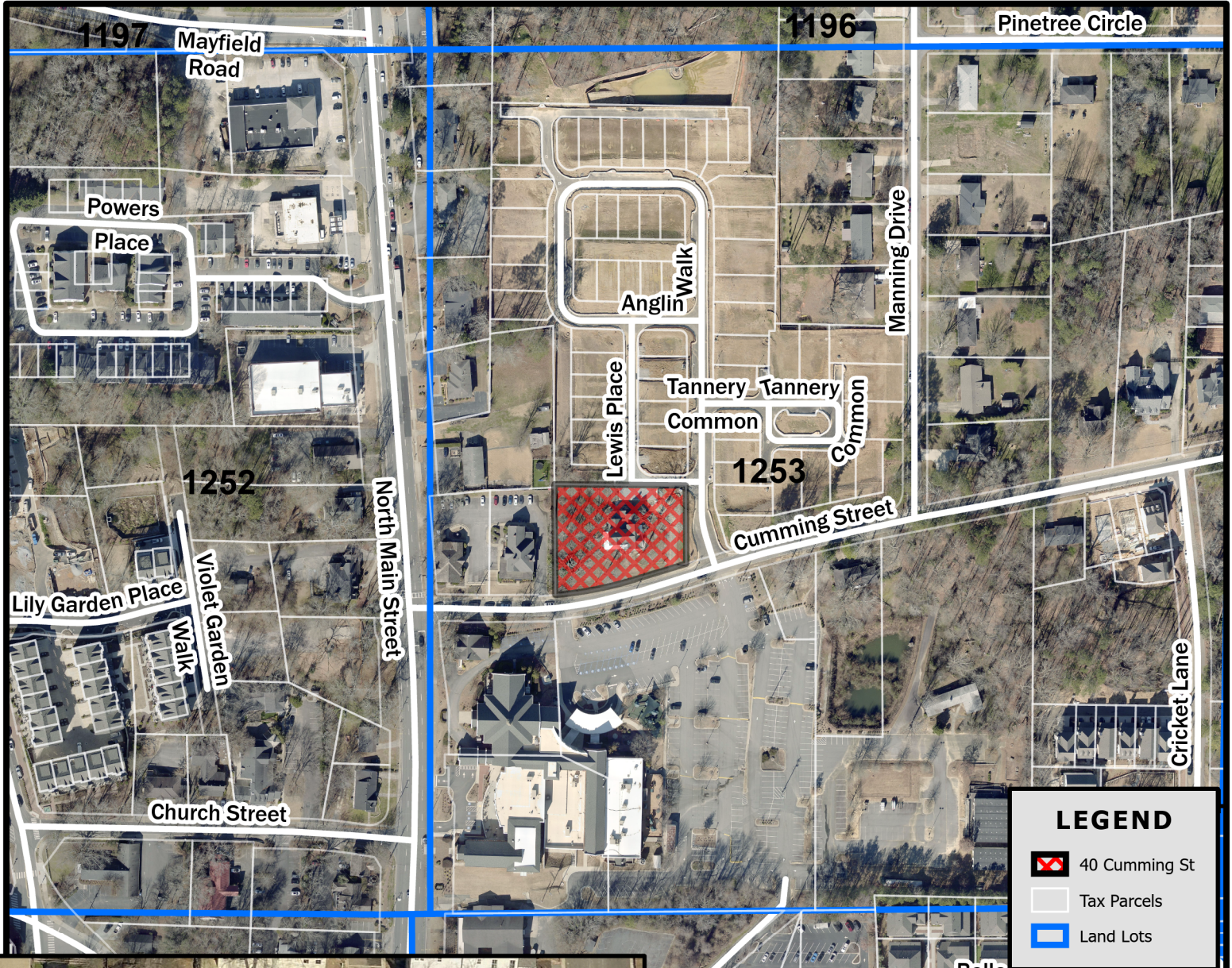
Staff reviewed the applicant's proposal in consideration of the review criteria for a certificate of appropriateness. The proposed material change in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

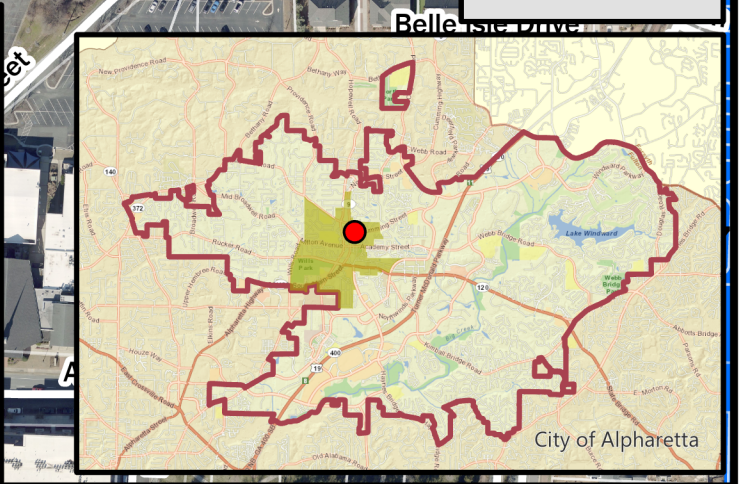
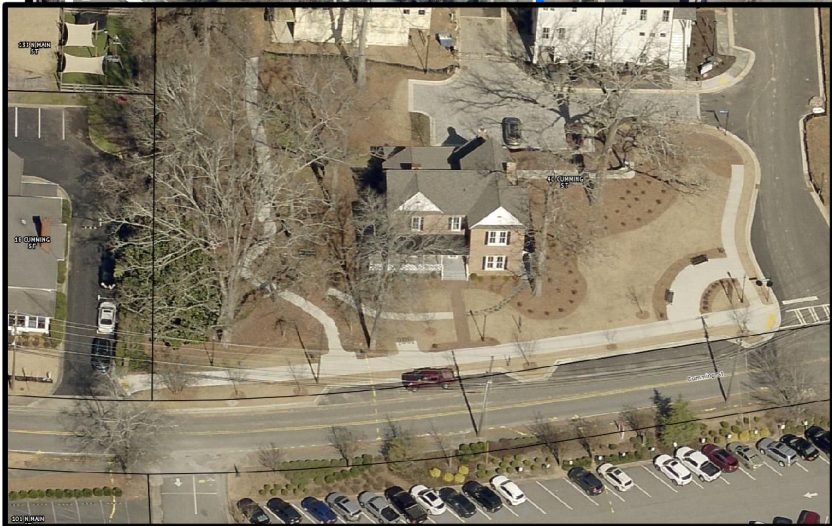
IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Site Plan 10-26-22
- Landscape Plan
- Citizen Participation Part B
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- Application



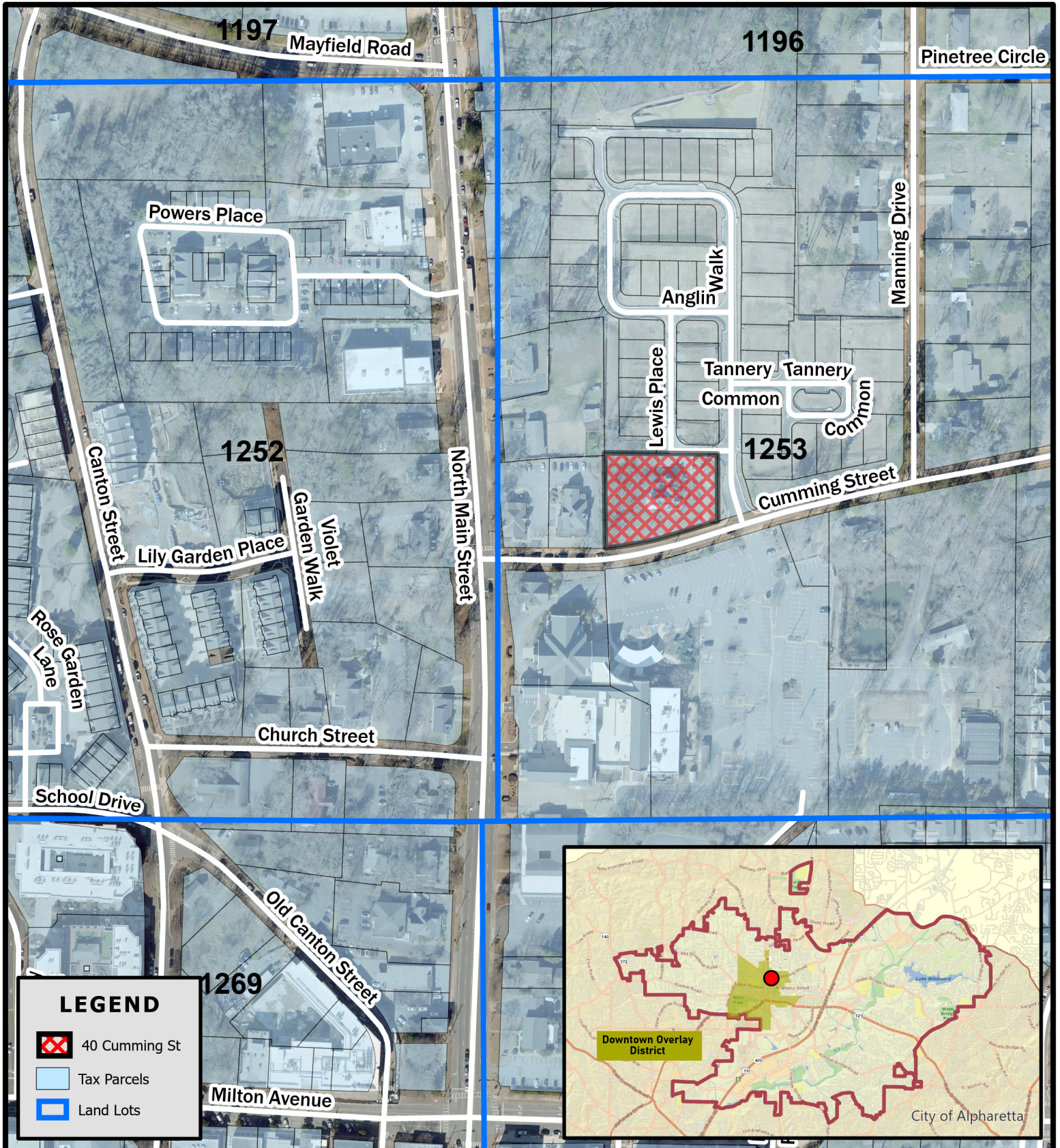
LEGEND

- 40 Cumming St
- Tax Parcels
- Land Lots



Aerial Map
Lewis Manning House
Certificate of Appropriateness
40 Cumming Street

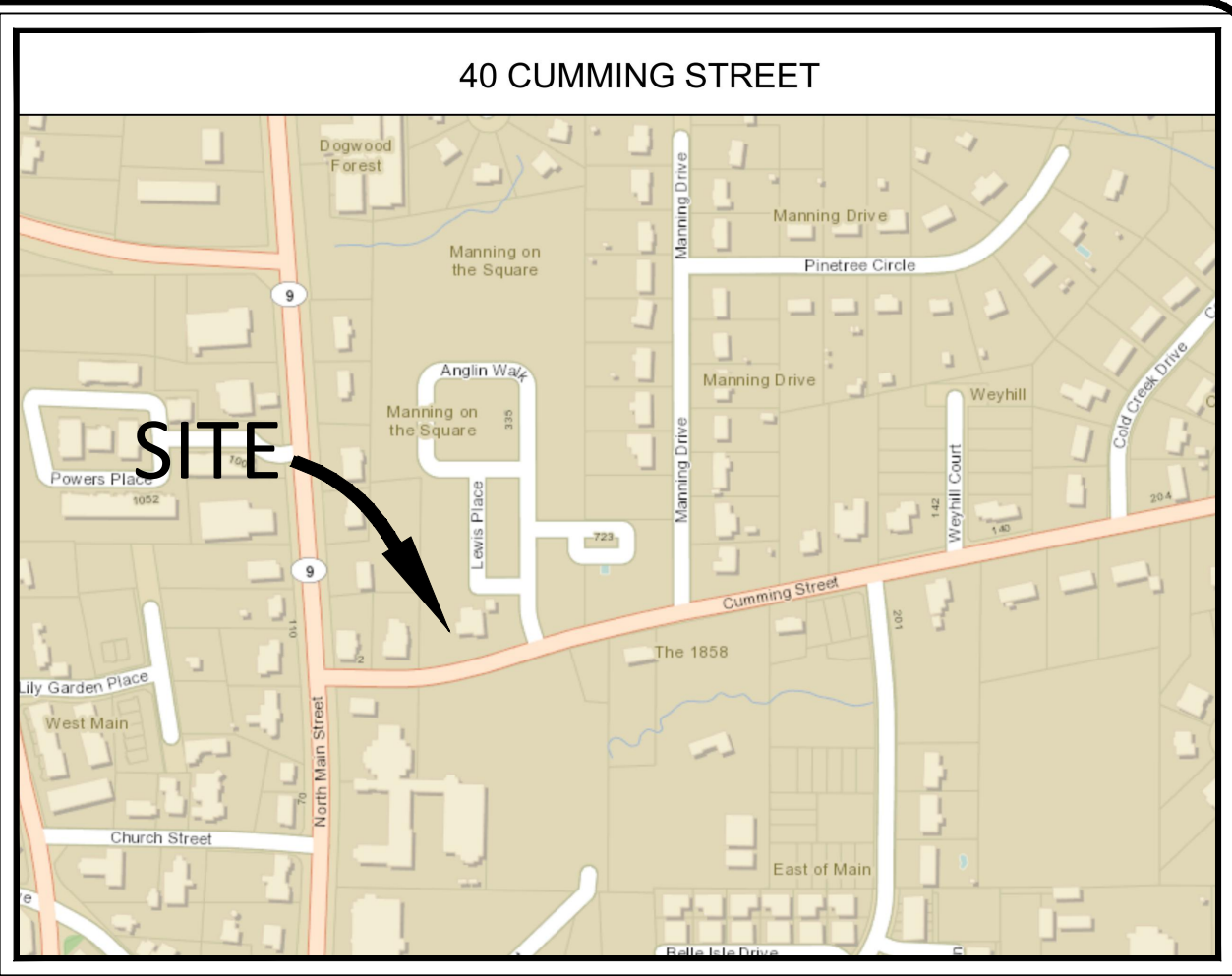
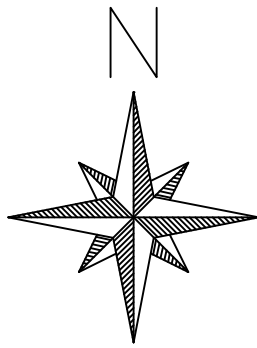
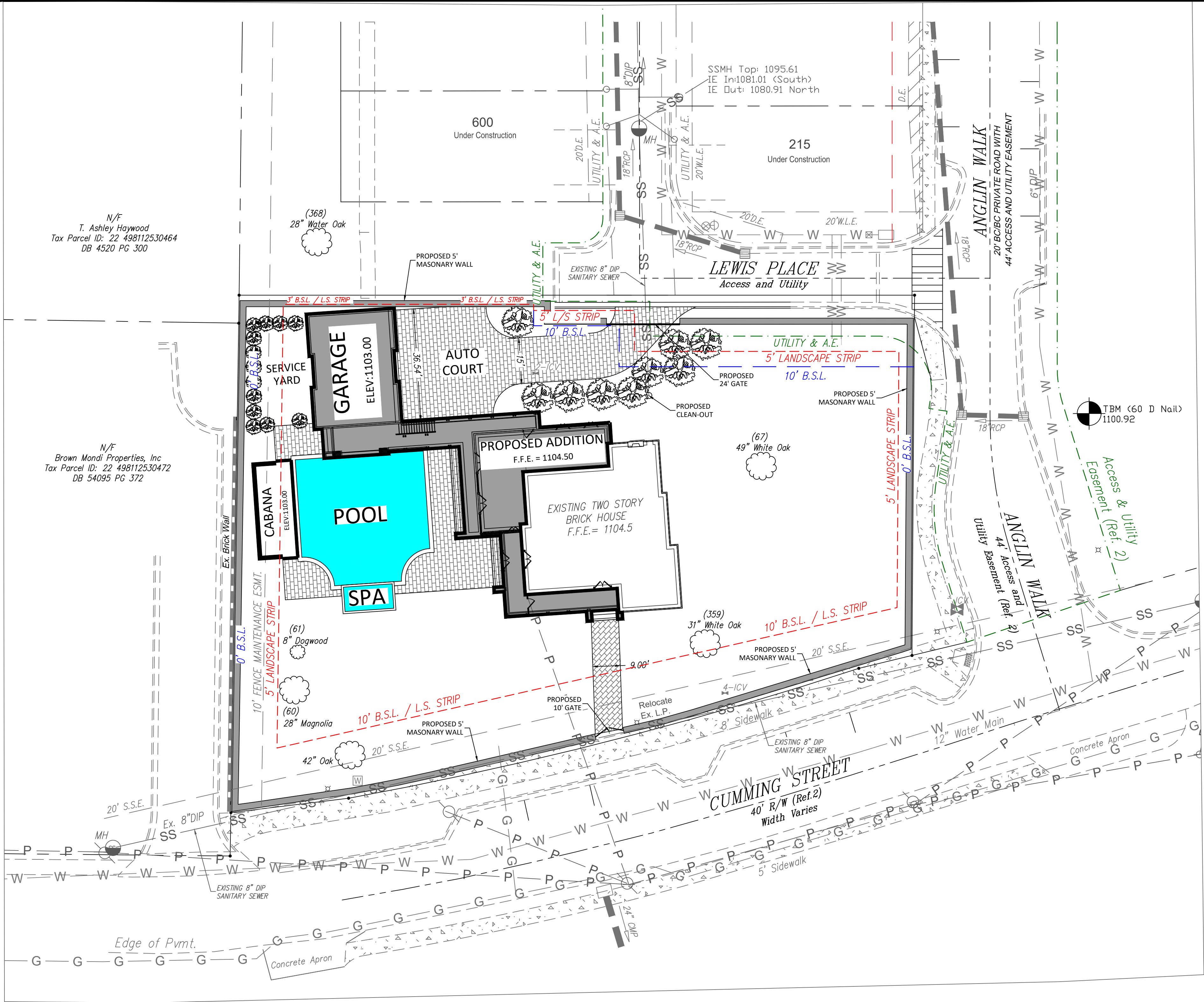
Location Map Provided by:
 Community Development - GIS



Location Map
Lewis Manning House
Certificate of Appropriateness
40 Cumming Street



Location Map Provided by:
Community Development - GIS



VICINITY MAP



DEVELOPER
t-OLIVE PROPERTIES
14300 PROVIDENCE ROAD
MILTON, GA 30004
RANDY@TOLIVEPROPERTIES.COM

24HR CONTACT
RANDY SCHILTZ
678-826-3666

SITE ADDRESS
40 CUMMING STREET
ALPHARETTA, GA 30009

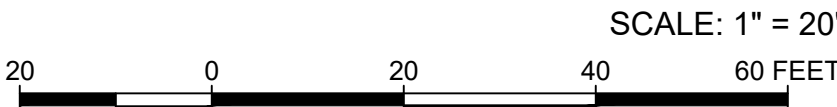
ADDITIONAL PARCEL INFORMATION
PARCEL ID:22 498112530027
0.749 ACRES
ZONING:DT-LW

IMPERVIOUS AREA
EX. SITE IMPERVIOUS: 7,702 S.F.
PROP. SITE IMPERVIOUS: 10,378 S.F.
INCREASE TO IMPERVIOUS: 2,676 S.F.

- NOTE:**
- SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.
 - RETAINING WALL NOT TO EXCEED 4' IN HEIGHT.
 - IF RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT, INCLUDE THE STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. (NOTE THAT A SEPARATE BUILDING PERMIT WILL BE REQUIRED). (THERE WILL NOT BE ANY RETAINING WALLS CONSTRUCTED ON SITE.)
 - SEE PERMEABLE PAVERS (STD. STM-01) DETAIL & NOTES ON SHEET 14.



BRIAN W. COLE
GSWCC
LEVEL II CERTIFICATION NO.
0000000089



B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

SITE PLAN
40 CUMMING STREET
ALPHARETTA, GA 30009
LAND LOTS 1253
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA
PREPARED FOR:
T-OLIVE PROPERTIES



DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	10/20/22			
SCALE:	AS NOTED			
LAND LOTS:	1253			
DISTRICT:	2ND			
SECTION:	2ND			

SHEET NO.
4 OF 18
JOB NO.
2022-171

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY

OVERALL SITE AREA= 0.75 AC

SDF = 0.75 X 130 = 97.5Req.

221 INCHES Preserved

RDF = 0 INCHES REQUIRED (XX INCHES PROPOSED, COMPLIES)

BOUNDARY TREES:

#1257, 35" WATER OAK – TO BE PRESERVED; BOUNDARY TREE AGREEMENT REQUIRED DUE TO CRZ impact

#1258, 28" WATER OAK – TO BE PRESERVED with 15% impact

RECOMPENSE for: #1261, 28" X 3 = 84"
#1259, 26" WALNUT = 26"

110" REQUIRED

116" NEW TREES PROVIDED

TOTAL 3 GALLON PLANTS SHOWN ON THIS PLAN

280 / 27 = 10 X 4"= 40" (EQUIVALENT)

HERITAGE TREES AND SHRUBS – NATIVE TREES AND SHRUBS ARE THE MAJORITY OF PLANTS UTILIZED FOR THE MANNING HOUSE. GENERALLY 'NATIVE' PLANTS, BY DEFAULT ARE HERITAGE PLANTS DUE TO THEIR HISTORIC AVAILABILITY AND UTILIZATION. OTHER COMMONLY UTILIZED HERITAGE PLANTS MAY NOT BE NATIVE BUT WERE COMMONLY USED SUCH AS BOXWOOD.

03 SUGAR MAPLE – ACER saccharum
4" CAL. 10'-12' Ht. (12")

07 EASTERN REDBUD – Cercis canadensis
3" CAL.(21")

04 SHUMARD OAK – QUERCUS shumardii
5" CAL. 10'-12' Ht.(20")

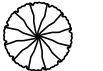
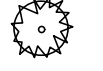
04 BLACK GUM – Nyssa sylvatica
5" CAL. (20")

07 FLOWERING DOGWOOD – Cornus florida
3" cal. 6'-8' Ht (21")

07 YAUPON – Ilex vomitoria
2" CAL. MIN. 6'-8' HT. (14")

02 AMERICAN SYCAMORE
Platanus occidentalis 4" cal. (8")

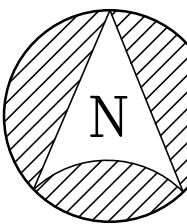
HERITAGE SHRUB SCHEDULE

	--	AM. BOXWOOD	Buxus sempervirens	30"X30"
	--	DWARF AM. BOX	Buxus semp. nana	3 GAL.
	--	INKBERRY HOLLY	Ilex glabra	3 GAL.
	--	HEIRLOOM ROSE	Rosa 'Carefree Wonder'	3 GAL.
	--	Bush/Fence		
	--	PIEDMONT AZALEA	Rhododendron canescens	3 GAL.
	--	FLAME AZALEA	Rhododendron calendulaceum	3 GAL.
	--	ROSEBAY RHODO.	Rhododendron maximum	3 GAL.
	--	DOUBLE. VIBURNUM	Viburnum placatum	3 GAL.
	--	DWF.OAKLEAF HYD.	Hydrangea quercifolia	3 GAL.
	--	JAPANESE CAMELIA	Camelia japonica on trillis	3 gal
	--	MT.LAUREL	Kalmia latifolia	3 GAL.
	--	WITCHHAZEL	Hamamelis virginiana	3 GAL.
	--	VITEX	Vitex agnus-castus	3 GAL.
	--	WINTERBERRY	Ilex verticillata	3 GAL.
	--	BEAUTYBERRY	Callicarpa americana	3 GAL.
	--	SWEETSHRUB	Calycanthus flordus	3 GAL.
	--	ROSE CR. ABELIA	ABELIA x grand. 'Rose Creek'	3 GAL.
	--	BLUEBERRY	Vaccinium	3 GAL.

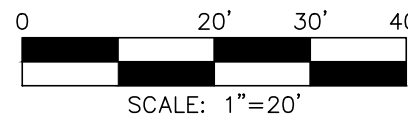
TOTAL 3 GALLON PLANTS SHOWN ON THIS PLAN =280 / 27 = 10 X 4"= 40" (EQUIVALENT)

- All work within the CRZs of the specimen trees to remain on or off site shall be under the supervision of an ISA Certified Arborist. this includes demolition as well as construction.
- The construction of the auto court and other areas within the CRZ of tree 1257 shall be completed with minimal impacts to the tree and include pervious pavers and an aeration system on grade as approved by the City Arborist.
- A boundary tree notification shall be required to be sent to Taylor Morrison and proof of receipt shall be provided to the city for the work within the CRZ of tree 1257.

NORTH:



SCALE:



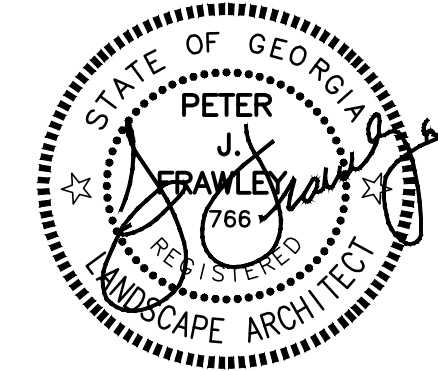
REVISIONS:

DATE #

8-17-22

8-18-22

8-22-22



FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

CADY RESIDENCE
40 CUMMING STREET
ALPHARETTA, GEORGIA

TREE REPLACEMENT
& LANDSCAPE PLAN

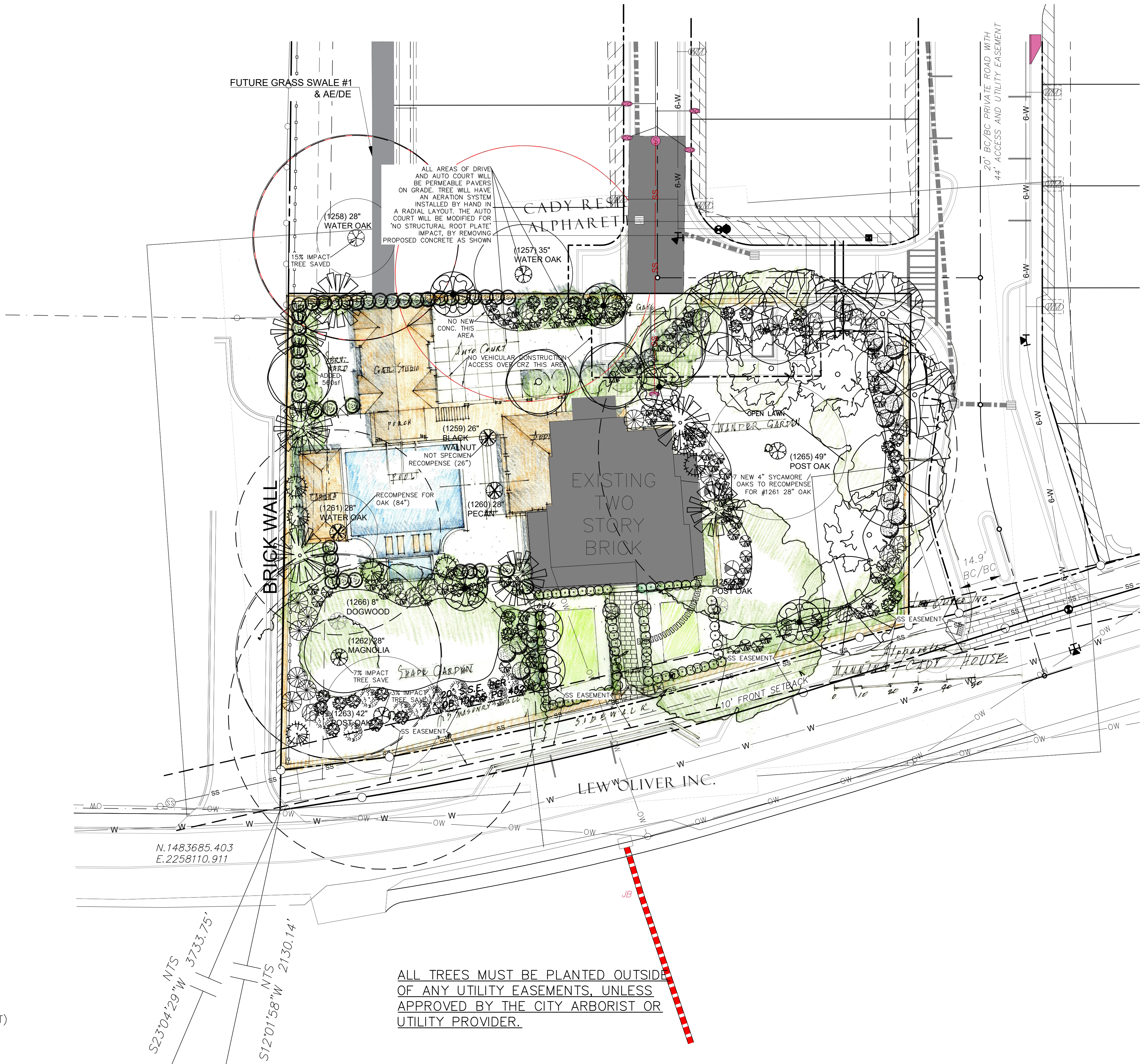
SCALE: AS SHOWN

DATE: 08/06/2022

PROJECT: FA-21086

SHEET

L-CONCEPT



ALL TREES MUST BE PLANTED OUTSIDE
OF ANY UTILITY EASEMENTS, UNLESS
APPROVED BY THE CITY ARBORIST OR
UTILITY PROVIDER.

Evaluation Report

To: Michael Woodman, City of Alpharetta

From: Richard Owens

Date: 120122

Re: Manning House, Cumming St.

CC: file

Mr. Woodman:

Thank you for the invitation to review the proposed Landscape Development for the Manning House enhancement. The objective focus of a review of this type is limited and can by nature be more subjective in focus. The plan does not and need not seek to recreate some historic type of planting – the proposed planting for this property is more extensive than this property or type of property would have likely presented when created.

The following are general observations and comments.

- In general this plan presents a pleasant landscape – the layout of which complements the house effectively and creates spaces to enjoy outside – it does seem lacking of garden area sitting spaces beyond the pool area
- Hopefully the uses and preferences of the Owner are a focus of the Work.
- The front space sits well to connect the house to the street
- The potential exists, but is not imperative, to develop the plan with more detail for planted interest, e.g., small scale plants and seasonal bulbs, more fragrant plants. The scale of this plan limits the ability in the design for those types of plants and attention to detail. (plan is 1" = 20'; a scale of 1"=10' allows for more detailed sensitivity to that sort of thing
- It is good to see the use of our two native Azaleas in the plan
- The variety of plants is remarkably extensive – with a noticeable absence of Camellia (a Camellia is shown to be on a trellis, hopefully the Owner will be prepared to care for that, and it's a limited way to use the shrub) varieties of which could be selected to bloom in multiple seasons – fall, winter, spring – also with a variety of colors.
- The recompense for site trees appears to be overly dense – (density of proposed trees may be creating more impact to the existing Post Oak than is healthy for the Oak) – the City Arborist of course should provide good input re this

End of Report

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 40 Cumming Street Alpharetta GA 30009

Contact Name: Josh Cady Telephone: 770-714-2038

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

None

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 11/30/2022

Print Form

This content is from the eCFR and is authoritative but unofficial.

Title 36 - Parks, Forests, and Public Property

Chapter I - National Park Service, Department of the Interior

Part 68 The Secretary of the Interior's Standards for the Treatment of Historic Properties

§ 68.1 Intent.

§ 68.2 Definitions.

§ 68.3 Standards.

PART 68 - THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Authority: The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 *et seq.*); sec. 2124 of the Tax Reform Act of 1976, 90 Stat. 1918; E.O. 11593, 3 CFR part 75 (1971); sec. 2 of Reorganization Plan No. 3 of 1950 (64 Stat. 1262).

Source: 60 FR 35843, July 12, 1995, unless otherwise noted.

§ 68.1 Intent.

The intent of this part is to set forth standards for the treatment of historic properties containing standards for preservation, rehabilitation, restoration and reconstruction. These standards apply to all proposed grant-in-aid development projects assisted through the National Historic Preservation Fund. 36 CFR part 67 focuses on “certified historic structures” as defined by the IRS Code of 1986. Those regulations are used in the Preservation Tax Incentives Program. 36 CFR part 67 should continue to be used when property owners are seeking certification for Federal tax benefits.

§ 68.2 Definitions.

The standards for the treatment of historic properties will be used by the National Park Service and State historic preservation officers and their staff members in planning, undertaking and supervising grant-assisted projects for preservation, rehabilitation, restoration and reconstruction. For the purposes of this part:

- (a) **Preservation** means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

- (b) **Rehabilitation** means the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.
- (c) **Restoration** means the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
- (d) **Reconstruction** means the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

§ 68.3 Standards.

One set of standards - preservation, rehabilitation, restoration or reconstruction - will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable. The standards will be applied taking into consideration the economic and technical feasibility of each project.

(a) **Preservation.**

- (1) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- (2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(b) **Rehabilitation.**

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(c) **Restoration.**

- (1) A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
- (2) Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
- (3) Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- (4) Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- (6) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
- (7) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- (8) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (9) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (10) Designs that were never executed historically will not be constructed.

(d) **Reconstruction.**

- (1) Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
- (2) Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- (3) Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- (4) Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
- (5) A reconstruction will be clearly identified as a contemporary re-creation.
- (6) Designs that were never executed historically will not be constructed.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

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:

JOSH CODY

Telephone:

[REDACTED]

Address:

[REDACTED]

Suite:

City

ALPHARETTA

State:

GA

Zip:

30009

Fax:

Mobile Tel:

[REDACTED]

Email:

Subject Property Information:

Address:

40 CUMMING STREET

Current Zoning:

District:

Section:

Land Lot:

Parcel ID:

Proposed Zoning:

Current Use:

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): _____

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

JOSH + STEPHANIE CADY

Telephone:

Address:

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 |

Identify Authorized Applicant:

Name of Authorized Applicant:

JOSH CADY

Telephone:

Address:

Suite:

City

ALPHARETTA

State:

GA

Zip:

30009

So Sworn and Attested:

Owner Signature:



Date:

10-18-22

Notary:

Notary Signature:



Date:

10/18/22

Nicole Bennett
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 11/05/2025

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: Josh Cady

Subject Public Hearing Case: _____

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: _____

Description of Contribution: _____ Value: _____

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: 

Date: 10-18-22

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name:

40 CUMMING STREET

Contact Name:

JOSEPH

Telephone:

[REDACTED]

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| ☐ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Cady Residence

Proposed additions and modifications per drawings by Lew Oliver, Inc.

9-29-2022

Synopsis

The historic Lewis-Manning House, circa 1895, is identified as a “Queen Anne” structure, loosely associated with Medieval forms. Typical of the period, the 2 story home sports picturesque multi-gables rendered in wooden shingles, and topping a blocky, non-articulated brick shell. Windows are the normal 2/2 sash-type, of standard sizes. A “folk” porch (designed by a layman), presumably made of mail-order sawn scrollwork, posts, and rosettes provides the typical wrap-porch of the day.

The most striking feature of the building are the thick local brick walls, load bearing, and more typical of earlier periods. One has to wonder if the rear portions of the building actually pre-date Victorian era constructions.

A “modern farmhouse” addition is evident on the rear of the building, typical of the early 2000’s time period of said addition. New white sash windows have replaced earlier ones.

Applicant desires to make this home their permanent residence, upfitting the interiors, and making the building relevant to modern conveniences. The addition of artful and compatible structures will complement (versus parody) the original home, in keeping with historic precedents of garden follies, and utilitarian structures. Additions are specifically a dining room/conservatory, a garage (or carriage house), and a pool cabana. The shutters and some of the woodwork on the front porch are not original to the style; thoughtful enhancements have been made to complement the original designs.

New finishes will be in the mood of Victorian building complexes—i.e., rather earthy/smokey and somber. This will dramatize the materiality of the original brickwork.

Gardens (to be designed by Brooks Garcia) will be authentic to the period with native and historic plant materials, period edgings, and hardscapes.

City of Alpharetta

Section 2.9, Historic preservation Incentive Zoning

2.9.7

A.-F. Duly noted.

G. 2. Street Facing Facades

Historic Home addition—A left side and rear addition are proposed to replace a relatively new rear addition as shown on architectural plans by Lew Oliver, Inc. The addition as it appears in the front elevation is 13'6-1/2" in width and is recessed 20'3-1/4" behind the historic brick façade.

2.a. Proportion of proposed addition is compatible with historic façade. Proposed addition does not match the vertical proportions of the massing, but rather complements the original home.

Proposed cabana is located on the left side of the complex, approximately opposite the proposed home addition.

Garage is located at the left rear corner of the complex.

2.b. Proportions of windows and doors—proposed new pane sizes match the proportions of the historic 2/2 windows. This includes the proposed addition and the garage.

2.c Proposed addition is 20'3-1/4" behind existing brick façade. The 1 story parapeted addition is well under the 2-story roofline.

2.d. NA

3. All additions to the original home are compatible with the original form of the building which includes walls and roofs. By contrasting the new addition with the historic edifice, clarity is achieved in a harmonic manner.

Cabana is in direct contrast to the original home and is a contemporary interpretation of a Victorian summer house.

Garage roof mass precisely matches that of the historic home, with similar scale and roof slope.

4. Architectural details of the addition to the historic home are closely associated with historic conservatories of similar time period. The charcoal palette recalls steel structures of the period. It is proposed that a similar language be applied to the reconstructed front and side porch to harmonize the composition and to correct the unseemly current under-scale and materiality of the mail-order porch.

Windows on all buildings will be replaced with historic sash windows with SDL or TDL muntins, executed in a dark, Victorian finish.

5.a. Retention of original structure—street facing façade will be retained 100% intact, with a new period slate or wood shingle roof.

5.b. 75% (closer to 100%) of the original floor area will be retained.

6. Trees will be removed with the expressed written approval and in coordination with the City Arborist. Existing curved sidewalks and non-historic landscape installed in the past 15 years will be removed. A new landscape plan will be submitted for approval by the HPC after construction commencement, and prior to CO. for approval.

Applicant requests approval for construction of a new garden wall to contain the residential complex.

2.H.1., 2. No comment.

2.H.3. Demolition—applicant requests demolition of the rear addition to the historic edifice. The addition is non-historic and non-contributing aesthetically.

2.I.-O. Noted.

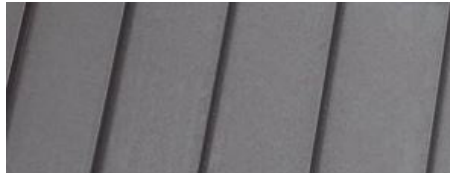


ROOF
SLATE

CADY RESIDENCE LEWIS MANNING HOUSE



TRIM & STUCCO
BM 2121-10 GRAY



STANDING SEAM METAL
CHARCOAL



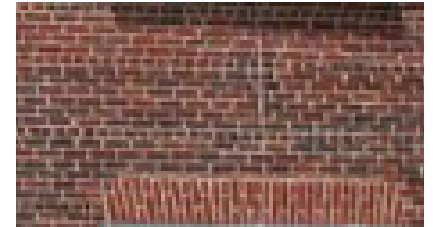
GUTTERS
COPPER



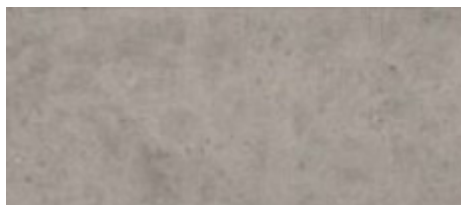
DOOR HARDWARE
EMTEK WILSHIRE SINGLE CYLINDER
KEYED ENTRY HANDLESET FROM THE
CLASSIC BRASS COLLECTION



OTHER:
RECESSED LIGHTING: BLACK, 3" APERTURE



BRICK
CURRENT LEWIS MANNING BRICK



CUT STONE VENEER
CHARCOAL LIMESTONE



WINDOWS AND DOORS
BLACK



ROOF
SLATE



STONE LINTELS
RUSTIC GRANITE



DOOR HARDWARE
EMTEK WILSHIRE SINGLE CYLINDER
KEYED ENTRY HANDLESET FROM THE
CLASSIC BRASS COLLECTION



PORCH FAN
MINKA-AIRE' SIMPLE' LARGE ROOM FAN,
BLACK

CADY RESIDENCE STUDIO/GARAGE



WINDOWS: BLACK
STONE: LOCAL FIELDSTONE WITH RIVER SAND MORTAR,
SEMI-PARGED MORTAR APPLICATION
CUT STONE HARDSCAPE

LEW OLIVER INC.
WHOLE TOWN SOLUTIONS



SIDING, TRIM, GARAGE DOORS
BM 212H0 GRAY



GUTTERS
COPPER



BRICK
SITE RECLAIMED CLAY BRICK

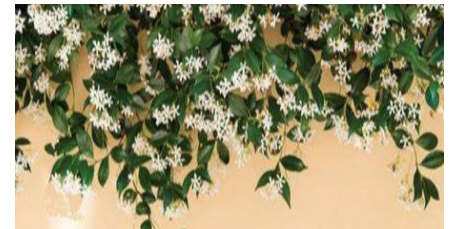
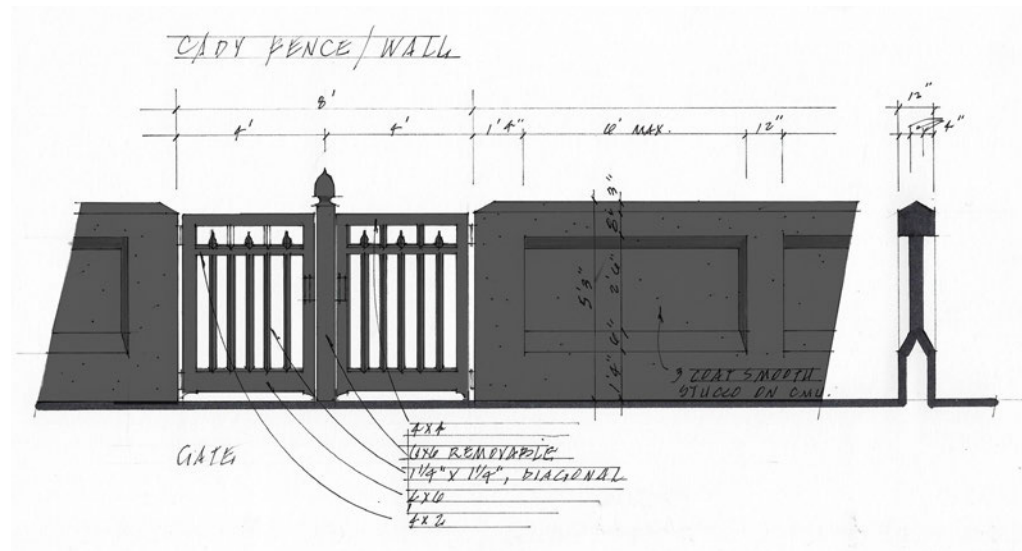


RAISED PANEL DOOR
SW 6992 INKWELL
ALL OTHER DOORS: BLACK

CADY RESIDENCE LANDSCAPE WALL



STUCCO
BM 2121-10 GRAY



LEW OLIVER INC.
WHOLE TOWN SOLUTIONS

PLANTINGS
JASMINE, CLIMBING VINES, TWIG WORK

CADY RESIDENCE CABANA



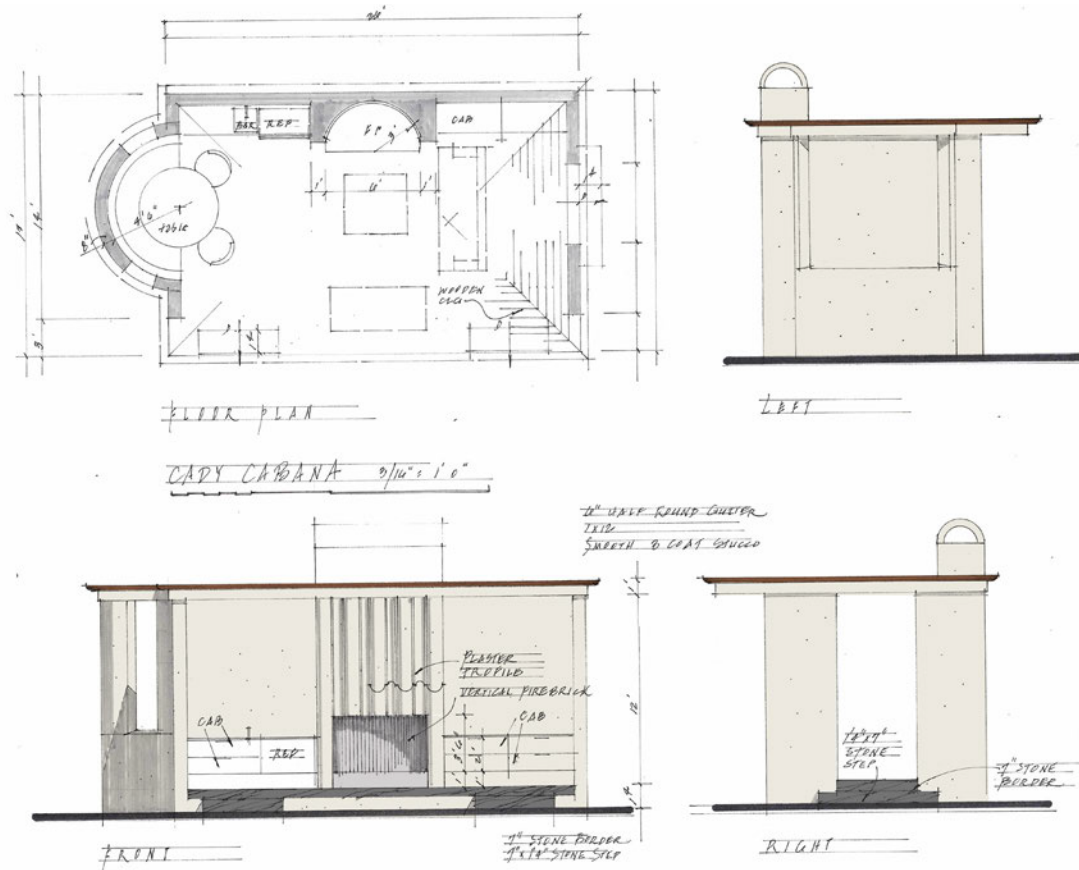
CABINETS
BM 2121-60 WHITE DIAMOND



FIRE BRICK
WHITE, VERTICAL



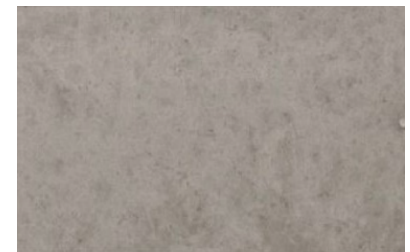
WOODEN ACCENTS
ROBI DECKING, BLACK LOCUST



STUCCO
MATCH SW 7042 SHOJI WHITE

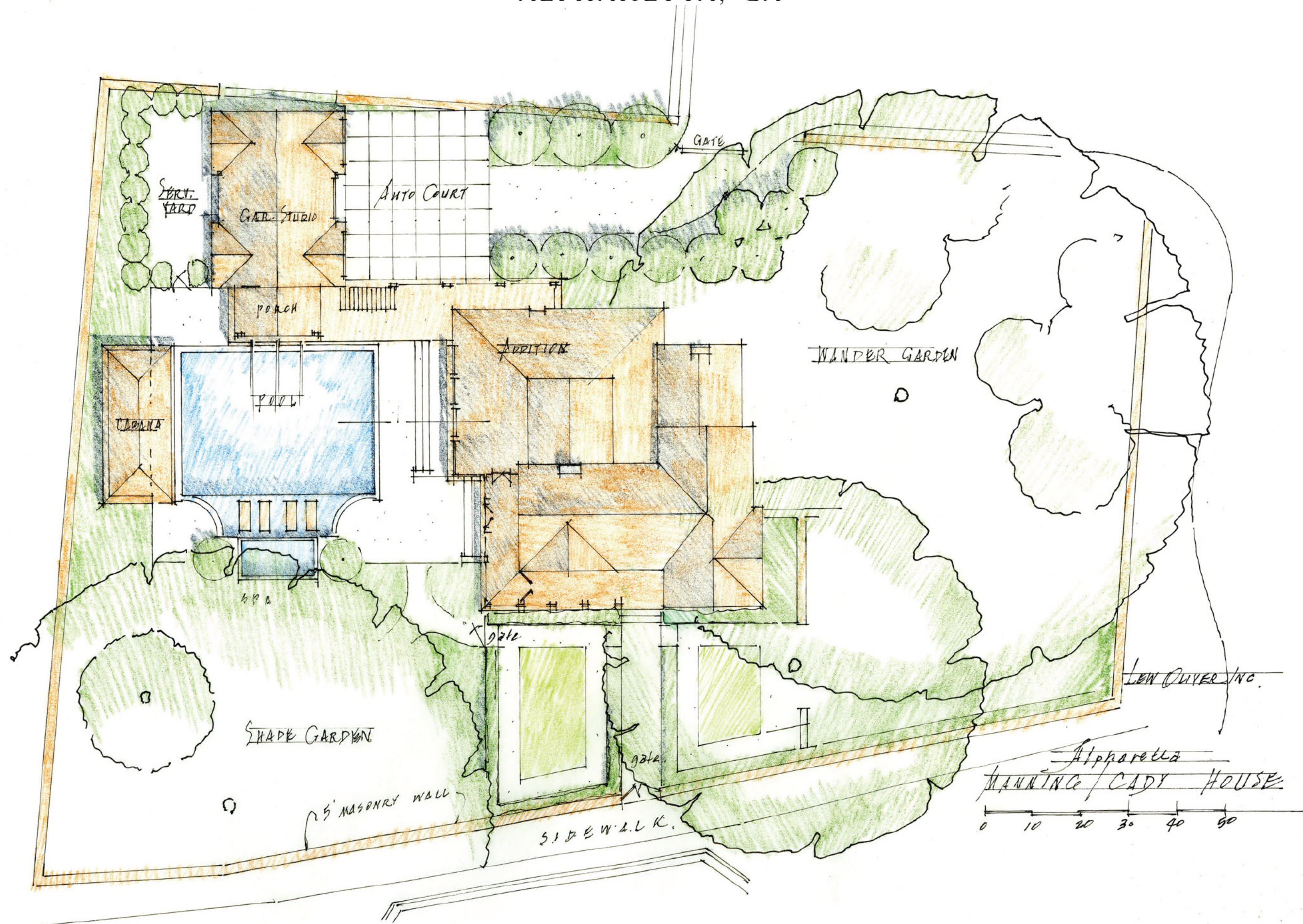


GUTTERS
COPPER



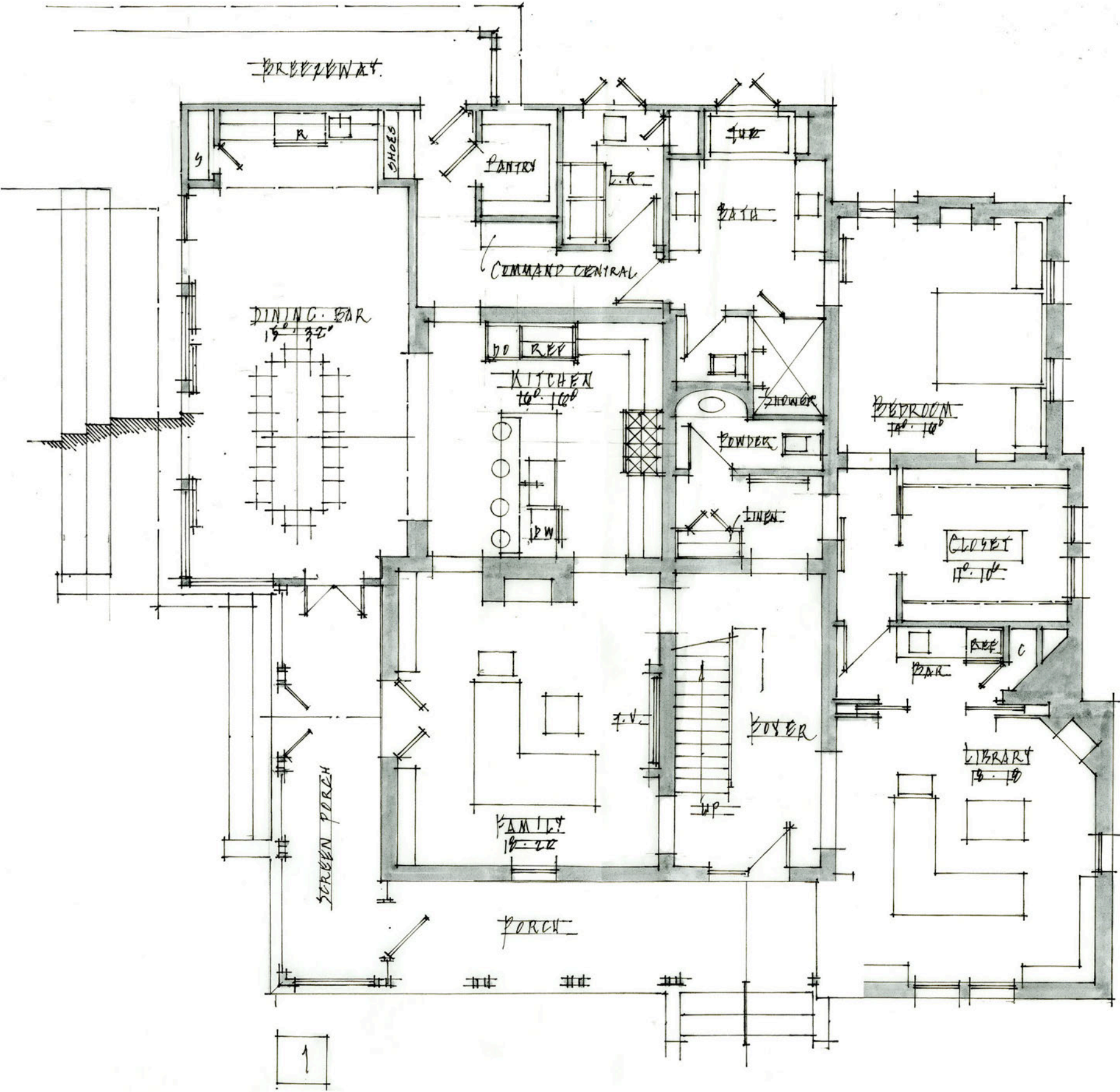
STONE BORDER
CHARCOAL LIMESTONE

CADY RESIDENCE
ALPHARETTA, GA

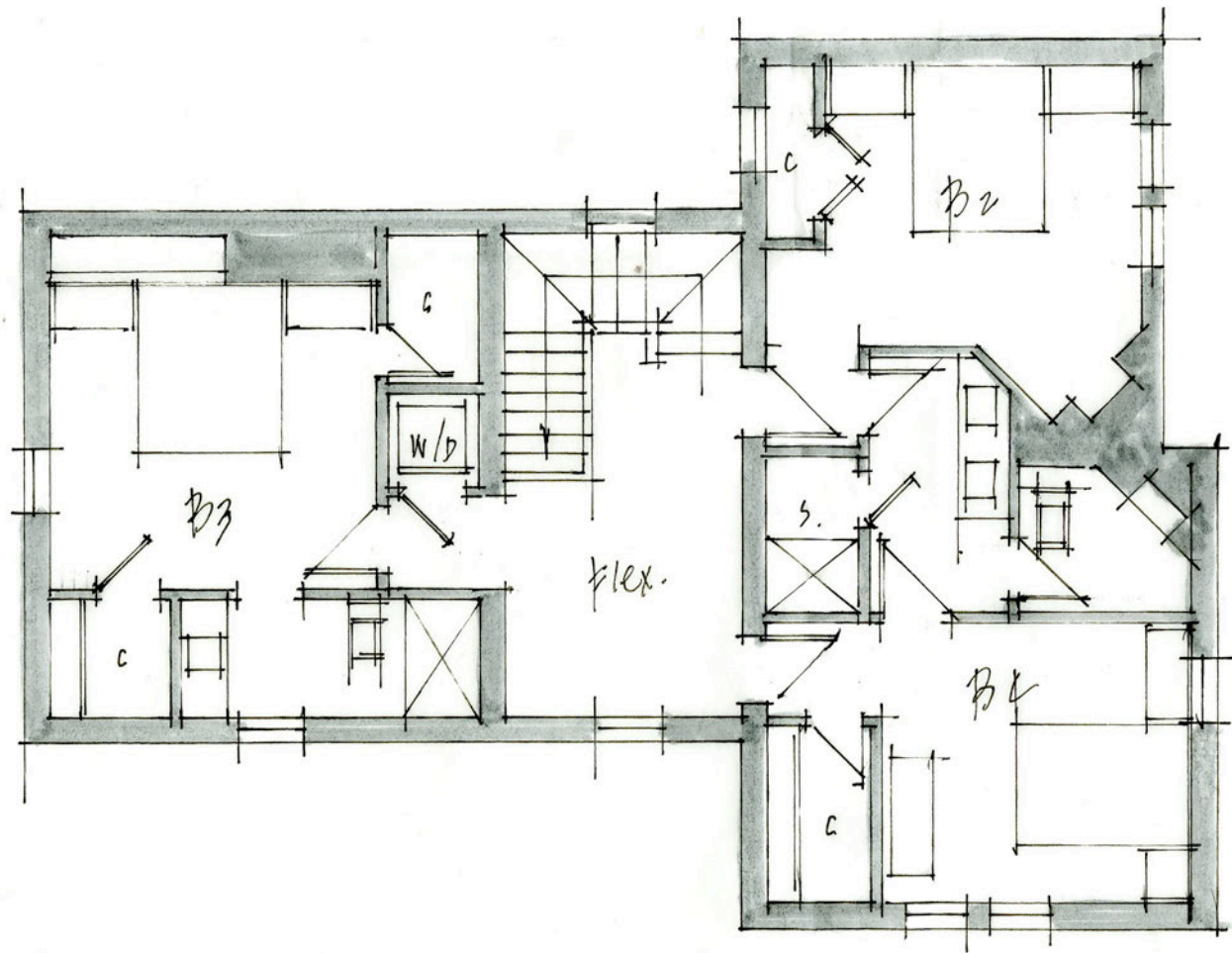


LEW OLIVER INC.

CADY RESIDENCE
ALPHARETTA, GA

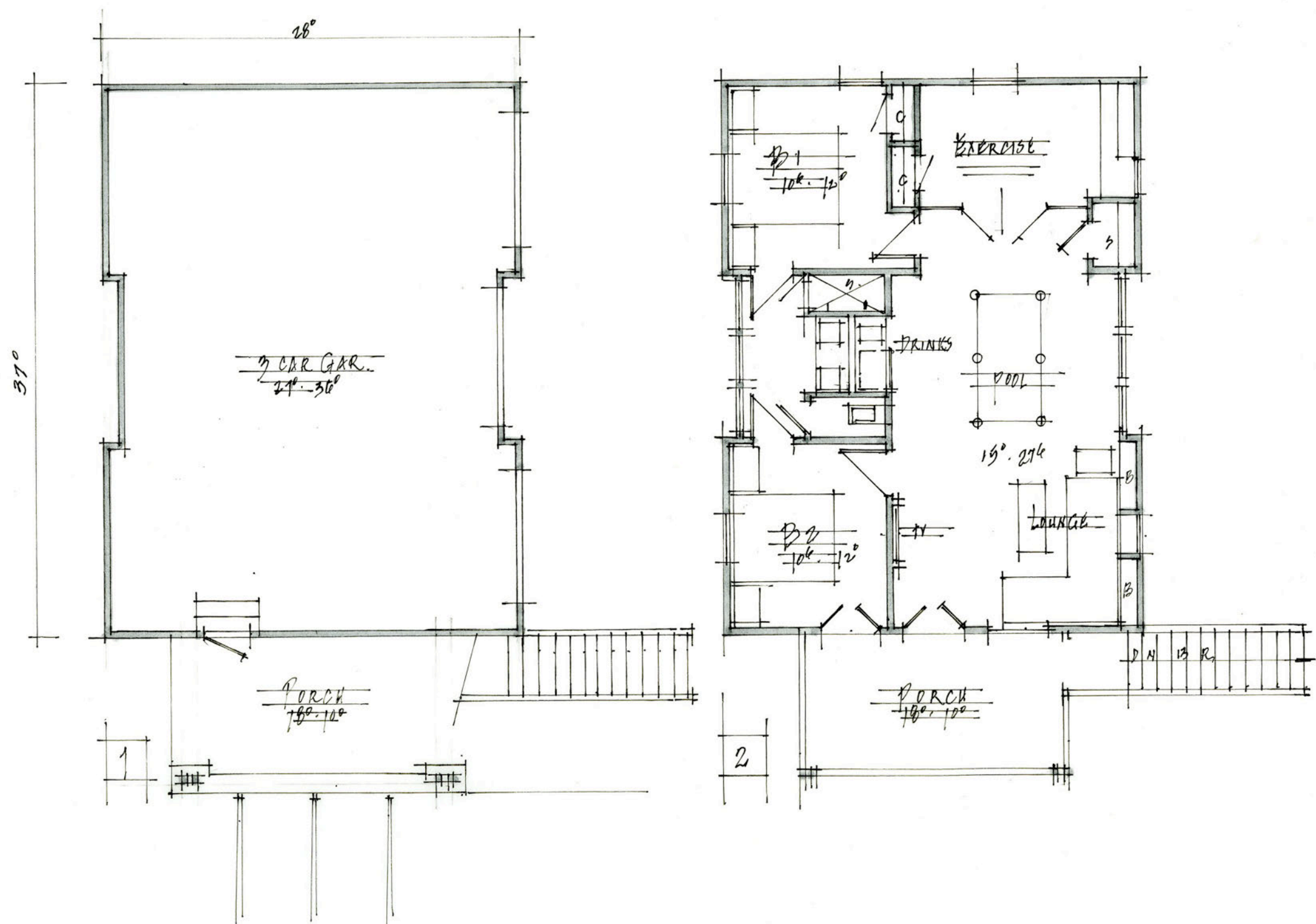


CADY RESIDENCE
ALPHARETTA, GA

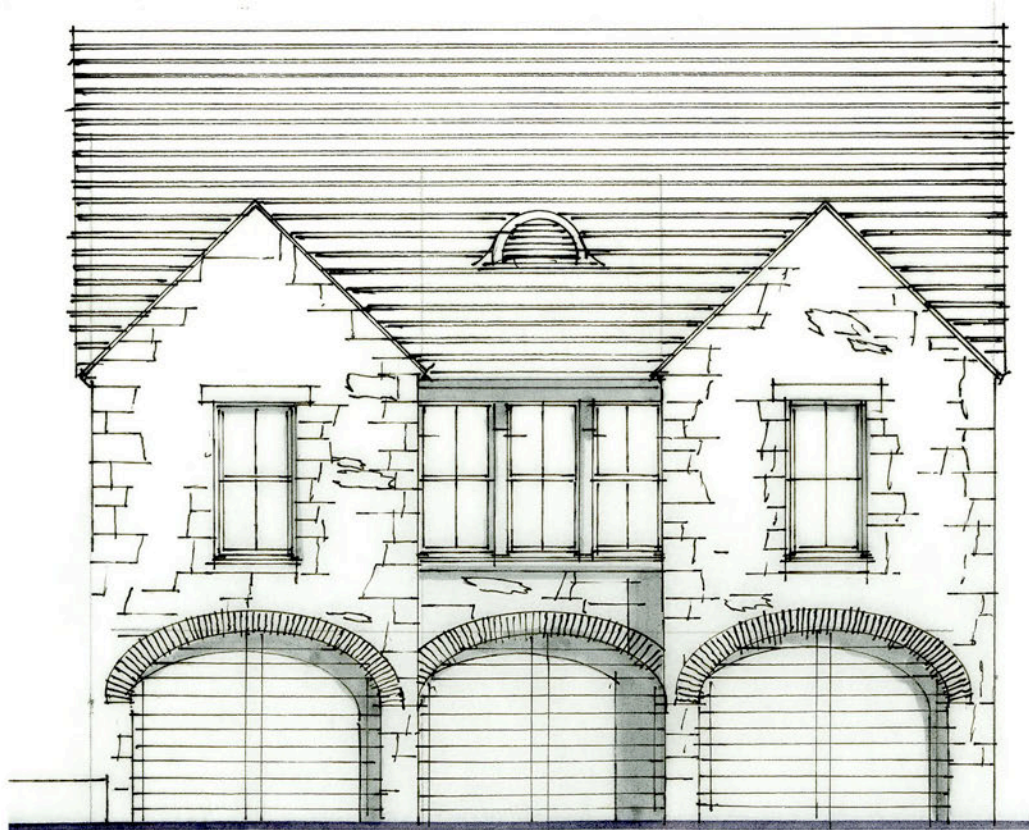


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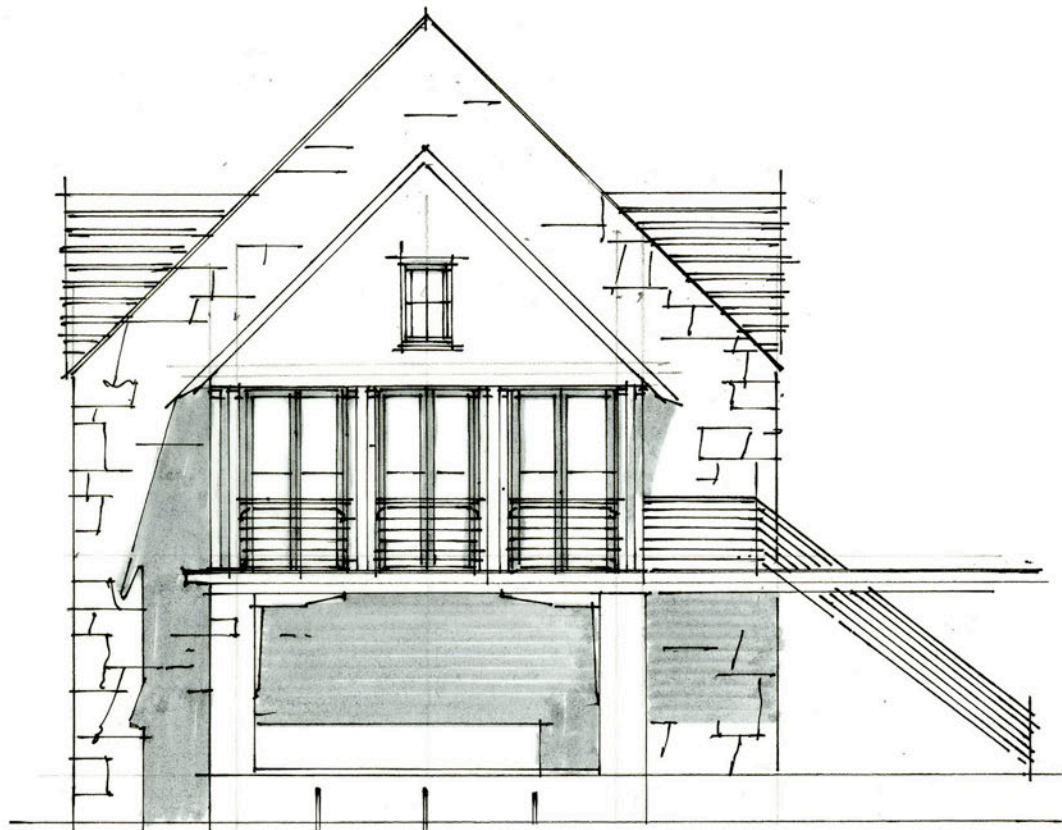
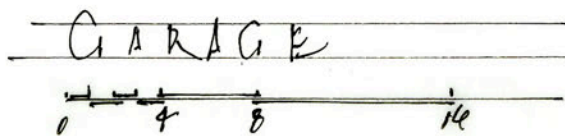
CADY RESIDENCE
ALPHARETTA, GA



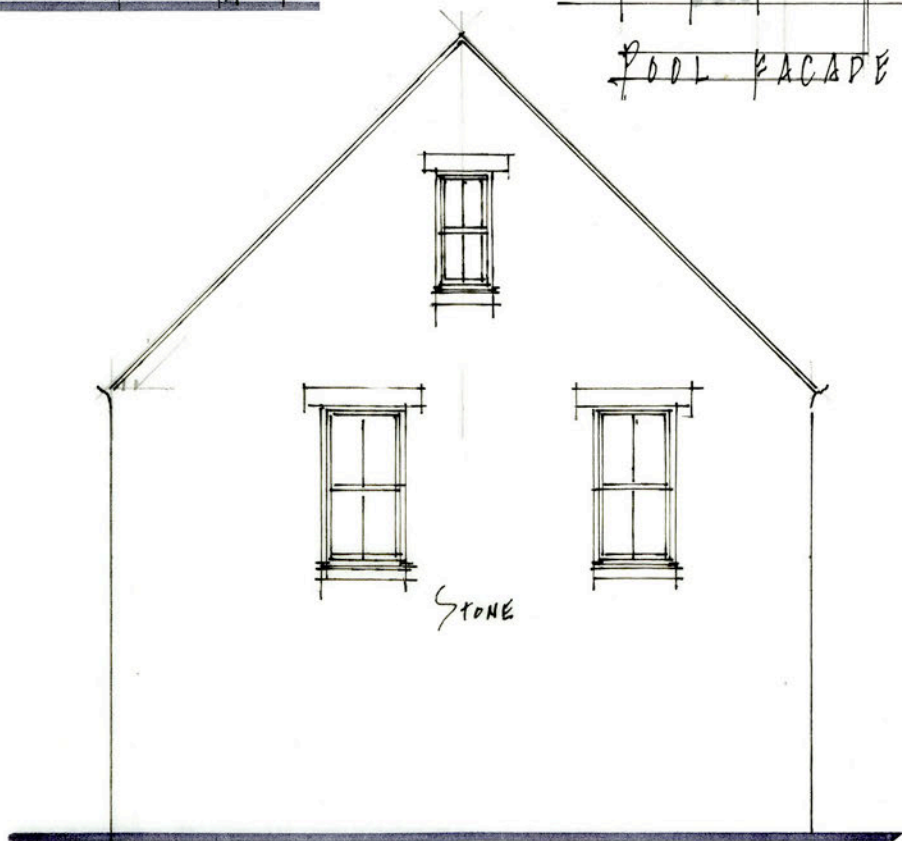
CADY RESIDENCE
ALPHARETTA, GA



GARAGE FRONT



POOL FACADE



RIGHT SIDE

CADY RESIDENCE
ALPHARETTA, GA

