



HISTORIC PRESERVATION COMMISSION MEETING SEPTEMBER 14, 2023

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ITEMS FROM BOARD MEMBERS**
- IV. APPROVAL OF MEETING MINUTES**
 - 1. Meeting minutes 12-8-2022
- V. PUBLIC HEARING**
 - 1. PH-23-10 Earl Wood House - Historic Designation**

Consideration of a request to designate the Earl Wood House as historic. The property is located at 531 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.
 - 2. PH-23-13 Gardner House - Historic Designation**

Consideration of a request to designate the Gardner House as historic. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.
- VI. ITEMS FROM STAFF**
- VII. ADJOURNMENT**



Historic Preservation Commission Meeting
December 8, 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 Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board 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

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

II. ROLL CALL

A. Commissioners Present

- Bonnie Steadman
- Joy Ross
- Bob Meyers
- Connie Mashburn
- Rex Grizzle
- Bob Burgess
- Shack Lewis

B. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Eric Graves, Senior Transportation Engineer/Planner
- Kiersten VanHorn, Assistant City Clerk

III. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Connie Mashburn offered a motion to approve meeting minutes from July 21, 2022.
 - Commissioner Lewis seconded the motion.
 - The motion was approved unanimously (7-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

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

- Planning & Development Services, Manager, Woodman came forward to present this item. 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.
 - 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.
 - Staff is recommending that Planning Commission approve (PH-22-14 Lewis Manning House/40 Cumming Street) 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.
- Applicant-Josh Cady came forward and discussed reason as to why he wanted to restore the property and how much his family will enjoy this home. Josh also stated that he wants to follow the conditions that staff is recommending and would loves being a resident in Alpharetta.
- **Public Comment:**
 - There were no public comments for this item
- ❖ Commissioner Lewis offered a motion to approve item (PH-22-14 Lewis Manning House/40 Cumming Street – Certificate of Appropriateness) with staff recommendations.
 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.
 - Commissioner Mashburn seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairwoman Steadman adjourned the meeting at 4:02 p.m.

Respectfully submitted,

Tracy Jackson

Tracy Jackson, 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-23-10 EARL WOOD HOUSE - HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: SEPTEMBER 14, 2023

CITY COUNCIL: SEPTEMBER 25, 2023

II. **RECOMMENDATION:**

Approve PH-23-10 Earl Wood House – Historic Designation.

III. **REPORT IN BRIEF:**

The applicant, Paul Nocharli, requests consideration of a public hearing in order to designate a structure as historic. Zoning condition #3 related to file# PH-22-11/V-22-24 Wills Overlook required that the Earl Wood House be saved, restored and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 531 South Main Street on the north side of South Main Street and east of Wills Road.

DISCUSSION

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the Historic Preservation Incentive Ordinance. The property was approved for changes to conditions of zoning and a variance on October 17, 2022 to allow sixteen (16) 'For-Sale' townhome units. The proposal included saving and restoring the Earl Wood House for use as a single-family detached home. The subject property is located at 531 South Main Street on the north side of South Main Street and east of Wills Road.

The Earl Wood House was constructed around 1919 and is over 100 years old. According to *Historic Homes in Alpharetta – Our Shining Stars*, Earl Wood purchased the property in 1926. The style of the home is unknown. The Wood Family is identified in *Alpharetta, Milton County – the Early Years* as one of the original Milton County settlers.

CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY

In order to be designated a historic property, the property must be an individual building, structure or parcel of land 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

Response: The Wood Family is identified in Alpharetta, Milton County – the Early Years as one of the original Milton County settlers. Family members include Isham Wood, an Alpharetta police chief, Barrington Wood, a mule trader; Anderson Wood; Andy Wood, served in World War I; Bill

Wood, married in the Log Cabin; C.M. Wood, served as Alpharetta City Clerk; Clara Mae Wood; Earl Wood; Emma Thompson Wood; Hallman Wood; Henry P. Wood; Mary Wood; and William Wood, served on the Alpharetta Volunteer Fire Department.

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

Response: The Alpharetta Historical Society recognized the significance of the Earl Wood House to include the home on the City's Historic Resources Inventory – Contributing Historic Buildings.

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.

Response: The Earl Wood House was constructed in 1919 and is approximately 104 years old. The architectural style is unknown. Historic Homes in Alpharetta – Our Shining Stars states that Earl Wood purchased the property in 1926.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.

CITIZEN PARTICIPATION PLAN

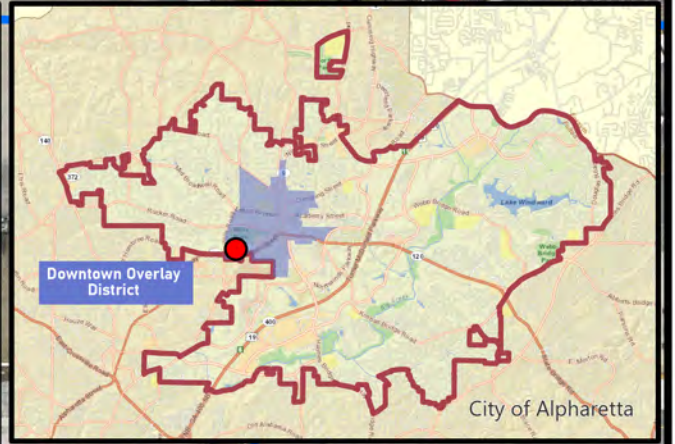
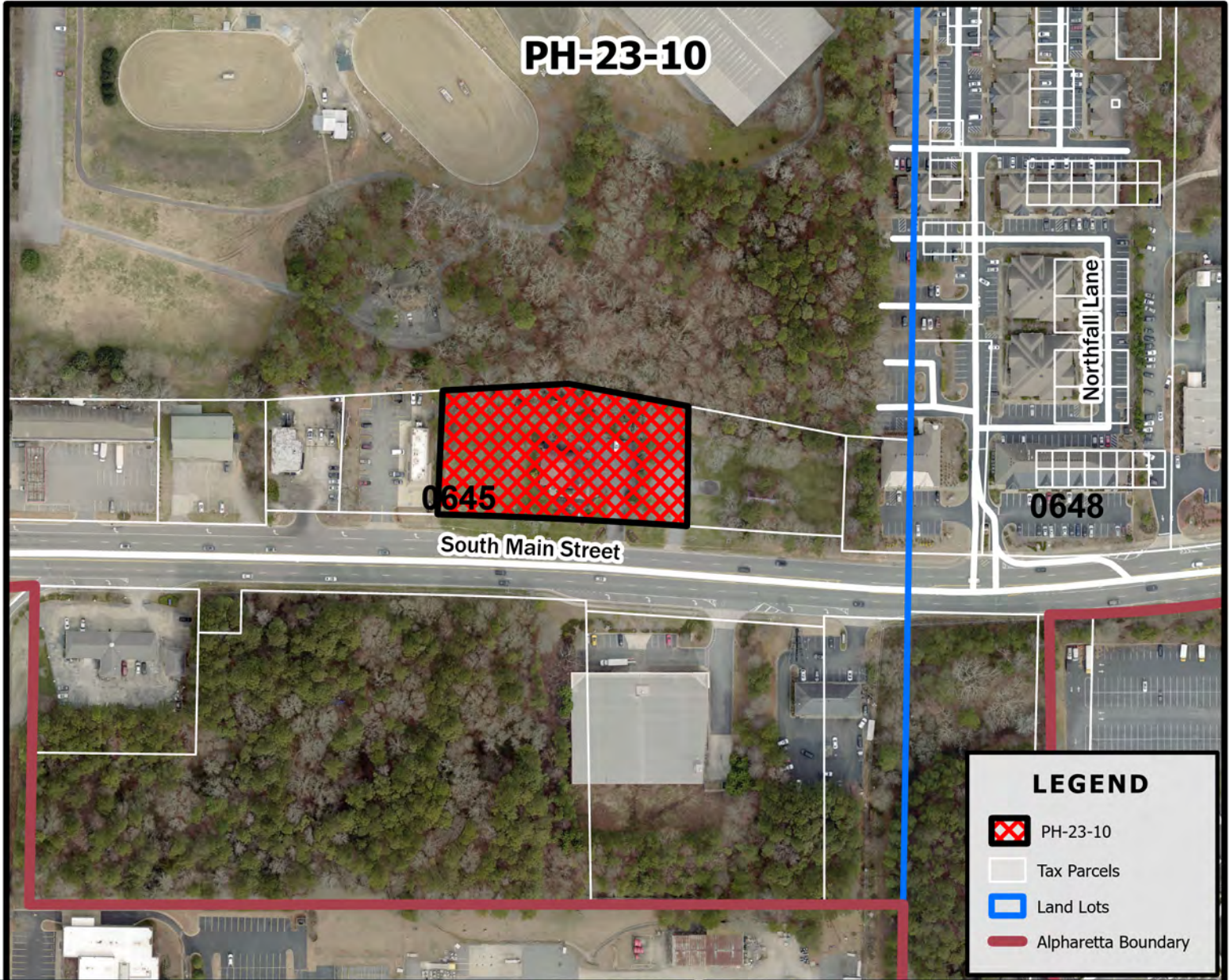
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

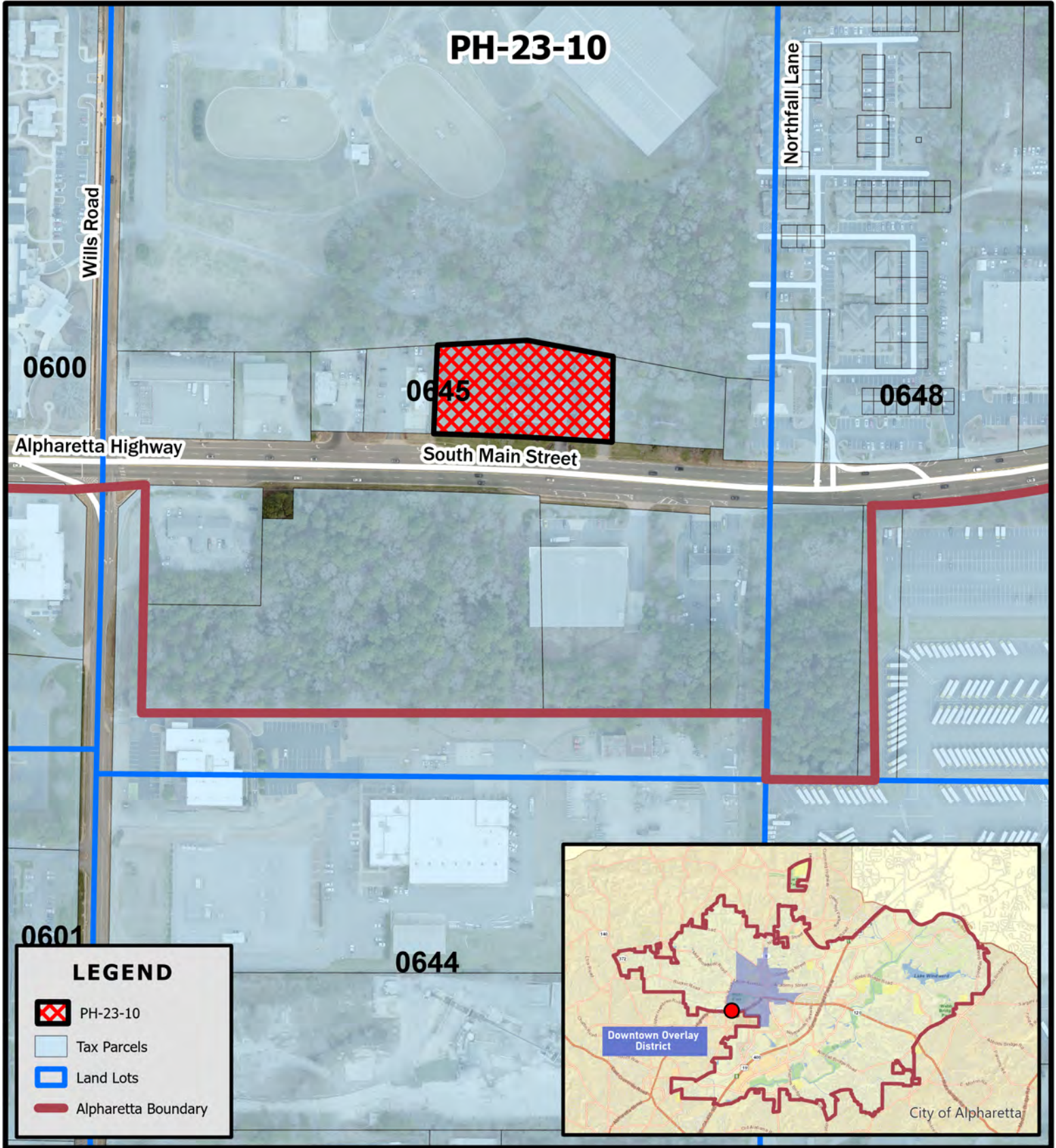
CZIM was held on July 12, 2023. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Earl Wood House Historical Resource Excerpts
- CZIM Sign In Sheet
- Citizen Part B
- Application



PH-23-10
D/LL: 1/2/0645
HPC: 8/10/23
CC: 8/28/23



PH-23-10
D/LL: 1/2/0645
HPC: 8/10/23
CC: 8/28/23

Location Map
Earl Wood House Historic Designation
531 South Main Street

Location Map Provided by:
 Community Development - GIS
 Page 8 of 63



Shelling peas on the back porch are, left to right, J. W. Burgess, Mae Burgess, Lounett Shaw Burgess (back to the camera), Gail Burgess, Louvenia Weatherford Burgess, Talmage Burgess, and John R. Shaw. (Courtesy Howard and Elsie Knight)

Having just gathered eggs, Earl Wood shows off his filled basket. The white, two-story Earl Wood house still stands today. It is located on the north side of South Main Street, south of Wills Road. (Courtesy Linda Snelson)

Top: This business operated at the northwest corner of Marietta Street and South Main Street during the late 1940s and early 1950s. The feed business flourished as farmers switched from cotton farming to poultry and cattle farming. (Courtesy Georgia State University Library, Lane Brothers and Tracy O'Neal Collections)

Community Zoning Information Meeting (CZIM)

July 12, 2023

Please sign-in and leave your comments and/or concerns.

PH-23-10 / Earl Wood House Historic Designation

NAME	ADDRESS	COMMENTS
	No	Comments

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: Earl Wood House designation under the City's Historic Preservation Incentive Ordinance

Contact Name: Paul Nocharli Telephone: 404 345 6075

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.

We have sent letters, by USPS registered mail, to all property Owners within 500 ft of our property, notifying them of the subject Public Hearing, and providing them with my email address as a contact for return comments.

So far, we have not received any feedback from the notified Owners.

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.

*Attachments: 1- copy of scanned letters sent to adjoining Property Owners.
2- List of Property Owners 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: _____

P. Nocharli

Date: _____

7-14-2023

Print Form

**List of Property Owners who have been notified of the Public Hearing
and provided information describing the subject proposal:**

Name and Address of notified Property Owners	For adjoining properties at the addresses below:
AAI South Main St. LLC 375 Milledge Ave SE Atlanta, GA 30312	0 S. Main St.
PS Southeast Two LLC 701 Western Ave Glendale, CA 91201	530 S. Main St.
Thomas B Waller 1072 Navaho Trl Monroe, GA 30655	520 S. Main St.
North Fulton Pharmacy Professional Center 1006 Cherbury Ln Alpharetta, GA 30022	501 S. Main St.
Waffle House P.O. Box 6450 Norcross, GA 30091	571 S. Main St.
Auto-Brite Inc. 1710 Alpharetta Hwy Alpharetta, GA 30009	1710 S. Main St.
Erin Marcus & James P III O'Callaghan 10594 Norona Island St Las Vegas, NV 89179	1600 S. Main St.

OCTAVE

—BUILT—

June 15, 2023

Erin Marcus & James P III O'Callaghan
10594 Norona Island St,
Las Vegas, NV, 89179

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

The Community Zoning Information Meeting (CZIM) for this request will be held on July 12, 2023, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Historic Preservation Commission on Thursday, August 10, 2023, at 3:00 PM and City Council on Monday, August 28, 2023, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at nocharli@octavebuilt.com.

Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

Auto-Brite Inc.,
1710 Alpharetta Hwy,
Alpharetta, GA, 30009

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

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Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

Waffle House,
P.O. Box 6450,
Norcross, GA, 30091

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

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Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

North Fulton Pharmacy Professional Center,
1006 Cherbury Ln, Alpharetta, GA, 30022

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

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Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

Thomas B Waller,
1072 Navaho Trl,
Monroe, GA, 30655

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

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Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

PS Southeast Two LLC,
701 Western Ave,
Glendale, CA, 91201

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

The Community Zoning Information Meeting (CZIM) for this request will be held on July 12, 2023, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

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Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

OCTAVE

—BUILT—

June 15, 2023

AAI South Main St. LLC
375 Milledge Ave SE
Atlanta, GA 30312

RE: PH-23-120 'Earl Wood House' Historic Designation

Dear Property Owner:

Please allow this letter to serve as public notice for a Public Hearing request at 531 S. Main St, Alpharetta, GA 30009 to designate the existing building on the property, known as, the "Earl Wood House", under the City's Historic Preservation Incentive Ordinance.

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Sincerely,



Regards,

Paul Nocharli, PE
Chief Operating Officer
404-345-6075
nocharli@octavebuilt.com

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Paul Nocharli

Telephone: 404 345 6075

Address: 5865 North Point Pkwy

Suite: 350

City: Alpharetta

State: GA

Zip: 30022

Fax: _____

Mobile Tel: 404 345 6075

Email: nocharli@octavebuilt.com

Subject Property Information:

Address: 531 S. Main St., Alpharetta, GA 30009

Current Zoning: DT-MU

District: 1st

Section: 2nd

Land Lot: 645

Parcel ID: 12-2460-0645-030-2

Proposed Zoning: DT-MU

Current Use: Retail-Office

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Developer proposes to save "Earl Wood house", restore it, and designate it under the City's Historic Preservation Incentive Ordinance, in line with the City's already approved zoning conditions for this development project "Wills Overlook".

Applicant's Request (Please itemize the proposal):

The purpose of the public hearing is to designate the existing building on the property known as "Earl Wood house" under the City's Historic Preservation Incentive Ordinance.

Once such designation is approved through Public Hearing, the Developer will then submit for a certificate of appropriateness to the Historic Preservation Commission.

As part of the certificate of appropriateness review, the City will send the Developer's proposal to the Downtown Consultant for review and approval.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Once the certificate of appropriateness is issued, then the Developer will become compliant with the City's already approved zoning conditions for this development project "Wills Overlook".

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Zia RahmanTelephone: 404 345 6075Address: 5865 North Point PkwySuite: 350City AlpharettaState: GAZip: 30022

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

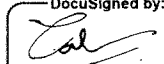
>>designation of single family detached home (Earl Wood house) under the City's Historic Preservation Incentive Ordinance.

Property Owner's Authorized Applicant (if applicable):

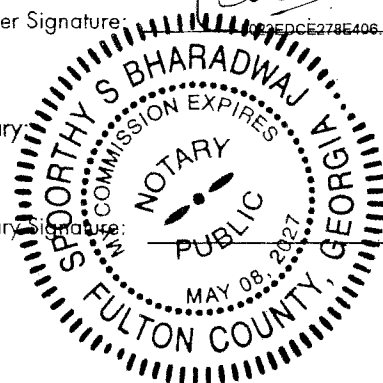
Name of Authorized Applicant: Paul NocharliTelephone: 404 345 6075Address: 5865 North Point PkwySuite: 350City AlpharettaState: GAZip: 30022

So Sworn and Attested:

DocuSigned by:

Owner Signature: Date: 5/30/2023

Notary

Notary Signature: Date: 5/30/2023

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: Paul Nocharli

Subject Public Hearing Case: Earl Wood house designation under the City's Historic Preservation Incentive Ordinance.

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: N/A Position: N/A

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

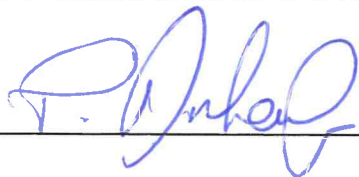
Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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-3.

Signature: _____



Date: _____

5-30-23

DESIGNATION OF A HISTORIC PROPERTY (Wills Overlook - Earl Wood house)

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or**

The property is of historic and architectural significance to the City.

- b. Does the property possess 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**

The property possesses historic integrity due to its location at the Southern entrance to the City of Alpharetta and its design which is reminiscent of the early 1900 era.

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:**

- The property is an outstanding example of a building representative of its era and over 75 years old, and
- The property is one of the few remaining examples of a past architectural style or type and over 75 years old.

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: Earl Wood house designation under the City's Historic Preservation Incentive Ordinance.

Contact Name: Paul Nocharli Telephone: 404 345 6075

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.

AAI South Main St LLC, 375 Milledge Ave SE, Atlanta GA 30312

for adjoining properties at the addresses below:
0 S. Main St.

PS Southeast Two LLC, 701 Western Ave, Glendale, CA 91201

530 S. Main St.

Thomas B Waller, 1072 Navaho Trl, Monroe, GA 30655

520 S. Main St.

North Fulton Pharmacy Profesional Center,
1006 Cherbury Ln, Alpharetta, GA 30022

501 S. Main St.

Waffle House, PO Box 6450, Norcross, GA 30091

571 S. Main St.

Auto-Brite Inc., 1710 Alpharetta Hwy, Alpharetta, GA 30009

1710 S. Main St.

Erin Marcus & James P III O'Callaghan, 10594 Norona Island St,
Las Vegas, NV 89179

1600 S. Main St.

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.

We will include our physical email address and email address on all outgoing letters to the adjoining property owners.

ABBREVIATION LEGEND:

AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IPS	= iron pin set
JB	= junction box
INV	= invert
LLL	= land lot line
LP	= light pole
MP	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

	double wing catch basin
	fire hydrant
	guy wire
	light pole
	power pole
	sanitary sewer manhole
	clean out
	transformer
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No.1300840058F), most recently revised 09/18/2013.

Specimen Trees on Site:

Tree #	Tag #	Species	DBH	Condition	Specimen	Boundary
1	203	Silver Maple	27"	Large low side limb, include bark, off balance	No	No
2	204	So. Red Oak	38"	Poor - co-dominant trunk, grown around fence, heavy vine growth and minor dieback	No	No
3	205	Amer. Elm	25"	Poor - leaning, multi-trunked with included bark, debris at base	No	No
4	206	Water Oak	24"	Fair - barbed wire through & within tree, one main scaffold limb dead	No	Shared
5	207	Pecan	33"	Fair - trunk seam, old pruning wound with decay fungi present, 1 large broken limb	No	No
6	208	Pecan	27"	Fair - bifurcated trunk	Yes	No
7	209	So. Red Oak	40"	Poor - bifurcated trunk, leaning, 3 main dead limbs, basal cavity	No	Yes
8	210	White Oak	41"	Good - 1 minor dead low limb to prune	Yes	Yes
9	211	White Oak	25"	Good - poison ivy vine to cut	Yes	Yes
10	212	White Oak	30"	Fair to good - bifurcated upper trunk	Yes	Yes
11	213	Red Oak	41"	Fair - minor mistletoe in crown, 1 main dead limb	Yes	Yes
12	214	Red Oak	26"	Fair - slightly one-sided, 2 dead limbs	Yes	Yes
13	215	Red Oak	32"	Poor - hollow, significant mistletoe, epicormic shoots, basal decay fungi	No	No
14	216	Dogwood	11"	Fair to good	Yes	No

REFERENCES:

- Quitclaim Deed to Morley Holdings-Coffee Plantation, LLC recorded in Deed Book 53048, Page 634.
- Limity Warranty Deed to Morley Holdings-Coffee Plantation, LLC recorded in Deed Book 54052, Page 682.
- Survey for James W. Green, prepared by Brumbelow Reese dated 6/08/1979.

PARCEL INFORMATION:

Parcel Id No.: 12 246006450302 (Tract 1)
12 246006450328 (Tract 2)
12 246006450146 (Tract 3)

Property is Zoned DT-MU, City of Alpharetta

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- This plat has been calculated for closure and is found to be accurate within one foot in 164,650 feet.
- Right of Way improvements were being constructed at the time of survey.

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.



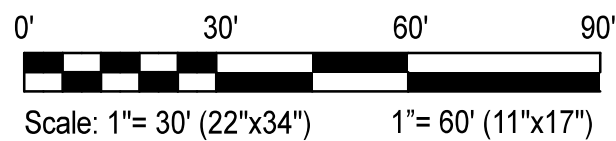
Location Map

N.T.S.



ENVIRONMENTAL NOTES:

- No attempt was made by this firm to determine presence of wetlands.
- Tagged tree numbers on this map are trees located per the arborist report shown hereon. All other tree located are located as Hardwood, Pine, or Undertory and no arborist was consulted.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species.



TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Carlson BRx7 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

RTK GPS BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum: NAVD 88 (2012 B)
- Type of Survey: RTK (Real Time Kinematic)
- Average Positional Accuracy Per Point: 0.04'
- Horizontal Datum: NAD83 (2011)
- Fixed Control Used: SmartNet network.
- Geoid: Ellipsoid: GRS1980
- Combined Grid Factor: 0.99985264452 (At Listed Benchmark) with a bearing of S 45°4'102" W a distance of 253.19' from Control Point "A" to Control Point "B".
- Contours displayed at a 2-foot interval.
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
- Date of Fieldwork: 8/23/22.

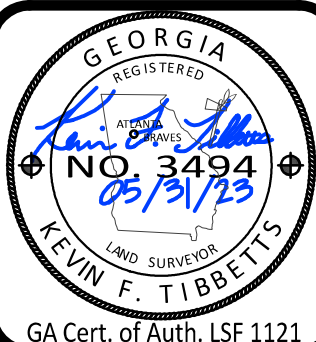
Boundary, Topographic & Tree Survey for:

Wills Overlook, LLC

Fulton County, GA

City of Alpharetta
1st District, 2nd Section

Land Lot 645



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT

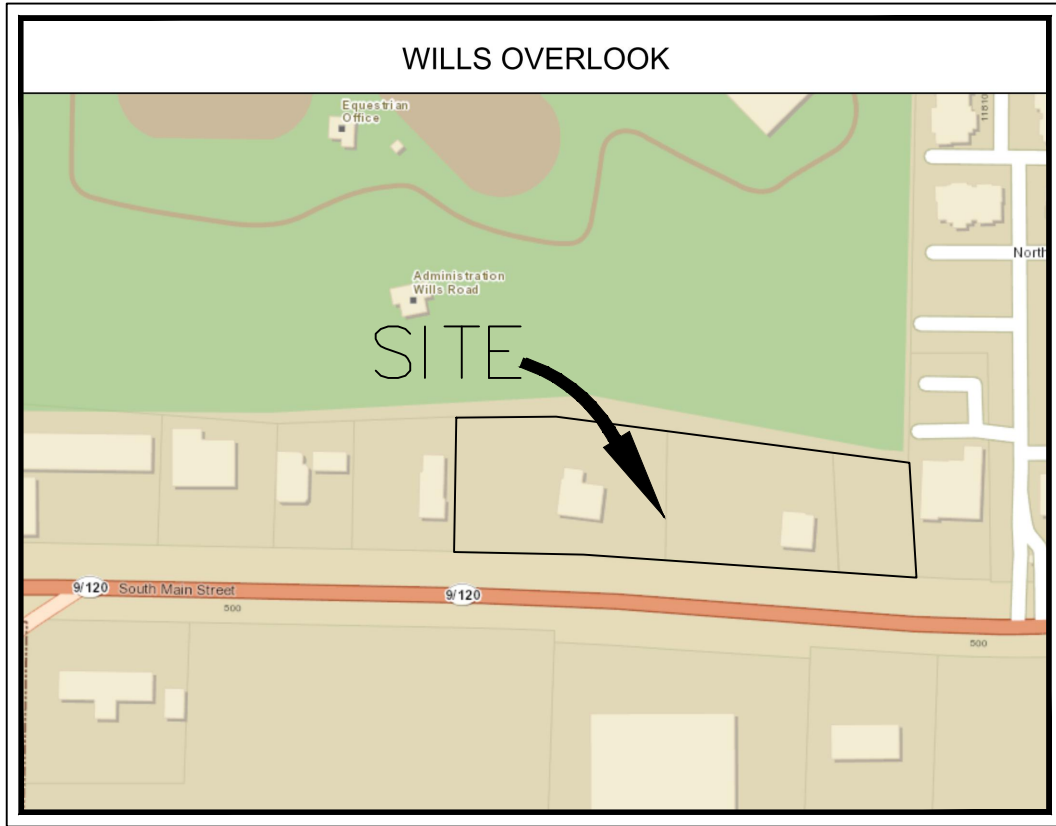
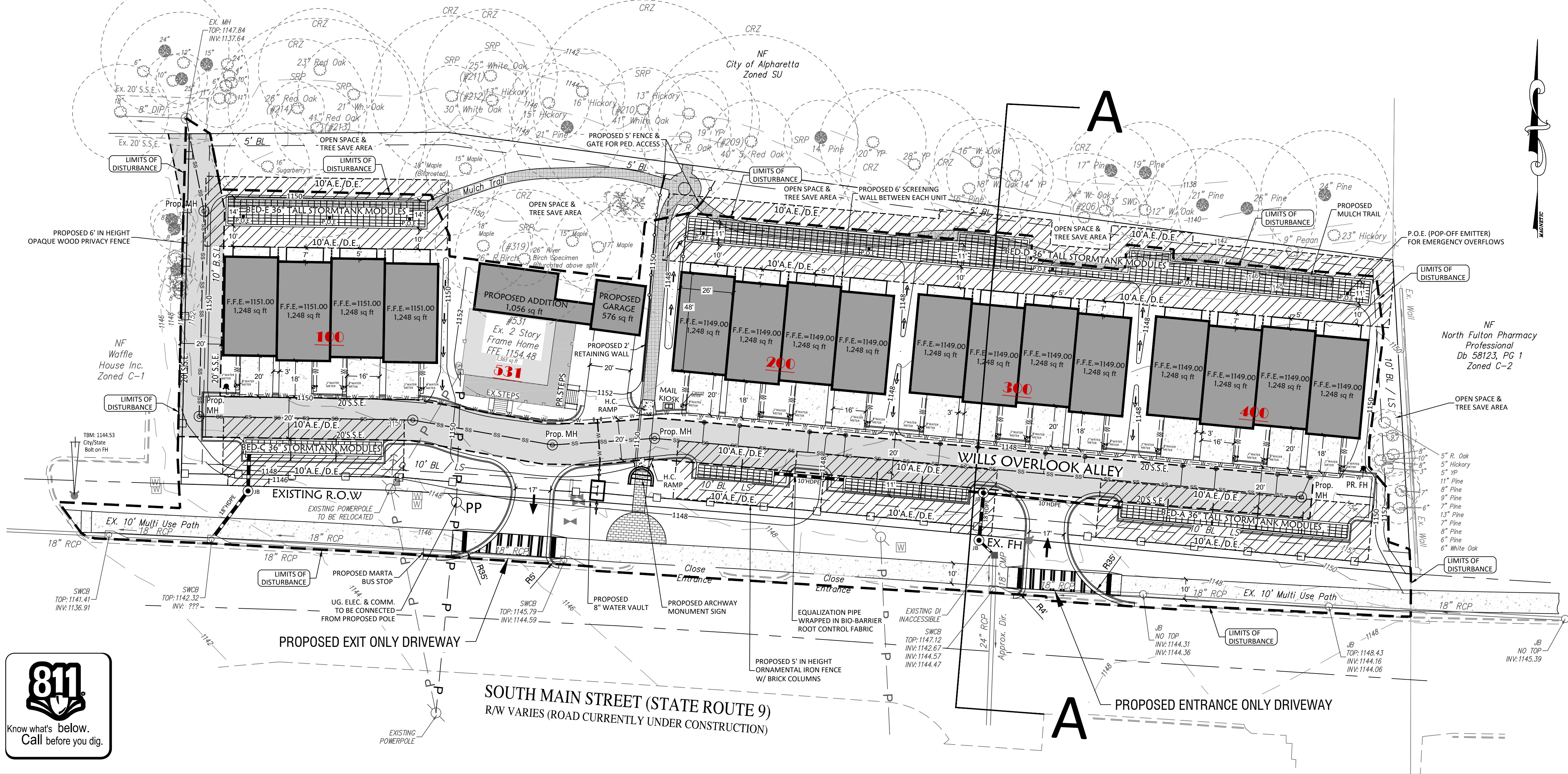
Date: 12/20/21

Sheet

1 of 1

Project Number

21-4874



OWNER
(PER FULTON COUNTY)
WILLS OVERLOOK LLC

SITE ADDRESS
531 S. MAIN ST.
ALPHARETTA, GA 30009

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
5865 NORTH POINT PKWY #150
ALPHARETTA, GA 30022
404-345-6075
NOCHARLI@OCTAVEBUILT.COM

DESCRIPTION OF PROPOSED LAND
TOWNHOUSE DEVELOPMENT

ADDITIONAL PARCEL INFORMATION
PARCEL ID:
12 246006450302 (TRACT 1)- 1.081 AC
12 246006450328 (TRACT 2)- 0.811 AC
12 246006450146 (TRACT 3)- 0.351 AC
2.243 ACRES
ZONING:DT-MU

- GRADING NOTES**
- 1) ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
 - 2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
 - 3) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
 - 4) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES.
 - 5) FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
 - 6) GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
 - 7) ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - 8) HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
 - 9) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
 - 10) DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.
 - 11) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FULTON COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING, DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021.

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0058F, DATED 09/18/2013.

NOTE:
STORMWATER MANAGEMENT FOR SITE WILL BE PROVIDED BY FACILITIES LOCATED AT XXX.

GRADING CONSTRUCTION NOTES

1. 2% MAXIMUM GRADES WITHIN THE HANDICAP PARKING AREA.
2. LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
3. MATCH EXISTING PAVEMENT ELEVATION.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

EDGE OF ASPHALT

C/L OF S.R. 9

MULTI-USE SIDEWALK

R/W

PARALLEL PARKING

L/S

DRIVE ALLEY

DRIVEWAY

TOWNHOUSE ROOF DRAIN TO REAR

PATIO

36" STORMTANK MODULES

P/L

BACK OF CURB

5' ORNAMENTAL IRON FENCE W/ BRICK COLUMNS

8" DIP (SEWER)

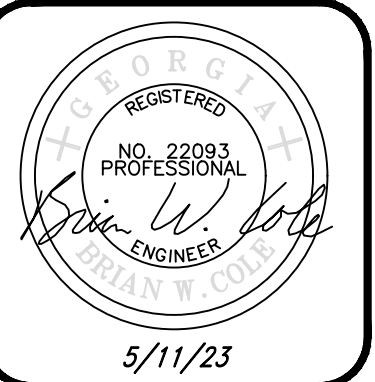
8" DIP (WATER)

A-A N.T.S.

SCALE: 1" = 30'

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

DRB SITE LAYOUT
WILLS OVERLOOK
531 S. MAIN ST.
LAND LOT 645
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



DRAWN BY:	BR	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC	-	-	-
DATE:	05/01/2023			
SCALE:	AS NOTED			
LAND LOTS:	645			
DISTRICT:	1ST			
SECTION:	2ND			

SHEET NO.
1 OF 1
JOB NO.
2022-186

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2022 ▼

Owner Name

MORLEY HOLDINGS COFFEE PLANTATION LLC

Parcel Identification

12 -2460-0645-030-2

[Account Number](#)

0668109

Property Location

531 STATE HIGHWAY

[Tax District](#)

10 - ALPHARETTA

[Fair Market Value](#)

560,800

[Assessed Value](#)

224,320

Temporary Assessment

Not Found

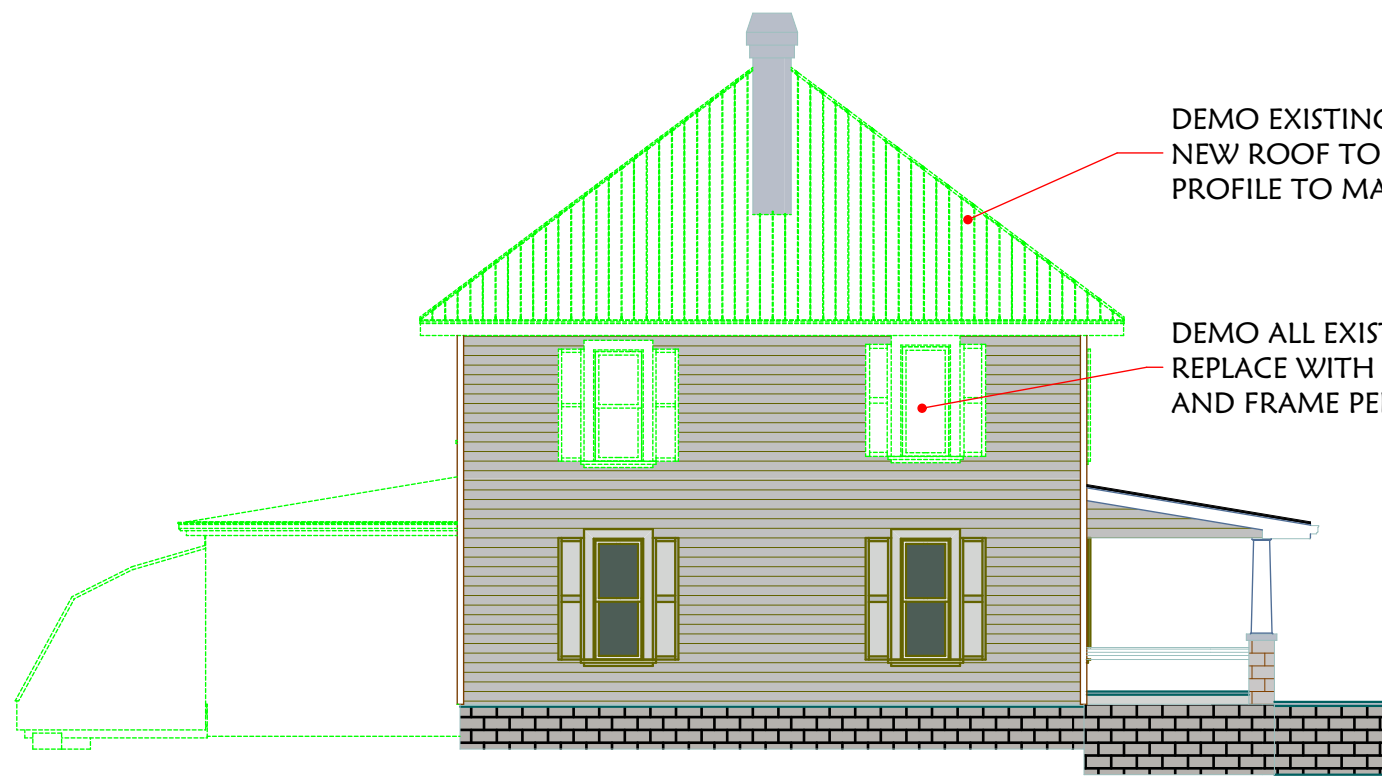
City [Exemption](#):

County Exemption:

<u>Levies</u>	<u>Assessment</u>	Exemptions	<u>Net Assessment</u>	X	<u>Net Rate</u>	<u>State Credit</u>	TAX
Fulton Cycle							
FULTON BONDS	224,320	0	224,320	X	.000200	\$0.00	\$44.86
FULTON OPER	224,320	0	224,320	X	.008870	\$0.00	\$1,989.72
FULTON SCHOOL GEN	224,320	0	224,320	X	.017240	\$0.00	\$3,867.28
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 9/21/2022			Total Amount Billed				\$5,901.86
			Less Amount Paid				\$5,901.86
			Total Due				\$0.00
City of Alpharetta Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) |



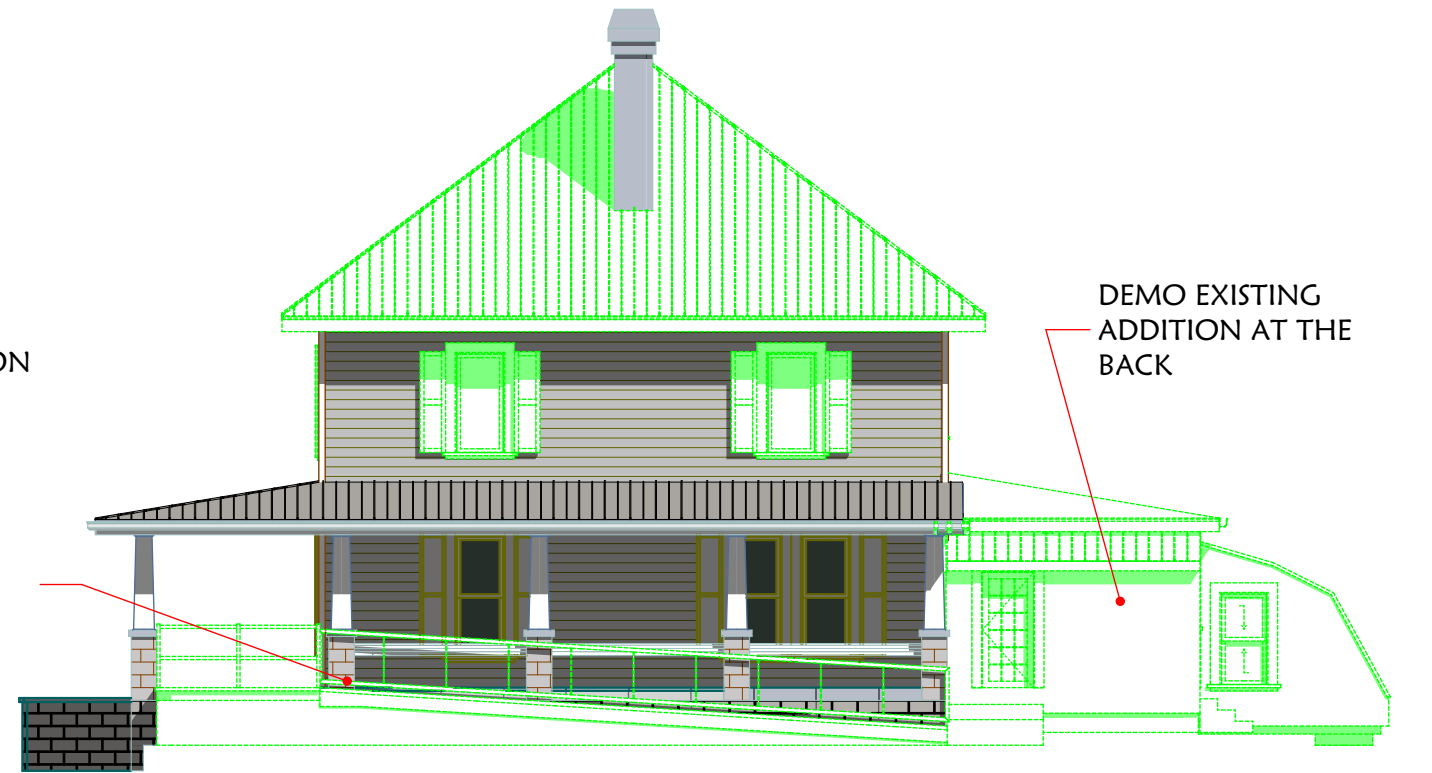
4 LEFT SIDE Elevation
SCALE: 1" = 10' 0 5' 10' 20'



1 FRONT Elevation (MAIN STREET)
SCALE: 1" = 10' 0 5' 10' 20'



3 REAR Elevation (WILLS PARK)
SCALE: 1" = 10' 0 5' 10' 20'



2 RIGHT SIDE Elevation (street view)
SCALE: 1" = 10' 0 5' 10' 20'

Ex ELEVATIONS

SD1

5/9/2023

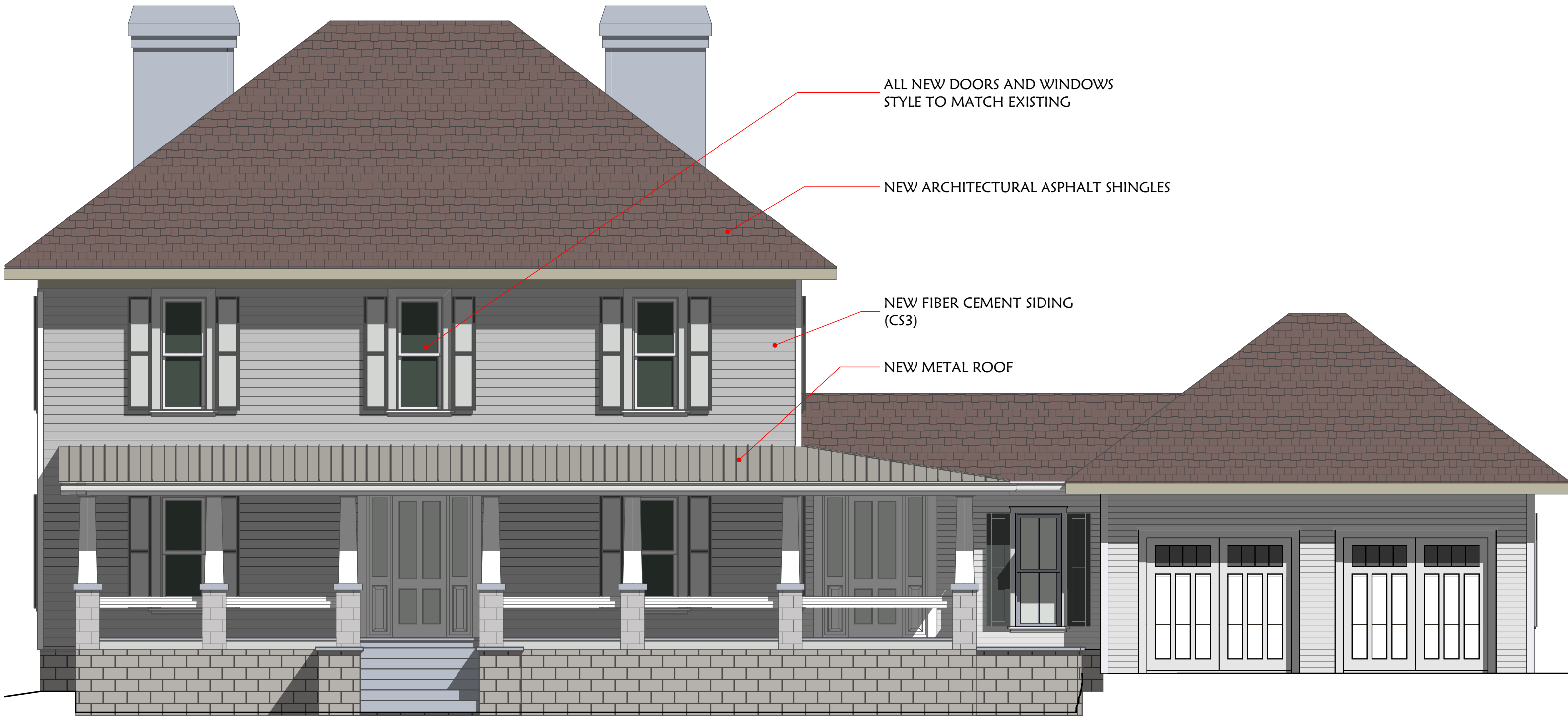
WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT
531 ALPHARETTA HWY ALPHARETTA GA

Architect

KSi
design group
678-438-4759, KSIdesign@outlook.com

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1

FRONT Elevation (MAIN STREET)

SCALE: 3/16" = 1'-0"



EXISTING HOUSE FRONT ELEVATION



A2.1

5/11/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT
531 S. MAIN ST ALPHARETTA GA



3 LEFT SIDE Elevation
SCALE: 1" = 10'



2 RIGHT SIDE Elevation
SCALE: 1" = 10'



1 REAR Elevation (WILLS PARK)
SCALE: 1" = 10'

EXISTING HOUSE REAR ELEVATION (PARK VIEW)



A2.2

5/11/2023

WILLS OVERLOOK-

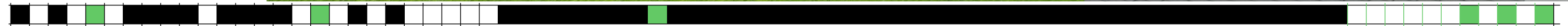
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Architect
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FRONT VIEW Earl Wood



A2.3

5/11/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT
531 S. MAIN ST ALPHARETTA GA

Architect

KSi
design group
678-438-4759,

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KSIdesign@outlook.com



HISTORIC PRESERVATION COMMISSION MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-23-13 GARDNER HOUSE – HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: SEPTEMBER 14, 2023

CITY COUNCIL: SEPTEMBER 25, 2023

II. RECOMMENDATION:

Approve PH-23-13 Gardner House – Historic Designation.

III. REPORT IN BRIEF:

The applicant, Madewell Homes, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Gardner House be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane.

DISCUSSION

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the City's Historic Preservation Incentive Ordinance. The subject property was approved on March 20, 2023 for a comprehensive land use plan amendment, rezoning and variance to allow the 1.76-acre property to be subdivided into two (2) single-family detached lots. The proposal included saving and restoring the Gardner House for use as a single-family detached home. A two (2) story garage addition is proposed on the east side of the Gardener House and swimming pool area are proposed on the west side of the home. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane.

The Gardner House was constructed between 1915 – 1930 and is approximately 93-108 years old. According to *Historic Homes in Alpharetta – Our Shining Stars*, Emiline Gardner purchased the property in 1907 and her son Sherman Gardner constructed the home from timber harvested from the property. Sherman Gardner owned a cotton gin on Milton Avenue before serving as Alpharetta Police Chief in the 1940's. The architectural style of the home is Folk Victorian.

CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY

In order to be designated a historic property, the property must be an individual building, structure or parcel of land 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

Response: The Gardner Family is mentioned throughout Alpharetta, Milton County – the Early Years. Family members include John and Emiline Gardner, parents to Sherman Gardner; Sherman Gardner, owned a cotton gin on Milton Avenue and served as police chief in 1940's; W.J. Gardner, Alpharetta School's first Principal early 1900's; and John Gardner, Alpharetta Volunteer Fire Department in 1950's.

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

Response: The Alpharetta Historical Society recognized the significance of the Gardner House to include the home on the City's Historic Resources Inventory – Contributing Historic Buildings.

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.

Response: Gardner House was constructed between 1915-1930 and is approximately 93-108 years old. The structure is one of a few remaining examples of Folk Victorian architecture in the City.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the review criteria for historic designation.

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 a few residents reached out with comments in support and a requesting that Cricket Lane be widened.

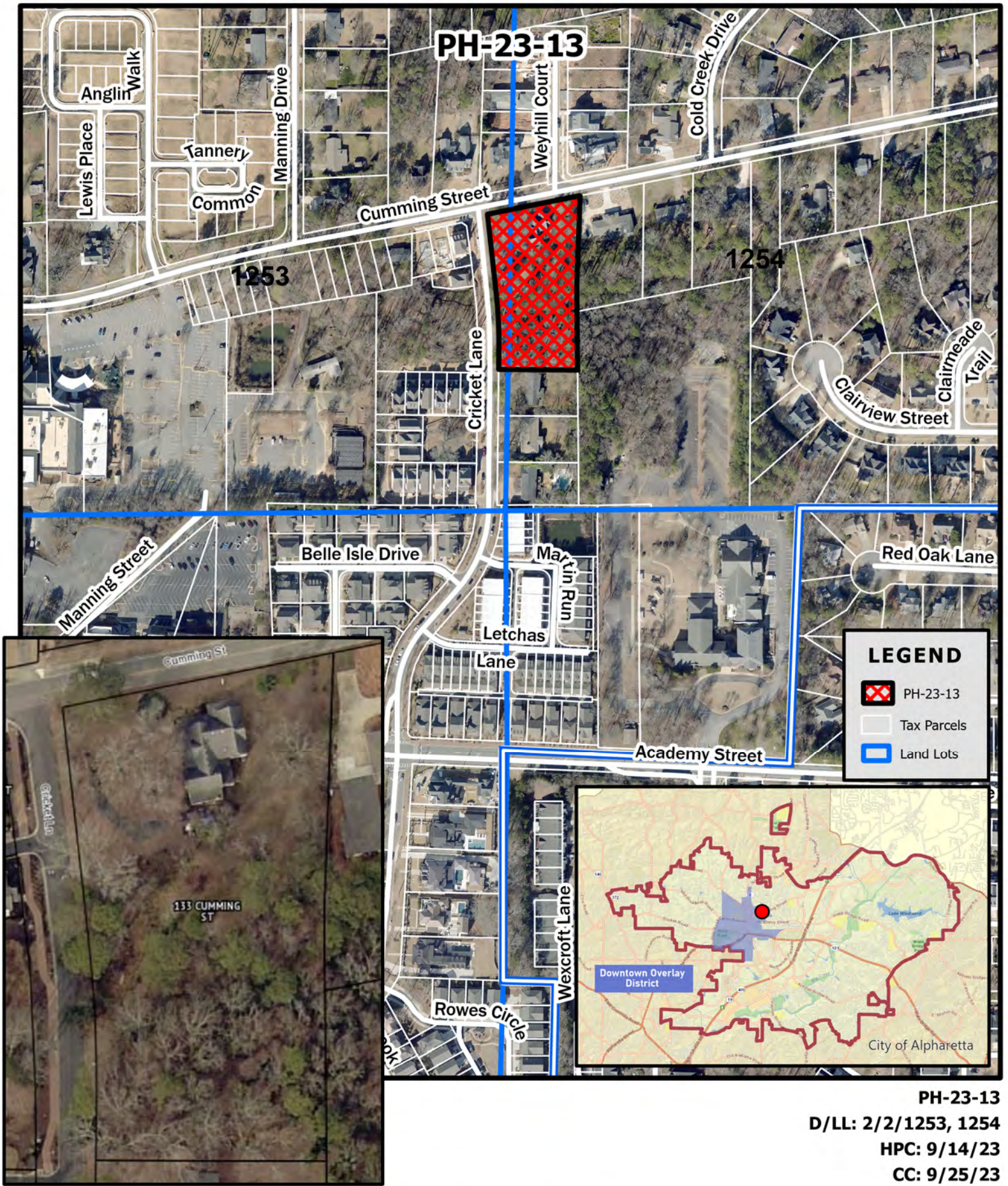
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 9, 2023. There were public comments in support of the request.

IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Gardner House Historical Resource Excerpts
- CZIM Sign In Sheet

- Citizen Part B
- Application

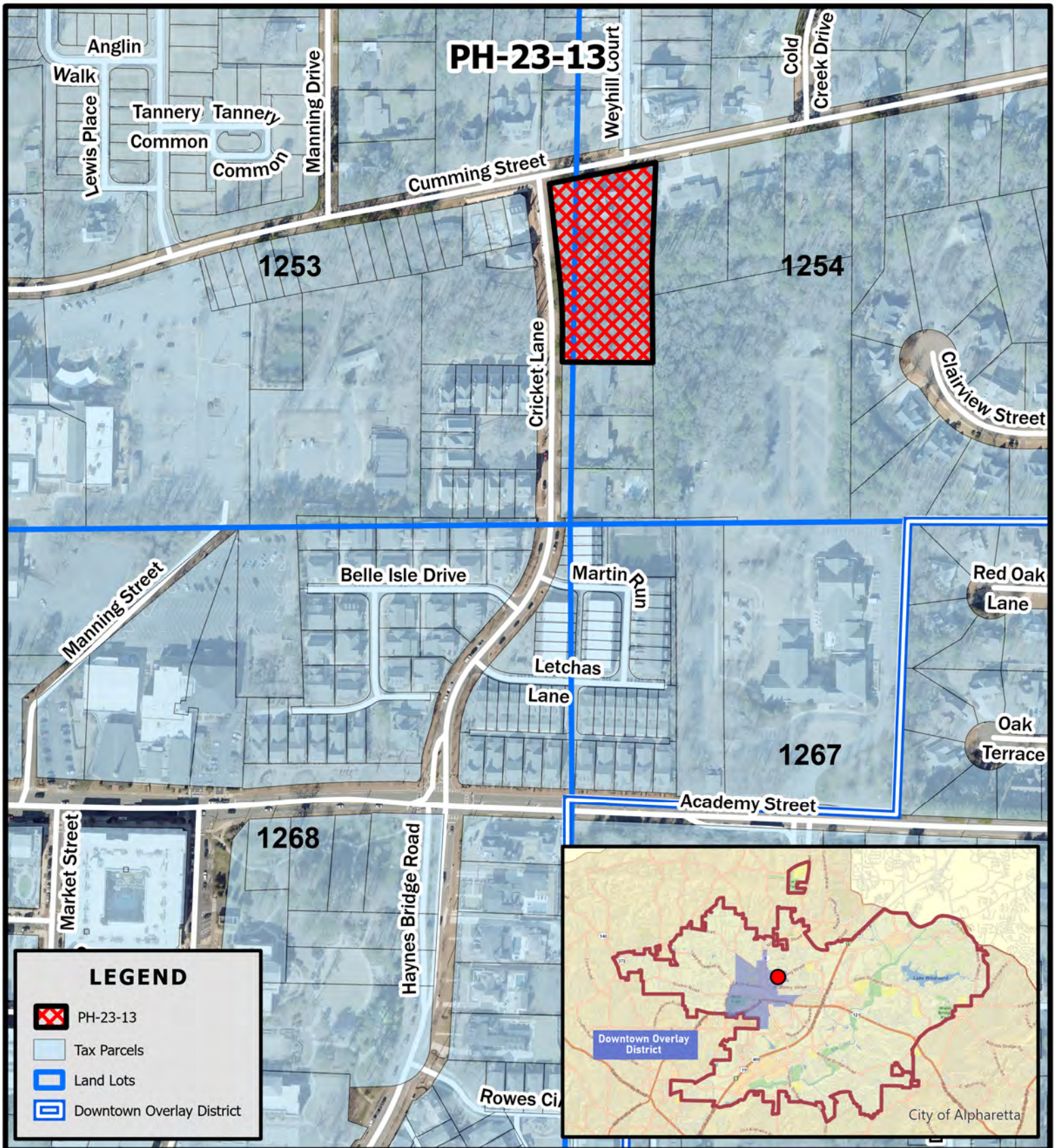


PH-23-13

D/LL: 2/2/1253, 1254

HPC: 9/14/23

CC: 9/25/23



PH-23-13

D/LL: 2/2/1253, 1254

HPC: 9/14/23

CC: 9/25/23

Location Map
Historic Designation
133 Cumming Street

Location Map Provided by:
Community Development - GIS

From Info Prepared by Ben Hollingsworth:

Gardner House. Emiline Gardner, widow of John Gardner who died prior to 1900, purchased this property in 1907 (MC Deed Bk I, Pg 146) House was built by Emiline's son Sherman (OMHGG & ROTP). Exact date is unknown, possibly 1910 - 1915. Cost of construction was less than \$500 (REVUE and News, date NA). US Census show Mrs. Gardner at this location in 1910. It's possible that the Gardners lived in an older home on this property prior to the construction of the home described above.

From Connie Mashburn:

Sherman Gardner was born in Alpharetta around 1880. When his father died at age 36, Sherman dropped out of school at age 13 to support his mother and younger children. Around 1915, he cut timber off the 133 Cumming Street property, and hauled the logs to Marietta where the logs were cut into lumber. After the lumber was dried and cured he brought it back to Alpharetta and built the house at 133 Cumming Street. Three of Sherman's sisters became school teachers. He owned and operated a cotton gin located on Milton Avenue just west of the Teasley Place Building. Later in life Sherman became Alpharetta's police chief. The house was in bad repair when a Donaldson family purchased it around 1980(?). The house had never been painted until the Donaldson's bought it. They moved walls, added a bathroom, repaired porches and, in general, made it into a very nice historic home. Later, the Monzo's bought the house. As you know the Monzo's sold it around a year ago.

From Alpharetta, Milton County The Early Years:

W.J. Gardner:

- was Alpharetta School's first Principal in the early 1900's.

Sherman Gardner :

- owned one of three Cotton Gins on the north side of Milton Ave., east of the Milton School.
- Served as Police Chief in the 1940's. "never carried a gun, however, he could be an intimidating force when he took out his false teeth to scare little children.

John Gardner:

- was a volunteer for the Fire Dept in the 1950's.

Community Zoning Information Meeting (CZIM)

August 9, 2023

Please sign-in and leave your comments and/or concerns.

PH-23-13 / Gardner House (133 Cumming Street) Historic Designation

NAME	ADDRESS	COMMENTS
Boamie Steadman	255 Vaughn Drive #220 Alpharetta, Ga 30009	Re: Gardner House
Mary Farr	192 Manning Dr. Alpharetta 30009	LOOKS GREAT!
RHONDA HOFER	1230 SHERRY DR	Love preservation of area history

Community Zoning Information Meeting (CZIM)

August 9, 2023

Please sign-in and leave your comments and/or concerns.

PH-23-13 / Gardner House (133 Cumming Street) Historic Designation

NAME	ADDRESS	COMMENTS
J. HILDRETH	120 CRICKET ALPHARETTA 30009	PLEASE WIDEN STREET AT CUMMING/CRICKET. JHILDRETHiii@YAHOO.COM

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: PH-23-13 / 133 Cumming St

Contact Name: Tori Young

Telephone: 678-878-9791

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.

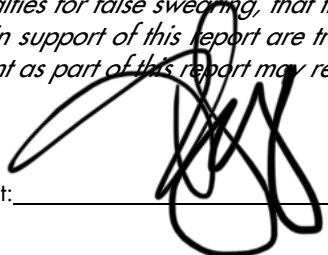
Bonnie Stadner - 255 Vaughn Dr. - Re: Gardner House
Mary Farr - 192 Manning Dr. - Looks Great!
Rhonda Hofer - 1230 Sherry Dr. - Love preservation of area history
Jill Hildreth - 120 Cricket - Please widen street at Cumming/Cricket

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 <i>(Please Specify)</i> _____ |

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: 8/28/23

Print Form

July 21, 2023

Toriano Young & Assoc.
11770 Haynes Bridge Rd.
Alpharetta, GA 30009

RE: PH-23-13 / 133 Cumming St

Dear Property Owner:

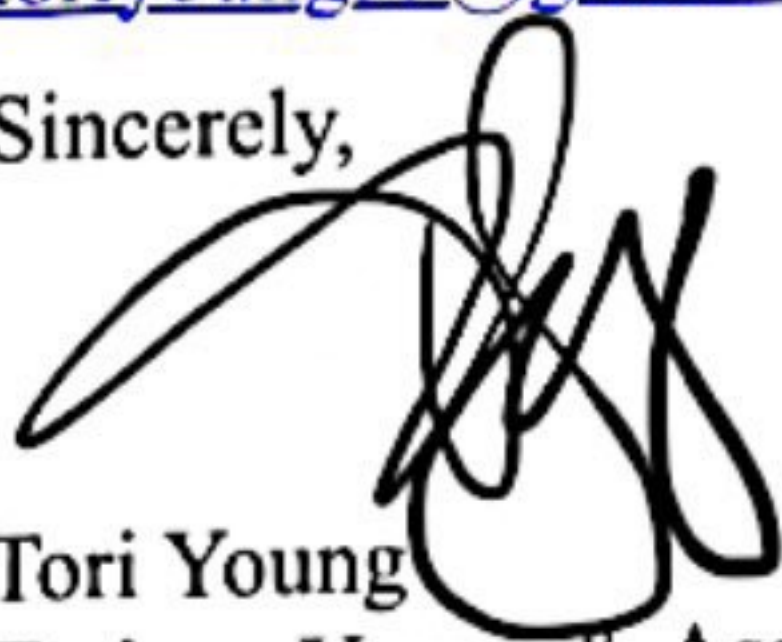
Please allow this letter to serve as public notice for a Historic Designation request at 133 Cumming Street.

The Community Zoning Information Meeting (CZIM) for this request will be held on August 9, 2023 at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, August 7, 2023 at 6:30 PM and City Council on Monday, August 25, 2023 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at toriyoun55@gmail.com or 678-878-9791.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tori Young', written over a horizontal line.

Tori Young
Toriano Young & Assoc.

AUTRAN BRIGITTE & CUNNINGHAM IAN T
175 PINETREE CIR
ALPHARETTA GA 30009

DEVLIN SALLY A
135 COLD CREEK DR
ALPHARETTA GA 30009

MARBER JARED R & MARBER JILL
727 BELLE ISLE DR
ALPHARETTA GA 30009

STOVALL LINDA STRICKLAND
175 MANNING DR
ALPHARETTA GA 30004

BERNARD JILL
145 CUMMING ST
ALPHARETTA GA 30009

LEITNER STEPHEN & JEAN
717 BELLE ISLE DR
ALPHARETTA GA 30009

TORIANO YOUNG & ASSOCIATES INC
400 SHIRLEY LANE
ALPHARETTA GA 30005

BRAMBLETT MICHAEL
145 COLD CREEK DR
ALPHARETTA GA 30009

BERNSTEIN SETH M & ALICIA S
147 WAYHILL CT
ALPHARETTA GA 30009

MENTO CRAIG JAMES II & KINAST MENT
O JENNIFER
145 MANNING DR
ALPHARETTA GA 30009

BAILEY BEVERLY KAY
2630 CLAIRVIEW ST
ALPHARETTA GA 30009

TRACEY STERN HARPER REVOCABLE TRUS
T THE
2330 MELINA PL
ALPHARETTA GA 30009

LAGUNITA LLC
299 MILTON AVE
ALPHARETTA GA 30009

RANIER SARAH
275 CRICKET LANE
ALPHARETTA GA 30009

ELLIOTT RICHARD A & SHANA
737 BELLE ISLE DR
ALPHARETTA GA 30009-3301

PIXLEY JAMES W JR & LECAIN THOMAS K
245 CRICKET LN
ALPHARETTA GA 30009

JOHNSON JOHN RANDAL & JUDITH P
120 CUMMING ST
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

BRITAIN WILLIAM
122 ACADEMY ST
ALPHARETTA GA 30009

MC CARTER CATHY
100 MARTIN RUN
ALPHARETTA GA 30009

LEIBRANDT CHARLES L JR & CORINNE M
100 CRICKET LN
ALPHARETTA GA 30009

FLEMING GARY ALGER & KENDRA RENE
134 COLD CREEK DR
ALPHARETTA GA 30009

KALIBAN TIMOTHY D & ANGELA K
725 BELLE ISLE DR
ALPHARETTA GA 30009

LIDBACK PERCY FRANCO & LIDBACK SOP
HIA ANNE
115 CUMMING ST
ALPHARETTA GA 30009

JONES AUSTIN
144 COLD CREEK DR
ALPHARETTA GA 30009

WADE ROBERT B JR & TRACY G
745 FAWN RIDGE CT
ROSWELL GA 30075

EDWARDS JOHN C & TANYA P
119 CUMMING ST
ALPHARETTA GA 30009

HAEFNER DANIEL E & JENNIFER
154 COLD CREEK DR
ALPHARETTA GA 30009

MURRAY BRIAN H & MURRAY PATRICIA
737 BELLE ISLE DR
ALPHARETTA GA 30009

MC GRATH PATRICK MICHAEL JR & GRUS
CZYNSKI KELSEY A
123 CUMMING ST
ALPHARETTA GA 30009

HIATT JANE C
240 CRICKET LN
ALPHARETTA GA 30009

WILLIAMSON FRED III & SANDY K
211 PINETREE CIR
ALPHARETTA GA 30009-3628

REED MARK & WENDY
140 CUMMING ST
ALPHARETTA GA 30009

VICKERY DANIEL G
190 CRICKET LN
ALPHARETTA GA 30009

SHIRLEY GORDON JR & MILLIKEN GERAL
DINE MARKEL
205 CUMMING ST
ALPHARETTA GA 30009

THOMAS KRIS
234 BRAEDEN WAY
ALPHARETTA GA 30009

REDDINGTON THOMAS J
180 CRICKET LN
ALPHARETTA GA 30009

RICE ROSSITZA RICE TIM
2640 CLAIRVIEW ST
ALPHARETTA GA 30009

ROTH JEFFREY I & ALISA F
143 WEYHILL CT
ALPHARETTA GA 30003

SCOTT BRIAN & SCOTT SARAH
110 CRICKET LN
ALPHARETTA GA 30009

ALPHARETTA PRESBYTERIAN CHURCH INC
229 PEACHTREE ST NE
ATLANTA GA 30303

MARCELO SALVATIERRA & CINTRON ANNE
M
146 WEYHILL CT
ALPHARETTA GA 30009

SHEARER MEREDITH
120 CRICKET LANE
ALPHARETTA GA 30009

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

CADY JOSH & KELLY STEPHANIE
160 CRICKET LN
ALPHARETTA GA 30009

PELLISSIER CHARLES M & DENISE T
715 BELLE ISLE DR
ALPHARETTA GA 30009

CHRISTOPHER L BOND & STEPHANIE M B
OND REVOCABLE TR
230 CRICKET LN
ALPHARETTA GA 30009

MANNING ON THE SQUARE COMMUNITY AS
SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

LECAIN THOMAS K & PIXLEY JAMES WIL
LIAM JR
255 CRICKET LN
ALPHARETTA GA 30009

MARTIN DAVID WARD III
210 CRICKET LN
ALPHARETTA GA 30009

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA GA 30004-1626

LUCAS JEFFREY A & TERESA L
315 CRICKET LANE
ALPHARETTA GA 30009

BARDELL MICHAEL JAY & BARDELL KATH
LEEN FIELD
130 CRICKET LN
ALPHARETTA GA 30009

BEECHAM STEVEN P
199 ACADEMY DR
ALPHARETTA GA 30009

KILLER ANDREJ & PENNY
285 CRICKET LANE
ALPHARETTA GA 30009

BISHOP RICHARD DANA & BISHOP LEIGH
ANN
150 CRICKET LN
ALPHARETTA GA 30009-3837

ATLANTIC COASTAL PROPERTIES LLC
165 MANNING DR
ALPHARETTA GA 30009

BOGDANOVICH RONALD A & NOELLE
325 CRICKET LANE
ALPHARETTA GA 30009

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

ALPHARETTA PRESBYTERIAN CHURCH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

ALPHARETTA PRESBYTERIAN CH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

KARABIN SCOTT & DODDS WENDY
707 BELLE ISLE DR
ALPHARETTA GA 30009

CUMMING STREET PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

J & J VAN PELT JOINT REVOCABLE TRU
ST THE
130 WEYHILL CT
ALPHARETTA GA 30009

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

JULIA SYKES REAL ESTATE LLC
193 PINETREE CIR
ALPHARETTA GA 30009

LOMBARDI RICHARD JAMES JR & LOMBAR
DI ANNE J
110 MARTIN RUN
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

BRADLEY HEWETT HOMES LLC
111 HOLLYTRACE LN
BALL GROUND GA 30107

WITTE JONATHAN
105 MARTIN RUN
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P O BOX 550345
ATLANTA GA 30355

STEWART MICHAEL T & REBECCA A
203 PINETREE CIR
ALPHARETTA GA 30009-3628

DAVENPORT KIMBERLY ANN & DAVENPORT
MARK RILEY
705 BELLE ISLE DR
ALPHARETTA GA 30009

BOEHIKE THOMAS A & BOEHIKE SUSAN L
150 WEYHILL CT
ALPHARETTA GA 30009

H & R PROPERTY HOLDINGS LLC
6415 LAKE TRCE
CUMMING GA 30040

SADLER MICHELLE R & JAMES R
735 BELLE ISLE DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

HALEY MICHAEL P & HALEY JULIE ISON
165 CUMMING ST
ALPHARETTA GA 30009

FINLEY JENNIFER BOWMAN
250 CRICKET LANE
ALPHARETTA GA 30009

CLARK SCOTT
220 CRICKET LANE
ALPHARETTA GA 30009

HATEM SELIM & ABDALLA ENGY
2565 CLAIRVIEW ST
ALPHARETTA GA 30009

ATLANTA PRESBYTERY INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

MC GANNON TIMOTHY MICHAEL & SYLVIA
200 CRICKET LN
ALPHARETTA GA 30009

BROWER ROBERT W
2620 CLAIRVIEW ST
ALPHARETTA GA 30009

HOBOY SELIN & BERNDT
295 CRICKET LN
ALPHARETTA GA 30009-3701

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

VOSS CHRISTINE
170 CRICKET LN
ALPHARETTA GA 30009

ALDRIDGE ALLEN D JR & ALDRIDGE SAR
AH F
140 CRICKET LANE
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

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200
ATLANTA GA 30328

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200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

Community Zoning Information Meeting (CZIM)

August 9, 2023

Please sign-in and leave your comments and/or concerns.

PH-23-13 / Gardner House (133 Cumming Street) Historic Designation

NAME	ADDRESS	COMMENTS
Boamie Steadman	255 Vaughn Drive #220 Alpharetta, Ga 30009	Re: Gardner House
Mary Farr	192 Manning Dr. Alpharetta 30009	LOOKS GREAT!
RHONDA HOFER	1230 SHERRY DR	Love preservation of area history

Community Zoning Information Meeting (CZIM)

August 9, 2023

Please sign-in and leave your comments and/or concerns.

PH-23-13 / Gardner House (133 Cumming Street) Historic Designation

NAME	ADDRESS	COMMENTS
J. HILDRETH	120 CRICKET ALPHARETTA 30009	PLEASE WIDEN STREET AT CUMMING/CRICKET. JHILDRETHiii@YAHOO.COM

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Tori Young Telephone: 678-897-9791

Address: 11770 Haynes Bridge Rd. Suite: 205-463

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: _____ Email: tori@madewell.homes

Subject Property Information:

Address: 133 Cumming St. Current Zoning: DTR

District: 2nd Section: 2nd Land Lot: 1253 & 1254 Parcel ID: 22 498112530415

Proposed Zoning: _____ Current Use: Residential Lot

This Application For (Check All That Apply):

- | | | |
|--|--|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Exception | ☒ Other (Specify): <u>Historic Designation</u> | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Developer proposes to save the "Gardner House", restore it, and designate it under the City's Historic Preservation Incentive Ordinance, in line with the city's already approved zoning conditions of this development project "133 Cumming Street."

Applicant's Request (Please itemize the proposal):

The purpose of the public hearing is to designate the existing home on the property known as the "Gardner House" under the City's Historic Preservation Incentive Ordinance.

Once the designation is approved through Public Hearing, the Developer will then submit for a certificate of appropriateness (CoA) to the Historic Preservation Commission.

As part of the certificate of appropriateness review, the City will send the Developer's proposal to the Downtown Consultant for review and approval.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Once the certificate of appropriateness is issued, then the Developer will become compliant with the City's already approved zoning conditions for this development project "133 Cumming St.".

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jeffrey Layman

Telephone: 770-442-1204

Address: 1100 Muirfield Ct.

Suite: _____

City Alpharetta

State: GA

Zip: 30005

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 **Designation of single family detached home (Gardner Home) under the City's Historic Preservation Incentive Ordinance.**

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Tori Young

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd.

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

DocuSigned by:

Owner Signature: Jeffrey L. Layman

Date: 6/29/2023

Notary:

Notary Signature: Jewel F Young



Date: 6-29-23

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: Jeffrey Layman

Subject Public Hearing Case: Gardner House designation under the City's Historic Preservation Incentive Ordinance

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: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

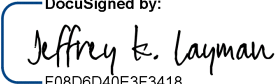
Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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-3.

Signature:  F08D6D40E3F3418...

Date: 7/10/2023

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: Gardner House designation under the City's Historic Preservation Incentive Ordinance

Contact Name: Tori Young Telephone: 678-878-9791

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.

See attached document of all homeowners within 500'	

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.

We will include our physical address and email address on all outgoing letters to the adjoining property owners.

AUTRAN BRIGITTE & CUNNINGHAM IAN T
175 PINETREE CIR
ALPHARETTA GA 30009

DEVLIN SALLY A
135 COLD CREEK DR
ALPHARETTA GA 30009

MARBER JARED R & MARBER JILL
727 BELLE ISLE DR
ALPHARETTA GA 30009

STOVALL LINDA STRICKLAND
175 MANNING DR
ALPHARETTA GA 30004

BERNARD JILL
145 CUMMING ST
ALPHARETTA GA 30009

LEITNER STEPHEN & JEAN
717 BELLE ISLE DR
ALPHARETTA GA 30009

TORIANO YOUNG & ASSOCIATES INC
400 SHIRLEY LANE
ALPHARETTA GA 30005

BRAMBLETT MICHAEL
145 COLD CREEK DR
ALPHARETTA GA 30009

BERNSTEIN SETH M & ALICIA S
147 WAYHILL CT
ALPHARETTA GA 30009

MENTO CRAIG JAMES II & KINAST MENT
O JENNIFER
145 MANNING DR
ALPHARETTA GA 30009

BAILEY BEVERLY KAY
2630 CLAIRVIEW ST
ALPHARETTA GA 30009

TRACEY STERN HARPER REVOCABLE TRUS
T THE
2330 MELINA PL
ALPHARETTA GA 30009

LAGUNITA LLC
299 MILTON AVE
ALPHARETTA GA 30009

RANIER SARAH
275 CRICKET LANE
ALPHARETTA GA 30009

ELLIOTT RICHARD A & SHANA
737 BELLE ISLE DR
ALPHARETTA GA 30009-3301

PIXLEY JAMES W JR & LECAIN THOMAS K
245 CRICKET LN
ALPHARETTA GA 30009

JOHNSON JOHN RANDAL & JUDITH P
120 CUMMING ST
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

BRITAIN WILLIAM
122 ACADEMY ST
ALPHARETTA GA 30009

MC CARTER CATHY
100 MARTIN RUN
ALPHARETTA GA 30009

LEIBRANDT CHARLES L JR & CORINNE M
100 CRICKET LN
ALPHARETTA GA 30009

FLEMING GARY ALGER & KENDRA RENE
134 COLD CREEK DR
ALPHARETTA GA 30009

KALIBAN TIMOTHY D & ANGELA K
725 BELLE ISLE DR
ALPHARETTA GA 30009

LIDBACK PERCY FRANCO & LIDBACK SOP
HIA ANNE
115 CUMMING ST
ALPHARETTA GA 30009

JONES AUSTIN
144 COLD CREEK DR
ALPHARETTA GA 30009

WADE ROBERT B JR & TRACY G
745 FAWN RIDGE CT
ROSWELL GA 30075

EDWARDS JOHN C & TANYA P
119 CUMMING ST
ALPHARETTA GA 30009

HAEFNER DANIEL E & JENNIFER
154 COLD CREEK DR
ALPHARETTA GA 30009

MURRAY BRIAN H & MURRAY PATRICIA
737 BELLE ISLE DR
ALPHARETTA GA 30009

MC GRATH PATRICK MICHAEL JR & GRUS
CZYNSKI KELSEY A
123 CUMMING ST
ALPHARETTA GA 30009

HIATT JANE C
240 CRICKET LN
ALPHARETTA GA 30009

WILLIAMSON FRED III & SANDY K
211 PINETREE CIR
ALPHARETTA GA 30009-3628

REED MARK & WENDY
140 CUMMING ST
ALPHARETTA GA 30009

VICKERY DANIEL G
190 CRICKET LN
ALPHARETTA GA 30009

SHIRLEY GORDON JR & MILLIKEN GERAL
DINE MARKEL
205 CUMMING ST
ALPHARETTA GA 30009

THOMAS KRIS
234 BRAEDEN WAY
ALPHARETTA GA 30009

REDDINGTON THOMAS J
180 CRICKET LN
ALPHARETTA GA 30009

RICE ROSSITZA RICE TIM
2640 CLAIRVIEW ST
ALPHARETTA GA 30009

ROTH JEFFREY I & ALISA F
143 WEYHILL CT
ALPHARETTA GA 30003

SCOTT BRIAN & SCOTT SARAH
110 CRICKET LN
ALPHARETTA GA 30009

ALPHARETTA PRESBYTERIAN CHURCH INC
229 PEACHTREE ST NE
ATLANTA GA 30303

MARCELO SALVATIERRA & CINTRON ANNE
M
146 WEYHILL CT
ALPHARETTA GA 30009

SHEARER MEREDITH
120 CRICKET LANE
ALPHARETTA GA 30009

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

CADY JOSH & KELLY STEPHANIE
160 CRICKET LN
ALPHARETTA GA 30009

PELLISSIER CHARLES M & DENISE T
715 BELLE ISLE DR
ALPHARETTA GA 30009

CHRISTOPHER L BOND & STEPHANIE M B
OND REVOCABLE TR
230 CRICKET LN
ALPHARETTA GA 30009

MANNING ON THE SQUARE COMMUNITY AS
SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

LECAIN THOMAS K & PIXLEY JAMES WIL
LIAM JR
255 CRICKET LN
ALPHARETTA GA 30009

MARTIN DAVID WARD III
210 CRICKET LN
ALPHARETTA GA 30009

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA GA 30004-1626

LUCAS JEFFREY A & TERESA L
315 CRICKET LANE
ALPHARETTA GA 30009

BARDELL MICHAEL JAY & BARDELL KATH
LEEN FIELD
130 CRICKET LN
ALPHARETTA GA 30009

BEECHAM STEVEN P
199 ACADEMY DR
ALPHARETTA GA 30009

KILLER ANDREJ & PENNY
285 CRICKET LANE
ALPHARETTA GA 30009

BISHOP RICHARD DANA & BISHOP LEIGH
ANN
150 CRICKET LN
ALPHARETTA GA 30009-3837

ATLANTIC COASTAL PROPERTIES LLC
165 MANNING DR
ALPHARETTA GA 30009

BOGDANOVICH RONALD A & NOELLE
325 CRICKET LANE
ALPHARETTA GA 30009

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

ALPHARETTA PRESBYTERIAN CHURCH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

ALPHARETTA PRESBYTERIAN CH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

KARABIN SCOTT & DODDS WENDY
707 BELLE ISLE DR
ALPHARETTA GA 30009

CUMMING STREET PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

J & J VAN PELT JOINT REVOCABLE TRU
ST THE
130 WEYHILL CT
ALPHARETTA GA 30009

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

JULIA SYKES REAL ESTATE LLC
193 PINETREE CIR
ALPHARETTA GA 30009

LOMBARDI RICHARD JAMES JR & LOMBAR
DI ANNE J
110 MARTIN RUN
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

BRADLEY HEWETT HOMES LLC
111 HOLLYTRACE LN
BALL GROUND GA 30107

WITTE JONATHAN
105 MARTIN RUN
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P O BOX 550345
ATLANTA GA 30355

STEWART MICHAEL T & REBECCA A
203 PINETREE CIR
ALPHARETTA GA 30009-3628

DAVENPORT KIMBERLY ANN & DAVENPORT
MARK RILEY
705 BELLE ISLE DR
ALPHARETTA GA 30009

BOEHIKE THOMAS A & BOEHIKE SUSAN L
150 WEYHILL CT
ALPHARETTA GA 30009

H & R PROPERTY HOLDINGS LLC
6415 LAKE TRCE
CUMMING GA 30040

SADLER MICHELLE R & JAMES R
735 BELLE ISLE DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

HALEY MICHAEL P & HALEY JULIE ISON
165 CUMMING ST
ALPHARETTA GA 30009

FINLEY JENNIFER BOWMAN
250 CRICKET LANE
ALPHARETTA GA 30009

CLARK SCOTT
220 CRICKET LANE
ALPHARETTA GA 30009

HATEM SELIM & ABDALLA ENGY
2565 CLAIRVIEW ST
ALPHARETTA GA 30009

ATLANTA PRESBYTERY INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

MC GANNON TIMOTHY MICHAEL & SYLVIA
200 CRICKET LN
ALPHARETTA GA 30009

BROWER ROBERT W
2620 CLAIRVIEW ST
ALPHARETTA GA 30009

HOBOY SELIN & BERNDT
295 CRICKET LN
ALPHARETTA GA 30009-3701

EAST OF MAIN HOMEOWNERS ASSOCIATIO
N INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

VOSS CHRISTINE
170 CRICKET LN
ALPHARETTA GA 30009

ALDRIDGE ALLEN D JR & ALDRIDGE SAR
AH F
140 CRICKET LANE
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

1858 ALPHARETTA PARTNERS LLC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

DESIGNATION OF A HISTORIC PROPERTY

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

The Gardner Family were one of the early families of Alpharetta.

- b. Does the property possess 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

The Alpharetta Historic Society has added The Gardner House to the Contributing Historic Structure Inventory.

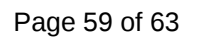
- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

Based on the Fulton County tax records, the structure was built in 1930.

- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

- iii. Is The property 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.





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