



# HISTORIC PRESERVATION COMMISSION MEETING OCTOBER 19, 2023

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
4. **PUBLIC HEARING**
  - a. **PH-23-17 / Earl Wood House/Certificate of Appropriateness**

Consideration of a Certificate of Appropriateness to allow for restoration, building addition, and residential accessory structures for the Earl Wood House. The property is located at 531 State Highway 9 and is legally described as being located in Land Lot 645, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - b. **PH-23-19 / Gardner House/Certificate of Appropriateness**

Consideration of a Certificate of Appropriateness to allow for restoration, building addition, and residential accessory structures for the Gardner House. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **ADJOURNMENT**



## Historic Preservation Commission Meeting September 14, 2023

Department of Community Development  
ALPHARETTA CITY HALL | 2 PARK PLAZA | 3:00 PM

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### I. CALL TO ORDER

- Chairwoman Bonnie Steadman called the meeting to order at 3:00 p.m.

### II. ROLL CALL

#### A. Commissioners present:

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

#### B. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Nikisha Mistry, GIS Specialist/Planner
- Tracy Jackson, Planning + Zoning Coordinator

### III. ELECTION OF CHAIRMAN

- ❖ Commissioner Mashburn offered a motion to re-elect Bonnie Steadman as Chairwoman
  - Commissioner Meyers seconded the motion.
  - The motion was approved unanimously (6-0)

#### IV. ELECTION OF VICE CHAIRMAN

- ❖ Chairwoman Steadman offered a motion to elect Commissioner Lewis as Vice Chairman.
  - Commissioner Meyers seconded the motion.
  - The motion was approved unanimously (6-0)

#### V. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Meyers offered a motion to approve the December 8, 2022, meeting minutes.
  - Commissioner Grizzle seconded the motion.
  - The motion was approved unanimously (6-0)
- Chairwoman Steadman asked if the Commission could begin each meeting with the Pledge of Allegiance going forward. All agreed.

#### VI. PH-23-10 Earl Wood House - Historic Designation

- Planning & Development Manager, Michael Woodman, came forward to present this item.
- Staff is recommending approval of PH-23-10 Earl Wood House – Historic Designation.
- 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.
- 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.

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



- CZIM was held on July 12, 2023. There were no public comments.
- **The Historical Preservation Commission discussed the following:**
  - The Commission inquired whether this property is currently occupied.
  - Commissioner Ross asked to view the renderings.
  - Commissioner Mashburn asked to recognize Linda Snelling, who is Earl Wood's granddaughter and was present at the meeting. Ms. Snelling has donated a copy of the deed to the Historical Society as well as all the other information the Society currently has on this property. Ms. Snelling supports the approval of this item.
- The applicant, Paul Nocharli, came forward to address any questions from the Commission and assured Ms. Snelling that they plan to preserve the house to the best of their ability. Mr. Nocharli also informed the Commission that the house is currently unoccupied and at the request of Commissioner Ross, the applicant will remove the flag that is hanging on the corner of the house.
- **Public Comment:**
  - No Public Comment
- ❖ **Commissioner Mashburn offered a motion to approve PH-23-10 Earl Wood House – Historic Designation.**
  - Vice Chairmen Lewis seconded the motion.
  - The motion was approved unanimously (6-0)

#### VII. PH-23-13 Gardner House - Historic Designation

- Planning & Development Manager, Michael Woodman, came forward to present this item.
- Staff is recommending approval of PH-23-13 Gardner House – Historic Designation.
- 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.
- 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.
- 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.
- 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.
- 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.
- CZIM was held on August 9, 2023. There were public comments in support of the request.
- **The Historical Preservation Commission discussed the following:**
  - Commissioner Mashburn discussed the history of the property.
  - Chairwoman Steadman inquired about the previous damage to the house. The applicant was unaware of any damage.
- The applicant, Tori Young with Madewell Homes, came forward to address any questions from the Commission.
- **Public Comment:**
  - Pat Miller with the Alpharetta & Old Milton County Historical Society is pleased with the outcome, and appreciative of the applicant working with the Historical Society. Ms. Miller additionally commented that the damage to the house, previously mentioned, was only cosmetic.
- ❖ Vice Chairman Lewis offered a motion to approve PH-23-13 Gardner House – Historic Designation.
  - Commissioner Mashburn seconded the motion.
  - The motion was approved unanimously (6-0)

## VIII. ADJOURNEMENT

- ❖ With there being no further items to consider or discuss, Chairwoman Steadman adjourned the meeting at 3:55 PM



# HISTORIC PRESERVATION COMMISSION MEETING

## STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

### I. AGENDA ITEM TITLE: PH-23-17 EARL WOOD HOUSE/CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION: OCTOBER 19, 2023

### II. RECOMMENDATION:

Approve PH-23-17 Earl Wood House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Earl Wood House shall be substantially similar to the plans prepared by KSi Design Group, dated 7/27/2023.
2. Building addition, garage and landscaping shall be substantially similar to the plan prepared by Frawley Associates, LLC, dated 7/27/2023.
3. Existing black metal fence in rear yard shall be repaired or replaced, where needed, and shall be re-painted black.

### III. REPORT IN BRIEF:

The applicant, Paul Nocharli, is seeking a certificate of appropriateness in order to rehabilitate the Earl Wood House for use as a private residence. The applicant proposes to rehabilitate the original home, which includes a two (2) story building addition at the rear of the structure, as well as a two (2)-car garage. The subject property is located at 531 South Main Street, east of the intersection at South Main Street and Wills Road.

### DISCUSSION

The submitted request, if approved, would allow for the rehabilitation of the Earl Wood House. The applicant proposes to rehabilitate the original home, which includes a two (2) story building addition at the rear of the structure, as well as a two (2)-car garage. The subject property is located at 531 South Main Street, east of the intersection at South Main Street and 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.

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. As required by Council condition, the Earl Wood House was designated on October 16, 2023. The following condition of zoning related to file# PH-22-11/V-22-24 Wills Overlook should be considered in conjunction with the request for certificate of appropriateness:

- Earl Wood House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the architectural style of the Earl Wood House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.

## **SITE PLAN & LANDSCAPE PLAN**

The approved site plan depicts a two (2) story addition at the rear of the historic structure, as well as a two (2)-car garage connected to the historic structure by a new sunroom. The garage is proposed on the east side of the historic structure and located behind the original structure.

The applicant submitted a landscape plan prepared by Frawley & Associates, LLC. The plan incorporates several existing 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. Edging and hardscape are proposed to complement the historic structure and property. An existing six-foot (6') black metal fence is proposed to be saved and re-used around the rear yard of the property in order to delineate the private residence property from the civic space crossing through and at the rear of the development.

The applicant's proposed landscape plan was evaluated by the City Arborist. In general, he believes the landscape material selections are representative of species historically used in the south. The proposed landscape plan would complement the historic house and create spaces for outdoor enjoyment.

## **BUILDING ELEVATIONS**

The proposed building elevations depict retention of the front façade of the structure with the metal roofing to be replaced with asphalt shingles. All existing windows are proposed to be removed and replaced with matching windows and frame per current energy codes. The ADA ramp on the east side of the structure and a modern addition at the rear are proposed to be removed. A new two (2) story addition is proposed at the rear of the structure and includes architectural details that are compatible with the original form of the historic structure on the front and sides of the existing structure.

The two (2) car garage is proposed to be one (1) story and will be attached to the original structure by a sunroom. The garage and sunroom will have a siding exterior and the garage roof mass matches the historic structure, with a similar scale and slope.

The City's Downtown Consultant reviewed the applicant's proposal and believes that "the proposed renovations and additions are in keeping with the historical style of the existing house and will improve the existing structure by replacing inappropriate window and other details with more traditional elements."

## **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 historical use of the structure. In addition, the historic character of the property and structure will be retained and preserved. The proposed additions will complement the original home. Demolition is limited to the roof, windows and doors, rear addition, and ADA ramp, which are not original and do not contribute aesthetically to the architectural style of the historic structure.*

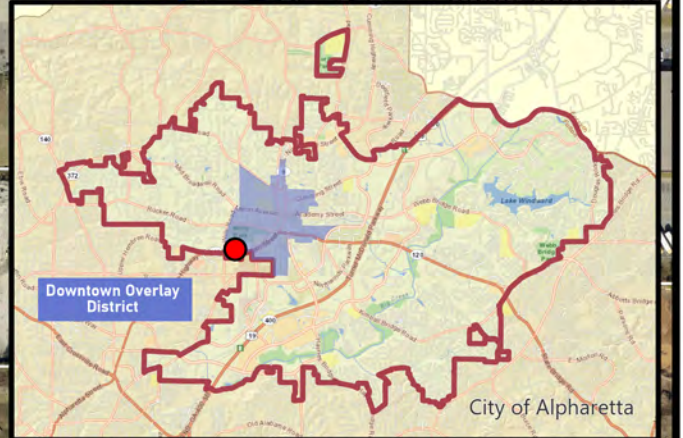
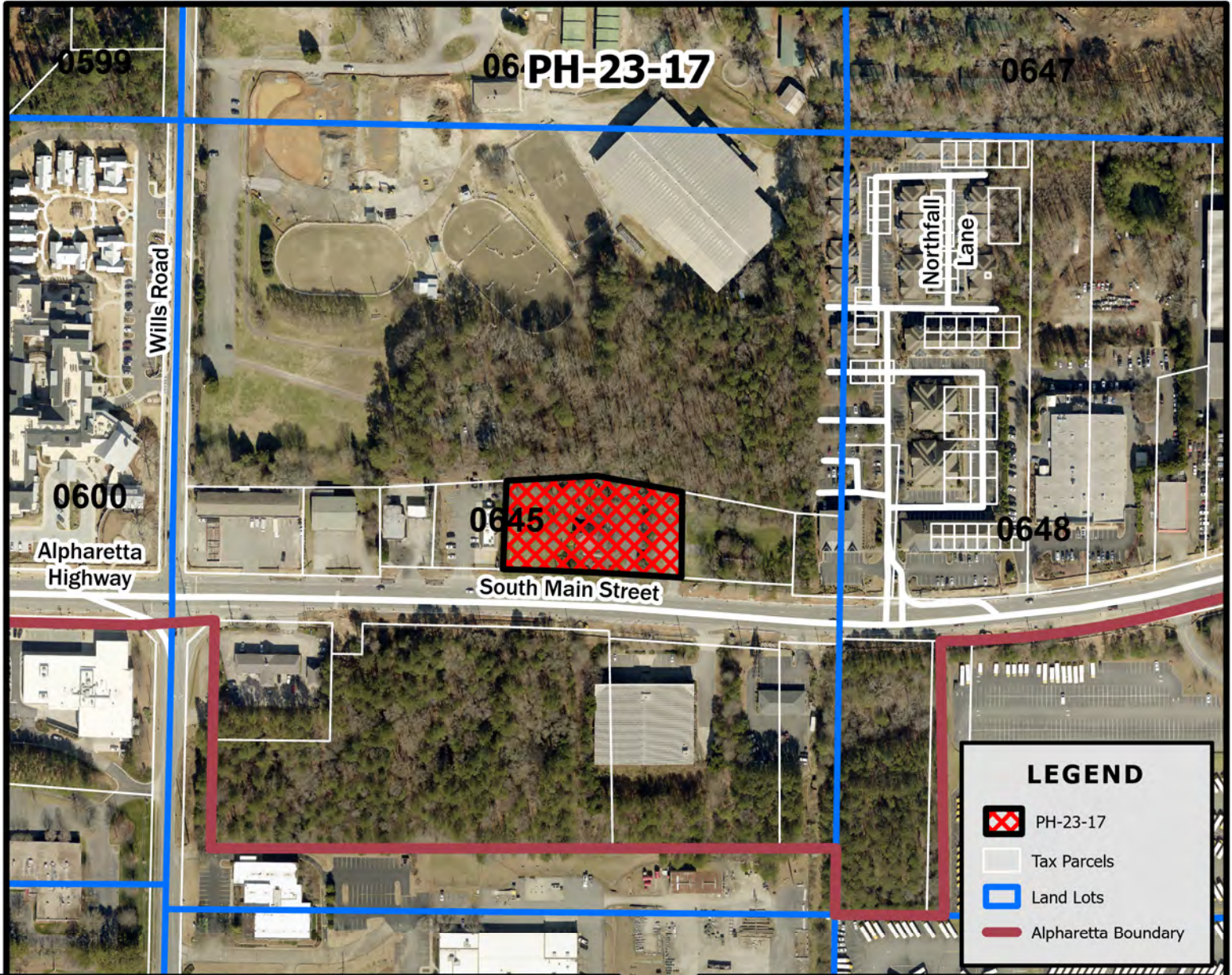
## **CONCURRENCES**

Staff reviewed the applicant's proposal in consideration of the review criteria for a certificate of appropriateness. The proposed material change in the appearance of the historic structure would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. Demolition is limited to the roof, windows and doors, rear addition, and ADA ramp, which are not original and do not contribute aesthetically to the architectural style of the historic structure. The proposed additions will complement the original structure.

## **IV. ATTACHMENTS:**

- Aerial Map
- Location Map
- Fence Photos
- Application





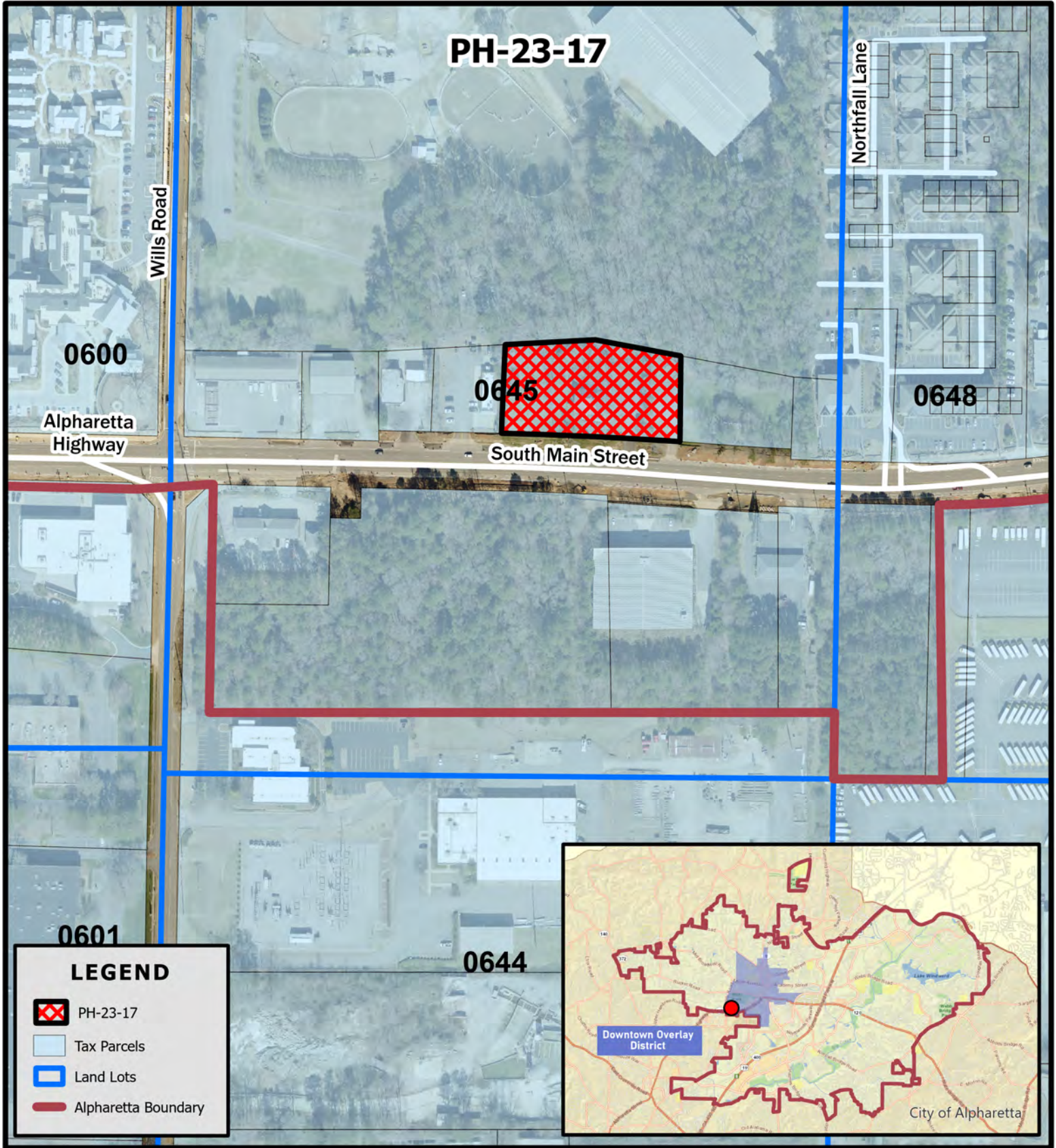
**Z-23-08 V-23-13**

**D/LL: 1/2/645**

**HPC: 10/12/23**

**Aerial Map**  
**Earl Wood House**  
**Certificate of Appropriateness**  
**531 South Main Street**





**PH-23-17**

Northfall Lane

Wills Road

0600

Alpharetta Highway

0645

0648

South Main Street

0601

**LEGEND**



PH-23-17



Tax Parcels

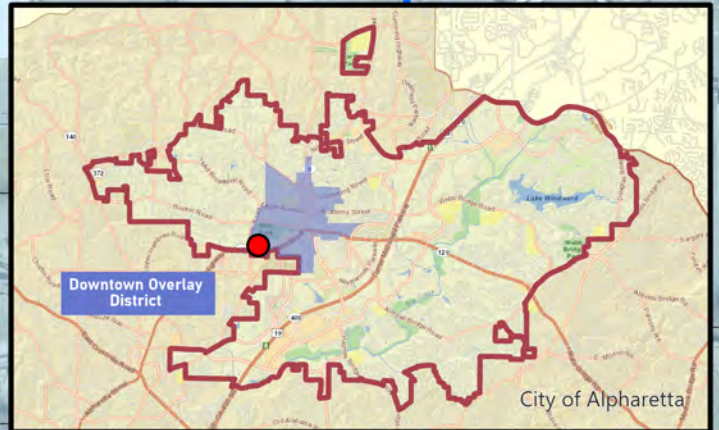


Land Lots



Alpharetta Boundary

0644



**Z-23-08 V-23-13**

**D/LL: 1/2/645**

**HPC: 10/12/23**

**Location Map**  
**Earl Wood House**  
**Certificate of Appropriateness**  
**531 South Main Street**













# 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)

- |                                          |                                                        |                                                       |
|------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning        | <input type="checkbox"/> Master Plan Review            |                                                       |
| <input type="checkbox"/> Variance        | <input checked="" type="checkbox"/> Public Hearing     |                                                       |
| <input type="checkbox"/> Exception       | <input type="checkbox"/> Other <u>(Specify):</u> _____ |                                                       |



# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Zia Rahman

Telephone: 404 345 6075

Address: 5865 North Point Pkwy

Suite: 350

City Alpharetta

State: GA

Zip: 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.*

- |                                               |                                                                                                |
|-----------------------------------------------|------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use                                                           |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use                                                       |
| <input type="checkbox"/> Variance             | <input type="checkbox"/> Master Plan                                                           |
| <input type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Other >>> Earl Wood house - Certificate of Appropriateness |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Paul Nocharli

Telephone: 404 345 6075

Address: 5865 North Point Pkwy

Suite: 350

City Alpharetta

State: GA

Zip: 30022

So Sworn and Attested:

Owner Signature: \_\_\_\_\_

Date: 07/20/2023

Notary: Manisha Patil

Notary Signature: \_\_\_\_\_

Date: 07/20/2023



# 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. 36-67A-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 - Certificate of Appropriateness

## 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: \_\_\_\_\_

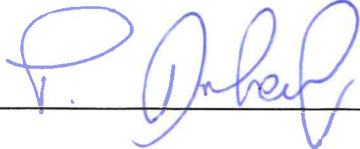
Description of Contribution: N/A Value: \_\_\_\_\_

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. 36-67A-3.*

Signature: 

Date: 7-20-23

Earl Wood House  
531 S Main Street, Alpharetta, GA

#### Overview

The Earl Woods House is a two-story wood framed house with a generous front porch that continues to the entire right side of the house. The one-story front porch is supported by tapered columns on masonry base. The porch is enclosed by a balustrade and entered via masonry steps and a late addition ramp. The interior of the house is dominated by the main staircase with a vaulted ceiling, elaborate trim around openings, wood flooring all of which are to be maintained after required restorations.

Over the years, that house has had different owners and subjected to different uses, both residential and commercial.

We proposed to restore the main House, remove non-compatible additions including the ADA ramp, Sunroom and Kitchen at the back, replace all existing exterior doors and windows with energy efficient but similar style and size to the existing.

This house will be for sale as part of a bigger development and will include relevant to modern conveniences in the interior and the addition.

## **2.9 HISTORIC PRESERVATION INCENTIVE ZONING**

### **2.9-7-**

Parts A-F

Duly Noted

G. Design Standards for Proposed Material Changes.

1. Noted
2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
  - a. The proportion between the width and height of the proposed alterations is compatible with street-facing facade of the original structure.
  - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure. The single garage doors are comparable to the openings between the porch columns
  - c. All the additions are after the rear wall of the existing structure about 30ft from the existing front façade.
  - d. n/a
3. Height and Roof Shapes. Existing structure, roof ridge, roof pitch and overhangs to be preserved. The height of the proposed additions are compatible with and lower than the existing roof.
4. Architectural details and materials proposed are to preserve and enhance the character-defining features of the original home. Windows will be replaced with similar style containing real or simulated divided



lights, grille patterns, sizes and shapes that are compatible with the typical style of windows associated with the original building

5. Retention of Original Structure. After completion of the proposed alterations:

a. 100% of the existing street-facing facade width and height will be retained

6. Landscape Requirements.

a-c) See attached Landscape Plans

d. Landscaping in front yards is designed to reflect the period or style of the principal structure on the property.

H. Standards for Approval.

The HPC standards have been considered in the design and will be implemented during construction.

Thank you for your consideration.

Samwel K Kimani, Project Architect,  
228 Glenwood Dr,  
Canton GA 30115

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# 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 - Certificate of Appropriateness

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.*

for adjoining properties at the addresses below:

|       |       |
|-------|-------|
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
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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.*

- |                                    |                                                        |
|------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Letter    | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email     | <input type="checkbox"/> 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.

NORTH FULTON PHARMACY  
PROFESSIONAL CENTER LLC  
1006 CHERBURY LN  
ALPHARETTA GA 30022

MARCUS ERIN & O CALLAGHAN JAMES P III  
10594 NORONA ISLAND ST  
LAS VEGAS NV 89179

D ARVILLE DAVID F & MARY JANE  
11775 N FALL LN # 201  
ALPHARETTA GA 30004

ROVETEX PROPERTIES LLC  
11810 NORTHFALL LN # 1203  
ALPHARETTA GA 30004

SYED IMRAN A  
11820 NORTHFALL LN # 1101  
ALPHARETTA GA 30004

WALLER THOMAS B  
128 SAVANNA ESTATES DR  
CANTON GA 30115

SARVI INVESTMENT PARTNERS LLC  
1440 WAVERLY GLEN DR  
ALPHARETTA GA 30004

MORLEY HOLDINGS COFFEE PLANTATION LLC  
14765 GLENN CREEK WAY  
ALPHARETTA GA 30004

SHAH D N  
1670 HWY 9 SOUTH  
ALPHARETTA GA 30009

AUTO-BRITE INC  
1710 ALPHARETTA HWY  
ALPHARETTA GA 30009

CITY OF ALPHARETTA  
2 SOUTH MAIN ST  
ALPHARETTA GA 30004-0117

D ARVILLE DAVID F & MARY JANE  
215 MARNE AVE  
HADDONFIELD NJ 08033

NORTHFALL LANE OFFICE LLC  
220 ZEBLIN RD  
ATLANTA GA 30309

PRASANTH PROPERTIES LLC  
2405 HAMPTONS PSGE  
ALPHARETTA GA 30005

KWAN TIFFANY  
255 SADDLE BRIDGET DR  
ALPHARETTA GA 30022

REDDRUM PROPERTIES LLC  
5330 HUNTERS OAKS DR  
ALPHARETTA GA 30009

WILLS ROAD LLC  
5481 MORTON RD  
ALPHARETTA GA 30022

PS SOUTHEAST TWO LLC  
701 WESTERN AVE  
GLENDALE CA 91201

ZEE HOMES LLC  
732 OLD NORCROSS TUCKER RD  
TUCKER GA 30084-1621

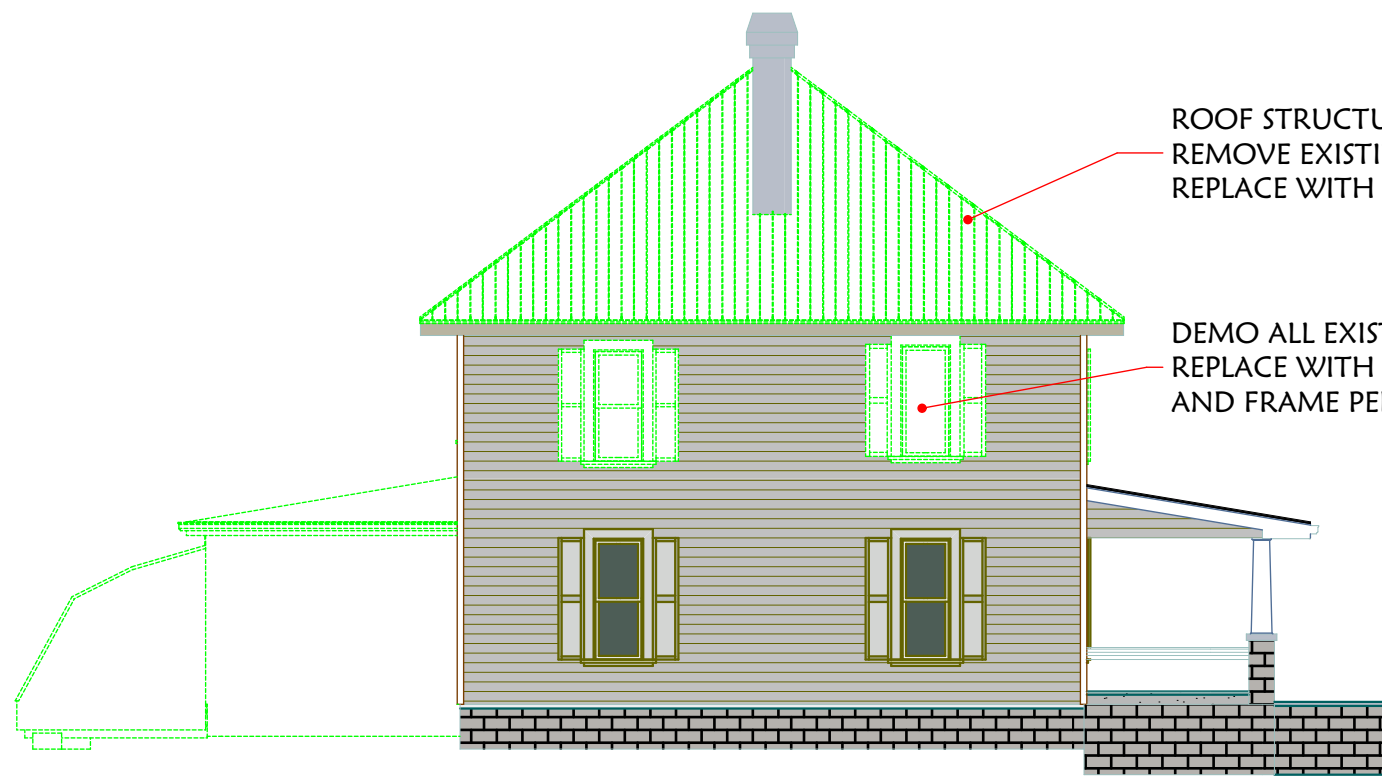
MORLEY HOLDINGS COFFEE PLANTATION LLC  
7560 INDUSTRIAL CT  
ALPHARETTA GA 30004



DAL YORK ASSOCIATES  
80 CUTTERMILL RD 5TH FL  
GREAT NECK NY 11023

WAFFLE HOUSE INC  
P O BOX 6450  
NORCROSS GA 30091

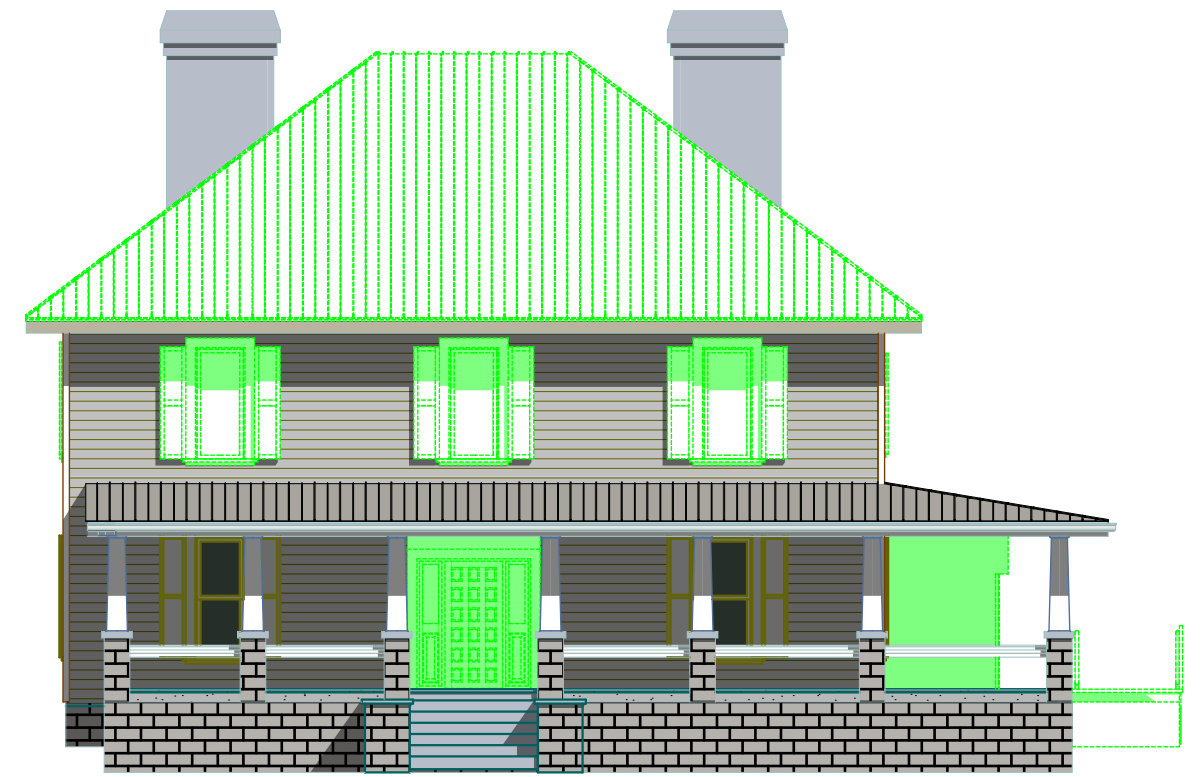
500 S MAIN ST LLC  
P O BOX 922028  
NORCROSS GA 30010



ROOF STRUCTURE TO REMAIN  
REMOVE EXISTING METAL ROOFING,  
REPLACE WITH ASPHALT SHINGLES

DEMO ALL EXISTING WINDOWS  
REPLACE WITH MATCHING WINDOWS  
AND FRAME PER CURRENT ENERGY CODE

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



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

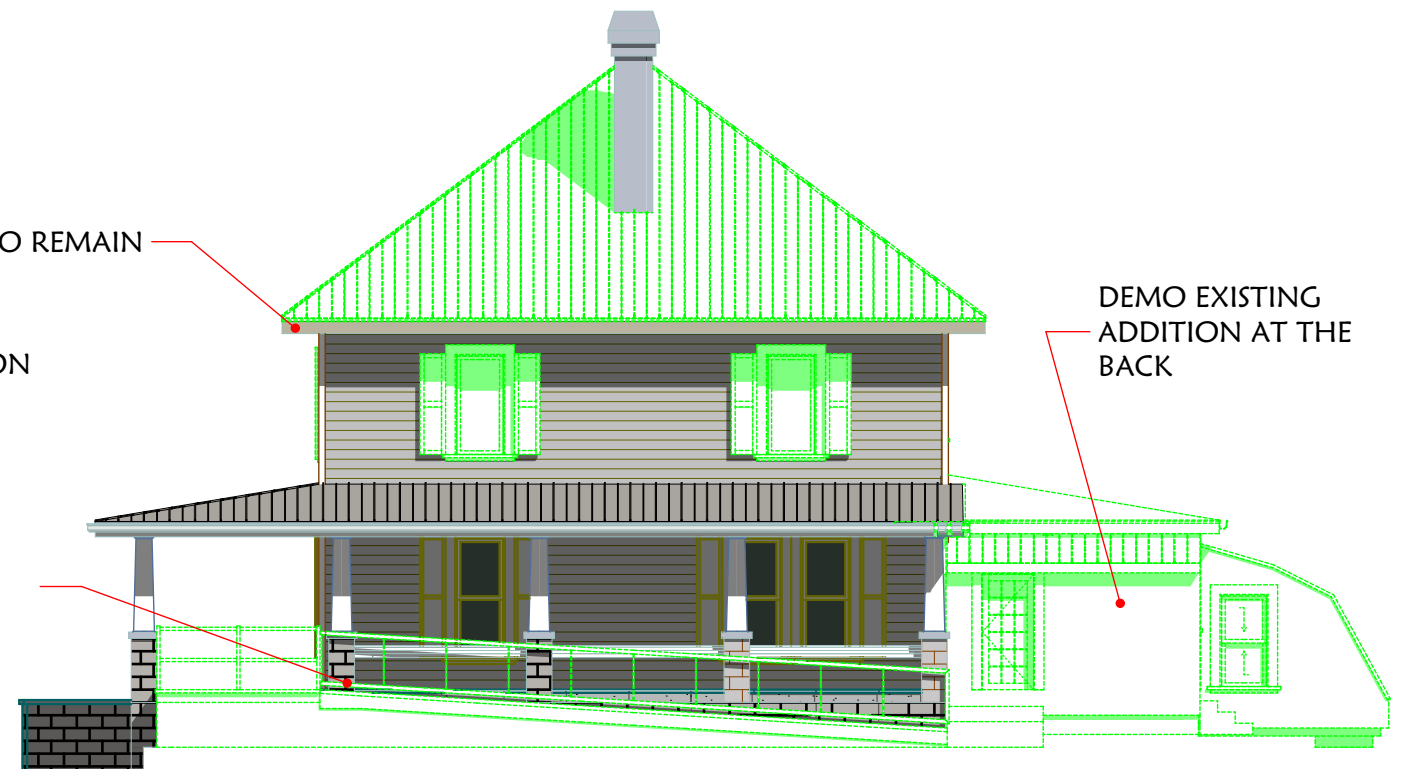


EXISTING SOFFIT TO REMAIN

DEMO EXISTING ADDITION  
AT THE BACK

DEMO EXISTING RAMP  
AND RAILING

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

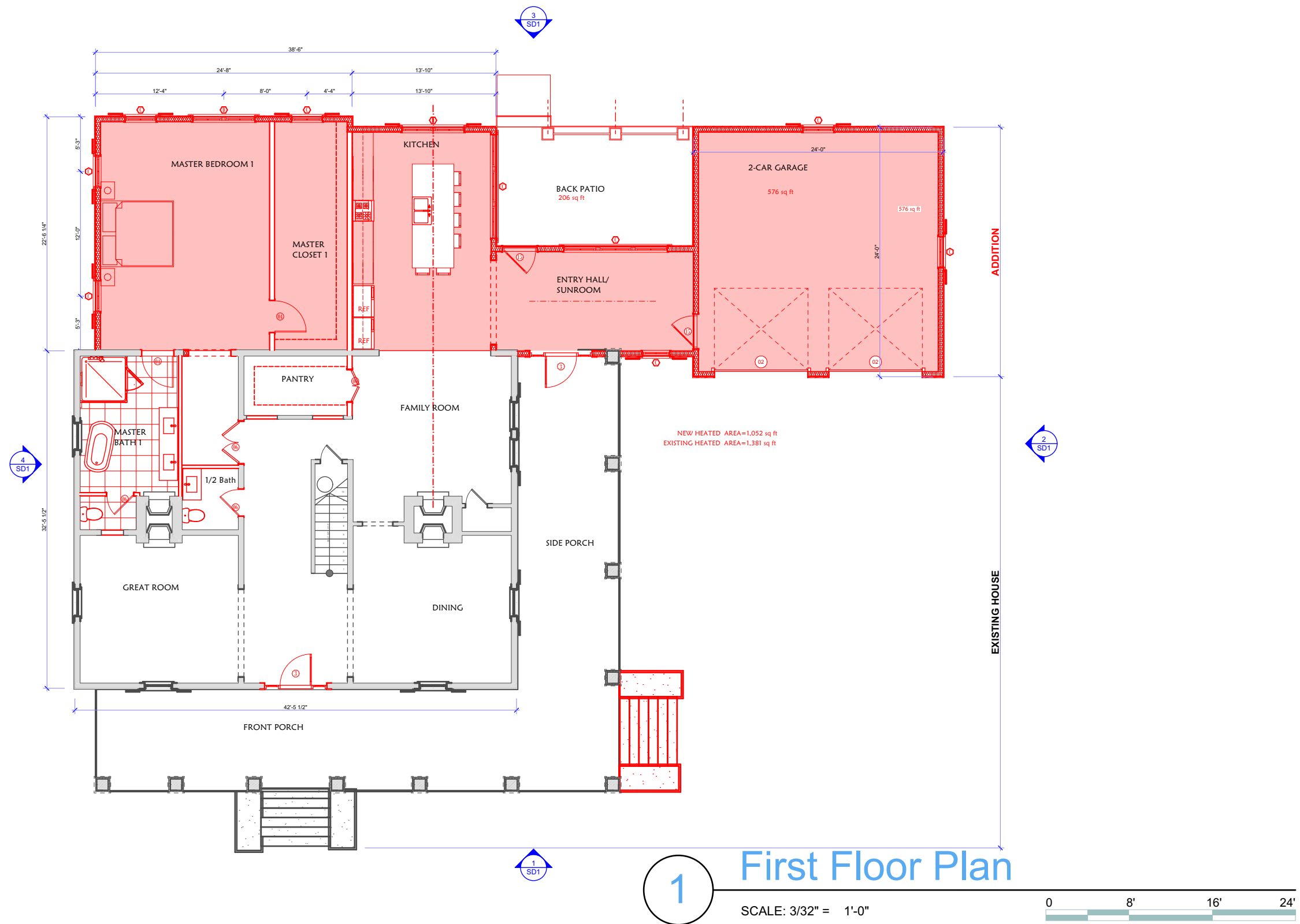
7/27/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT  
531 ALPHARETTA HWY ALPHARETTA GA

Architect  
**KSi**  
design group  
678-438-4759,  
KSidesign@outlook.com

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LOWER LEVEL

SD3

7/27/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT  
531 ALPHARETTA HWY ALPHARETTA GA

Architect  
**KSi**  
design group  
678-438-4759, [KSIdesign@outlook.com](mailto:KSIdesign@outlook.com)

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FRONT VIEW Earl Wood

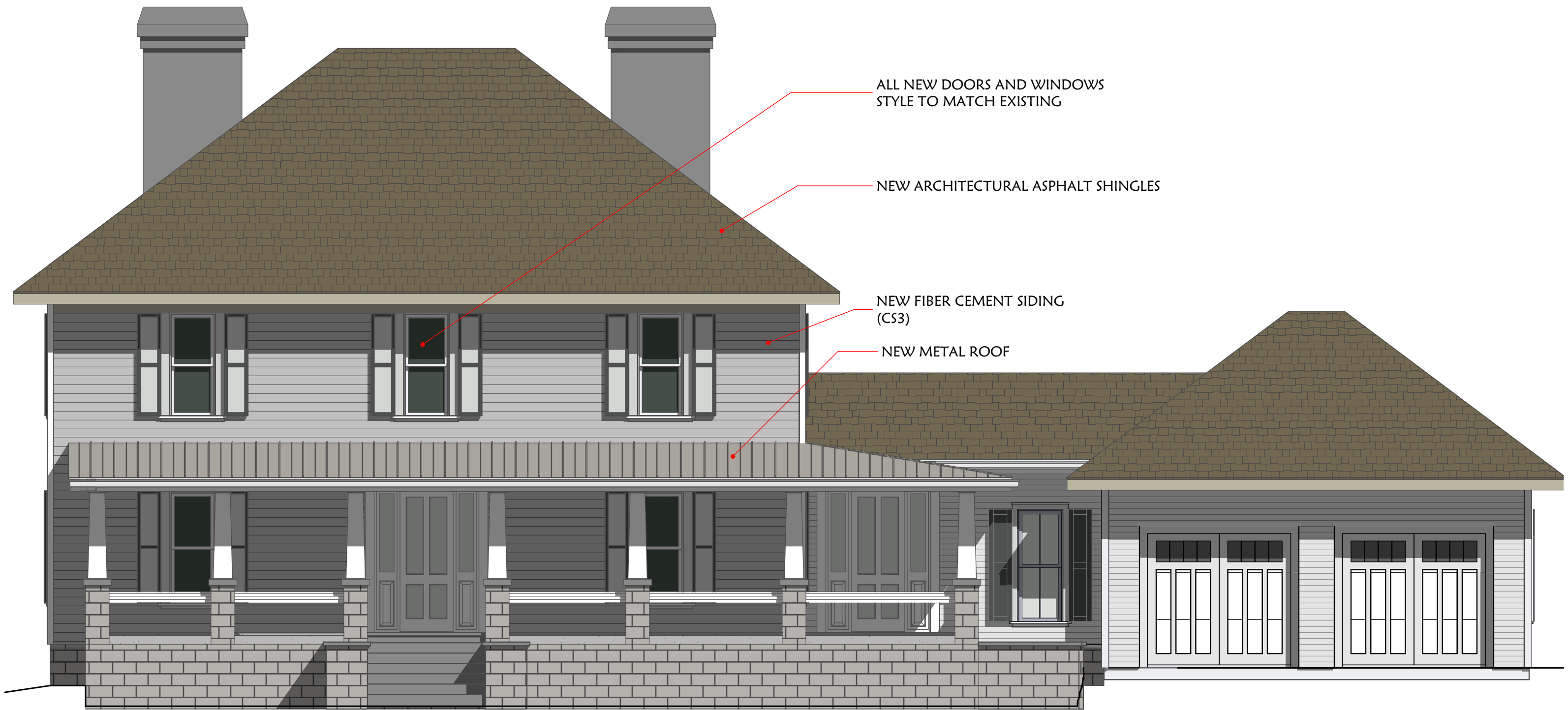


A2.3

7/27/2023

WILLS OVERLOOK-  
A RESIDENTIAL DEVELOPMENT  
531 S. MAIN ST ALPHARETTA GA





1

## FRONT Elevation (MAIN STREET)

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

0 4' 8' 12'

### Earl Wood House FRONT ELEVATION



A2.1

7/27/2023

WILLS OVERLOOK-

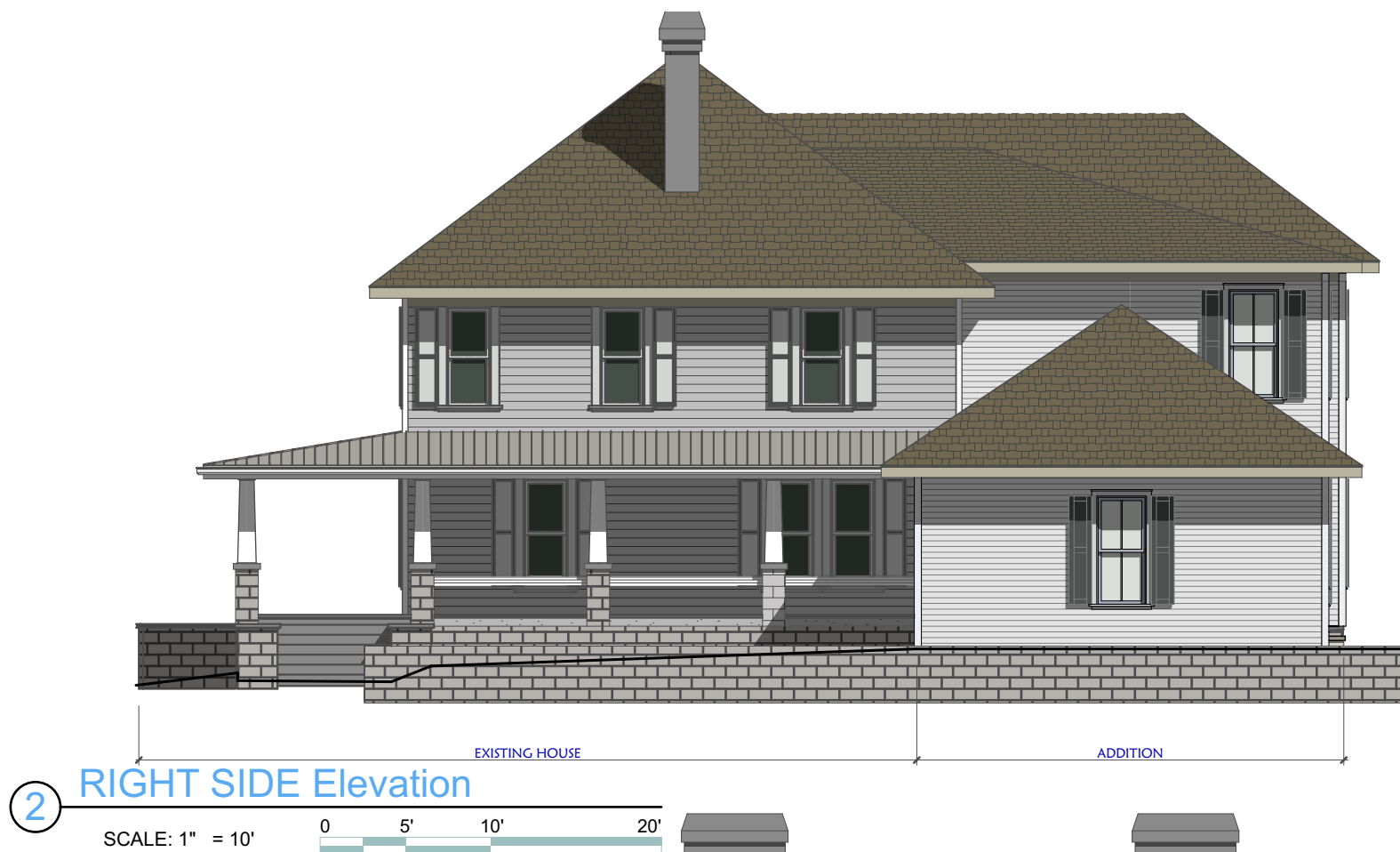
A RESIDENTIAL DEVELOPMENT  
531 S. MAIN ST ALPHARETTA GA

Architect  
**KSi**  
design group  
678-438-4759, [KSIdesign@outlook.com](mailto:KSIdesign@outlook.com)

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STREET SIDE



Earl Wood House REAR ELEVATION (PARK VIEW)

A2.2

7/27/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT  
531 S. MAIN ST ALPHARETTA GA

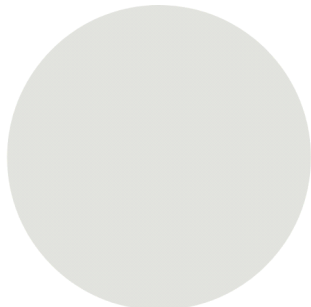
Architect  
**KSi**  
design group  
678-438-4759, [KSIdesign@outlook.com](mailto:KSIdesign@outlook.com)

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CEMENT SIDING  
TEXTURE



COLOR



Color SW7666  
(Fleur-de-Sel)

Paint

|               |       |
|---------------|-------|
| Window Frame- | Black |
| Trim          | White |
| Columns       | White |

Roof Shingles- Existing & Addition House



Weathered wood

Earl Woods Materials



7/27/2023

WILLS OVERLOOK-  
A RESIDENTIAL DEVELOPMENT  
531 S. MAIN ST ALPHARETTA GA









# HISTORIC PRESERVATION COMMISSION MEETING

## STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

### I. AGENDA ITEM TITLE: PH-23-19 GARDNER HOUSE/CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION: OCTOBER 19, 2023

### II. RECOMMENDATION:

Approve PH-23-19 Gardner House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Gardner House, including garage addition front porch option, and perimeter wall shall be substantially similar to the submitted plans labeled Exhibit A – Renderings. Applicant shall amend the renderings to comply with the comments provided by the City's Downtown Consultant.
2. Building additions, pool and cabana shall be substantially similar to the site plan prepared by Bruce Robinson Custom Home Plans, dated 4/24/2023.
3. Landscape plan shall be substantially similar to the plan prepared by Reece, Hoopes, Fincher, dated 8/2/2023.

### III. REPORT IN BRIEF:

The applicant, Madewell Homes, is seeking a certificate of appropriateness in order to rehabilitate the Gardner House for use as a private residence. The applicant proposes to rehabilitate the original home, which includes a two (2) story garage addition, as well as a pool and cabana. 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 allow for the rehabilitation of the Gardner House. The applicant proposes to rehabilitate the original home, which includes a two (2) story garage addition, as well as a pool and cabana. 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. The architectural style of the home is Folk Victorian. 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. The Gardner Family is mentioned throughout *Alpharetta, Milton County – the Early Years*.

The property was rezoned to DT-R (Downtown Residential) in 2023 to allow the property to be subdivided into two (2) lots, including the preservation of the historic structure for use as a single-family home. As required by City Council condition, the Gardner House was designated on October 16, 2023. The following conditions of zoning related to file# CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street should be considered in conjunction with the request for certificate of appropriateness:

- Gardner House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the architectural style of the Gardner House, subject to review

by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.

## **SITE PLAN & LANDSCAPE PLAN**

The site plan depicts a two (2) story garage addition on the east side of the historic structure, as well as a pool and cabana/pavilion on the west side of the structure. The driveway has been moved to the east end of the property.

The applicant submitted a landscape plan prepared by Reece, Hoopes & Fincher. The only tree deemed worthy of saving was located at the corner of Cumming Street and Cricket Lane. However, the City asked the property owner to remove the tree because it blocked sight lines for vehicles turning onto Cumming Street from Cricket Lane. Proposed landscape material consists primarily of native trees and shrubs, which are heritage plants due to their historic availability and utilization. Edging and hardscape are proposed to complement the historic structure and property. A six-foot (6') wall with columns and fencing is proposed around the perimeter of the property. The wall and columns are depicted as white brick and the fencing is black metal.

The applicant's proposed landscape plan was evaluated by the City Arborist. In general, he believes the landscape material selections are representative of species historically used in the south. The proposed landscape plan would complement the historic house and create spaces for outdoor enjoyment.

## **BUILDING ELEVATIONS**

The proposed building elevations depict retention of the front façade of the structure with the roof being replaced with asphalt shingles. Existing doors and windows are proposed to be removed and replaced with matching windows and frame per current energy codes. Siding, shutters and cedar shakes will be replaced with the same design. Architectural details will be preserved, including replicating the design on the cedar shakes, architectural asphalt shingles, and porch and porch columns. A rear addition that was likely constructed in the 1970's will be demolished and re-built.

A new two (2) story garage addition is proposed on the east side of the historic structure and includes architectural details that are compatible with the original form of the historic structure. The garage addition would accommodate a four (4)-car garage with living space above. Roof gables will match the existing historic structure.

The City's Downtown Consultant reviewed the applicant's proposal and generally believes that the proposed renovations and additions are in keeping with the historical style of the existing house. Minor comments were provided to the applicant, including notes about using appropriate historical roof eave returns (front porch and cabana), create outside corner break in wall plane, use of roof gable elements, and appropriate door design (garage addition). If approved, the applicant should address the comments provided by the Downtown Consultant.

## **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.

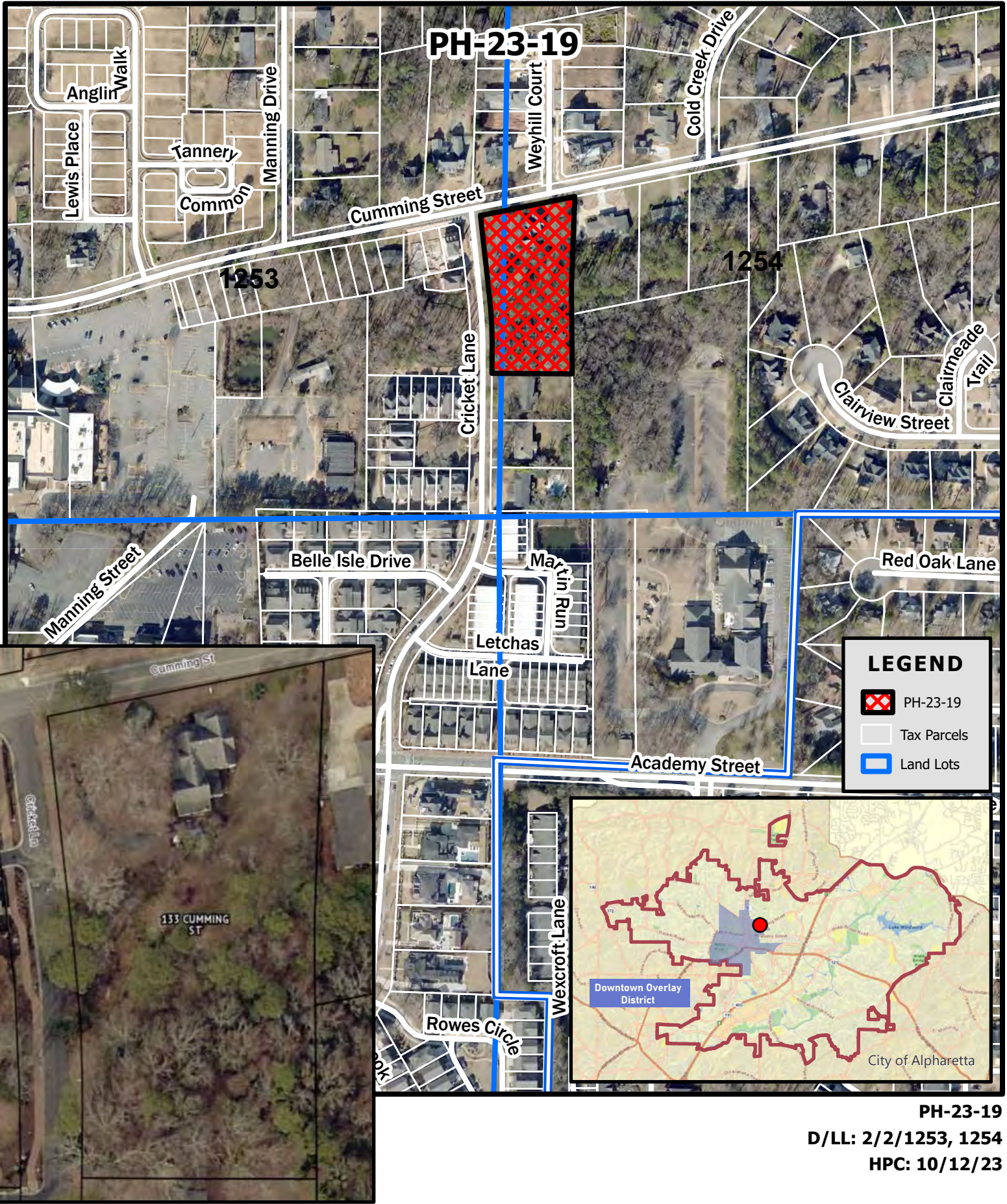
*Staff Response: The applicant proposes to use the structure as a private residence, which is consistent with the historical use of the structure. In addition, the historic character of the property and structure will be retained and preserved. The proposed additions and pool and cabana will complement the original home. Demolition is limited to a rear addition that is not historic and alteration of architectural details is limited to the removal and replacement of roof shingles, windows and doors, shutters, siding and cedar shakes. Replacement materials will have the same look as the original materials.*

## **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 of the historic structure would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. Demolition is limited to a rear addition that is not historic and alteration of architectural details is limited to the removal and replacement of roof shingles, windows and doors, shutters, siding and cedar shakes. The proposed addition and reconstruction of the rear addition will complement the original structure.

## **IV. ATTACHMENTS:**

- Aerial Map
- Location Map
- Exhibit A - Renderings
- Downtown Consultant Comments
- Application



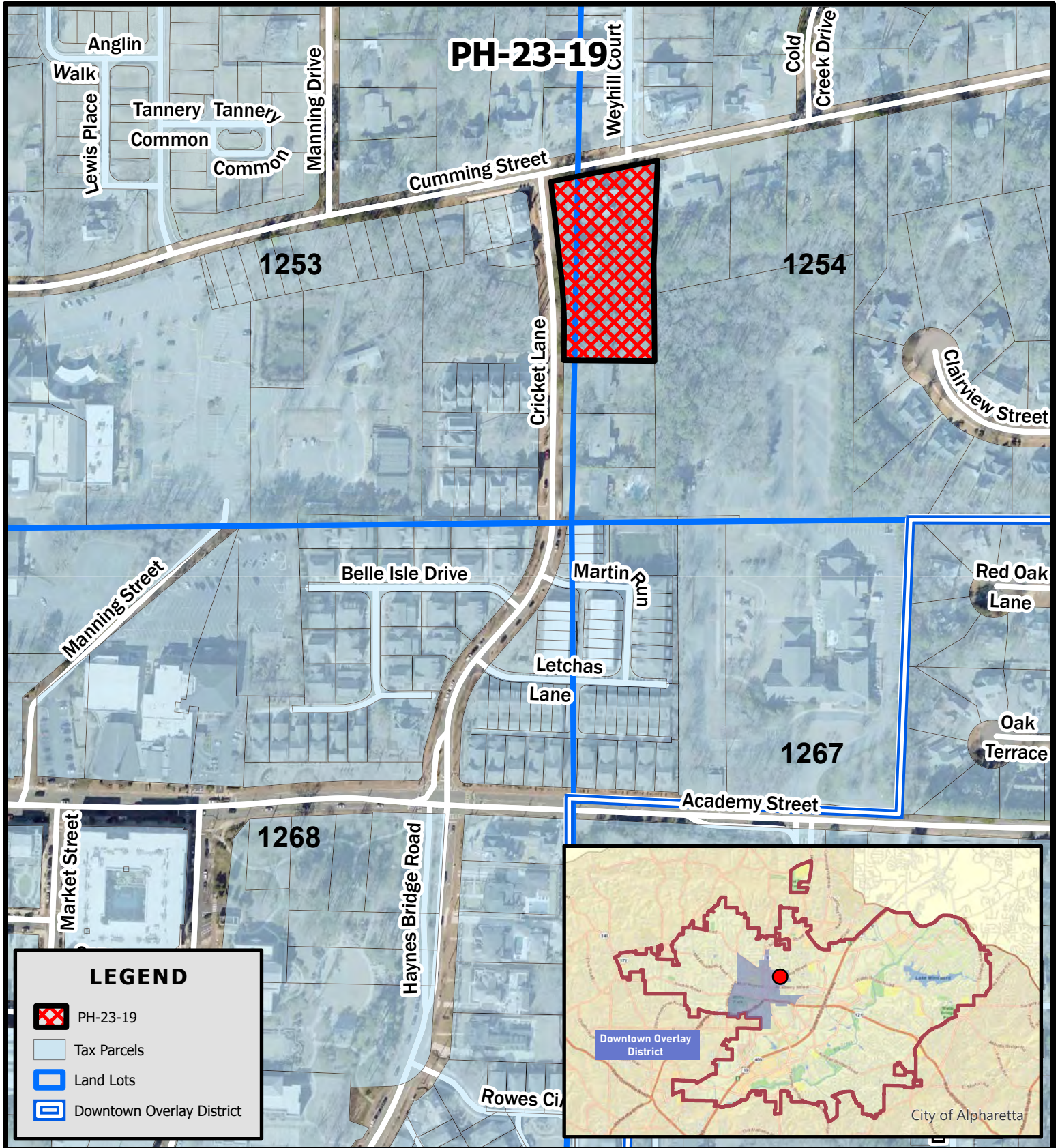
PH-23-19

D/LL: 2/2/1253, 1254

HPC: 10/12/23

**Aerial Map**  
**Gardner House**  
**Certificate of Appropriateness**  
**133 Cumming Street**





**Location Map**  
**Gardner House**  
**Certificate of Appropriateness**  
**133 Cumming Street**

















White Dove  
OC-17

White Dove (OC-17) siding and painted brick  
fence



woodlawn blue  
HC-147

Woodlawn Blue (BM-147) shutters and painted  
gate door



Schist stone on water table and porch steps

# Garage Addition - Option with front Porch



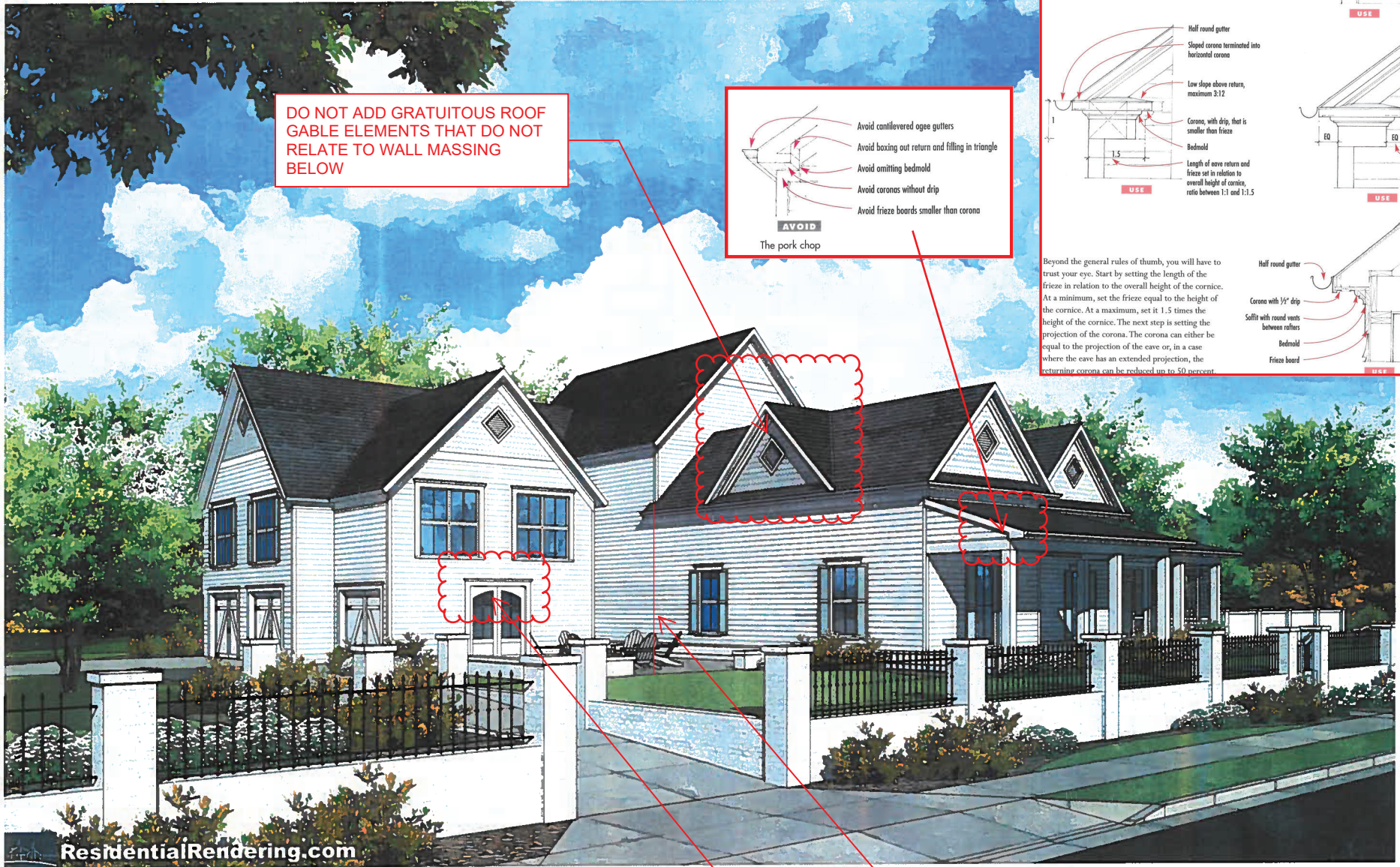
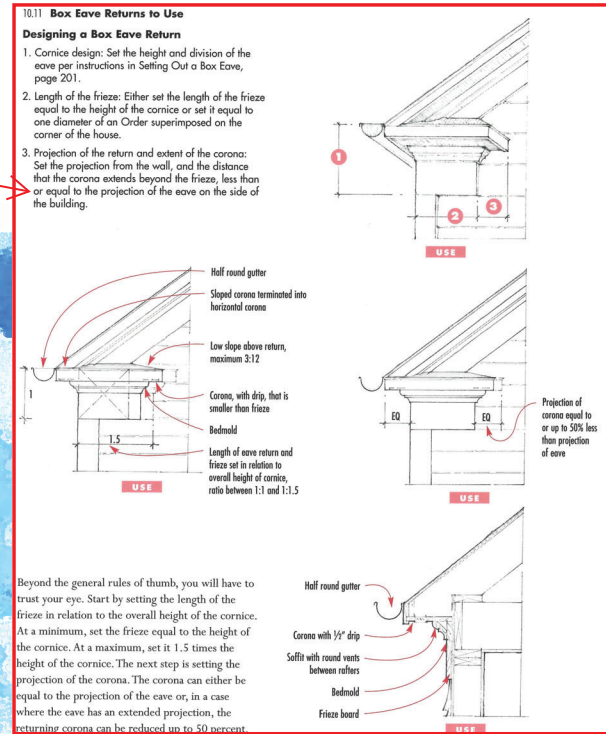
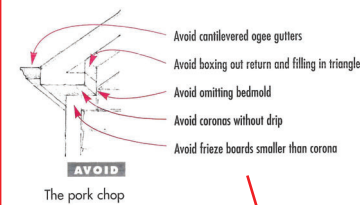






USE APPROPRIATE  
HISTORICAL ROOF EAVE  
RETURNS, SIMILAR TO  
EXISTING STRUCTURE

DO NOT ADD GRATUITOUS ROOF  
GABLE ELEMENTS THAT DO NOT  
RELATE TO WALL MASSING  
BELOW



DO NOT USE SEGMENT TOP ARCHED  
WINDOW LIGHTS IN FLAT TOP DOORS. TOP  
OF DOOR RAIL SHOULD BE PARALLEL TO  
TOP OF WINDOW LIGHT,

CREATE OUTSIDE CORNER BREAK IN WALL PLANE TO  
VISUALLY SUPPORT HIGHER GABLE AND WALL  
MASSING ABOVE. WALL CORNER SHOULD EXTEND  
FROM ROOF EAVES DOWN TO GRADE



Architectural rendering of a two-story house with various annotations and callouts. The house features a gabled roof, a front porch, and a central dormer window. The rendering is annotated with red lines and boxes, indicating areas for improvement or specific design choices.

Annotations and Callouts:

- NO "PORKCHOP" ROOF EAVE RETURNS.** (Pointing to the roofline)
- AGED PARTIAL S OR PILASTERS TO PORCH RETURN P.** (Pointing to the porch columns)
- USE APPR AND LOCAL VENT, SIM SNAPSHOT OVERALL RENDERING** (Pointing to the roofline)
- DO NOT PROPR LIKE WIN WHEN IN ABOVE F BELOW** (Pointing to the porch area)

USE APPROPRIATELY PROPORTIONED DOORS. THESE DOORS ARE TOO WIDE FOR THEIR HEIGHT



# 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):* Certificate of Appropriateness

---

# 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 LaymanTelephone: 770-442-1204Address: 1100 Muirfield Ct.

Suite: \_\_\_\_\_

City AlpharettaState: GAZip: 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.*

- |                                               |                                                                                         |
|-----------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use                                                    |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use                                                |
| <input type="checkbox"/> Variance             | <input type="checkbox"/> Master Plan                                                    |
| <input type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Other Gardner Home - Certificate of Appropriateness |

**Property Owner's Authorized Applicant (if applicable):**Name of Authorized Applicant: Tori YoungTelephone: 678-878-9791Address: 11770 Haynes Bridge Rd.Suite: 205-463City AlpharettaState: GAZip: 30009**So Sworn and Attested:**Owner Signature: Jeffrey L. Layman  
DocuSigned by:  
F08D6D4DE3F3418Date: 8/31/2023**Notary:**Notary Signature: Jewel F YoungDate: 8-31-23

# 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 - Certificate of Appropriateness

## 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: Jeffrey L. Layman  
E08D6D40E3E3418

Date: 8/31/2023



# 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.*

|                                                            |  |
|------------------------------------------------------------|--|
| <u>See attached document of all homeowners within 500'</u> |  |
|                                                            |  |
|                                                            |  |
|                                                            |  |
|                                                            |  |
|                                                            |  |
|                                                            |  |
|                                                            |  |

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.*

- |                                            |                                                        |
|--------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> 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

HOBBOY 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













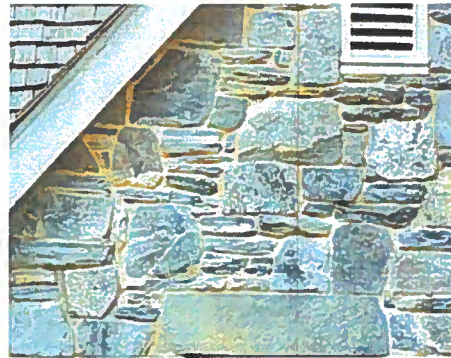
White Dove  
OC-17

White Dove (OC-17) siding and painted brick  
fence



woodlawn blue  
HC-147

Woodlawn Blue (BM-147) shutters and painted  
gate door



Schist stone on water table and porch steps



# Garage Addition - Option with front Porch



## 133 Cumming St. – The Gardner Home

### Overview

The Gardner Home is a two-story wood framed house with a generous front porch that continues to the right side of the house. The one-story front porch is supported by columns on masonry base. The right side of the porch is screened and you enter the front porch via masonry steps.

We proposed to restore the main house and rebuild the rear addition that was initially built in approximately 1970's. We will be building back these areas as well as adding a garage to the left side of the house with living space above. We'll be replacing all existing exterior doors and windows with energy efficient but similar style and size as the existing.

The lot and home have been purchased by Sharon and Jeffrey Layman. They will live in this home upon completion.

- G. Design Standards for Proposed Material Changes. Any material change in appearance to a historic property shall comply with the following minimum standards:
1. Noted.
  2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
    - a. The proportion between the width and height of the proposed alterations must be compatible with any street-facing facade of the existing or original structure.
    - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure.

\*We will be replacing the doors and windows that will be similar in size and look. The front door will go from a single to a double door.
    - c. Any alterations consisting of side additions to a street-facing facade must have a minimum setback of twelve (12) inches from the plane of the existing street-facing facade, and any associated roofline must have a minimum setback of twelve (12) inches from the existing roof line.

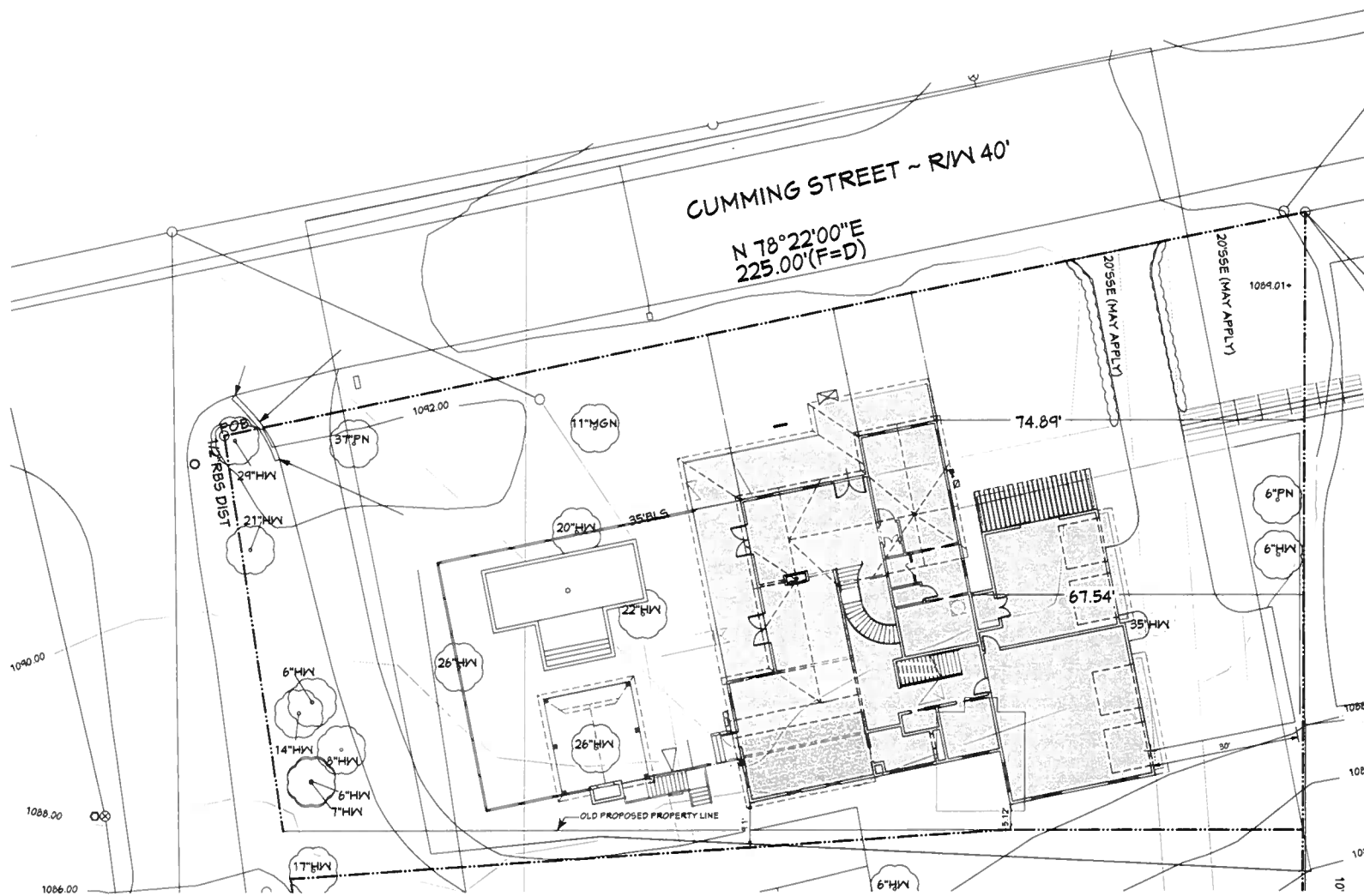
\*We will be adding an addition to the left side of the original home. It will be a 4-car garage with living above. Garage roof gables will match existing historic home gables.
    - d. n/a
  3. Height and Roof Shapes. The height of the proposed alterations must be compatible with the existing building or structure. The design of the roof and any dormers must be compatible with the existing roof and dormers. Any alterations must preserve the existing or original roof ridge, roof pitch and overhangs of the existing or original building or structure and new or altered dormers must be compatible with the typical styles of dormers associated with the original building or structure.

\*The gables will mimic the existing gables and the front roof line of the historic home is not being altered.
  4. Architectural Details.

\*We will preserve the architectural details including replicating the current design on the cedar shake in the eaves, architectural asphalt shingles, and porch and porch columns will be rebuilt similar to original design due to wood rot.
  5. Retention of Original Structure. After completion of the proposed alterations:

- a. Retention of original structure – street facing façade will be retained.
    - 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. We will add an 8' sidewalk along Cumming St. and 6' sidewalk along Cricket Lane as required by the City of Alpharetta. A new landscape plan will be submitted for approval by the HPC after construction commencement and prior to CO for approval.
- H. Understood.





1 ARCHITECTURAL SITE PLAN  
S-1 SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

# SITE PLAN

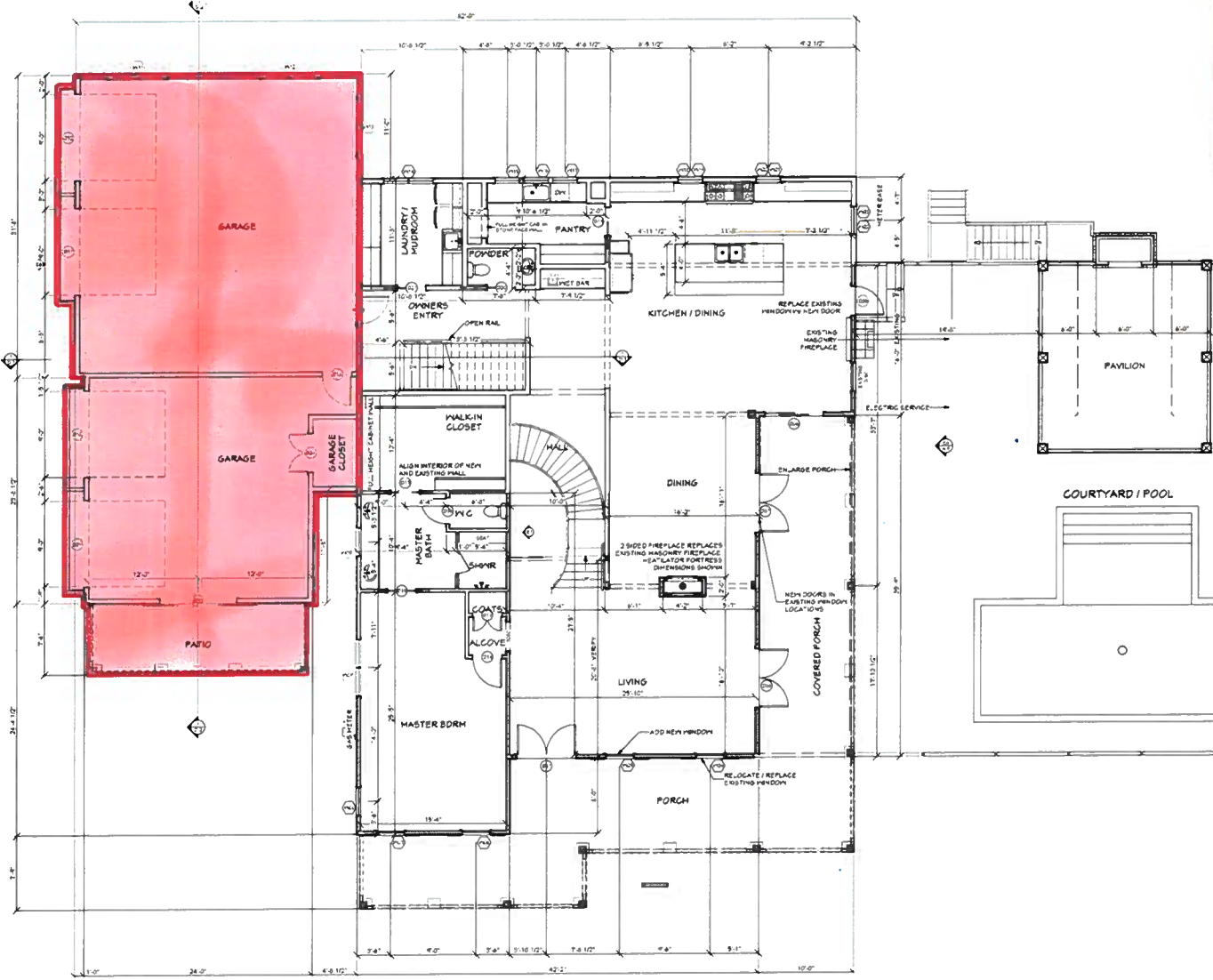
PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

DESIGN / DRAWN BY: BUILDER  
BRUCE ROBERTSON  
OWNER: SHARON & JEFF LAYMAN  
404-764-1432  
BRUCE@BROOKLYNDESIGN.COM  
HISTORIC HOME

RELEASE  
DATE:  
MM-DD-21

PRINT  
DATE:  
4/24/2023

SHEET:  
2 of 21  
S-1



| MAIN FLOOR ROOM SCHEDULE |        |                 |                 |
|--------------------------|--------|-----------------|-----------------|
| NO.                      | SYMBOL | ROOM            | DESCRIPTION     |
| 101                      | 101    | Garage          | Garage          |
| 102                      | 102    | Laundry/Mudroom | Laundry/Mudroom |
| 103                      | 103    | Powder          | Powder          |
| 104                      | 104    | Pantry          | Pantry          |
| 105                      | 105    | Kitchen/Dining  | Kitchen/Dining  |
| 106                      | 106    | Dining          | Dining          |
| 107                      | 107    | Living          | Living          |
| 108                      | 108    | Master Bedroom  | Master Bedroom  |
| 109                      | 109    | Master Bath     | Master Bath     |
| 110                      | 110    | Garage Closet   | Garage Closet   |
| 111                      | 111    | Walk-in Closet  | Walk-in Closet  |
| 112                      | 112    | Alcove          | Alcove          |
| 113                      | 113    | Coats           | Coats           |
| 114                      | 114    | Porch           | Porch           |
| 115                      | 115    | Courtyard/Pool  | Courtyard/Pool  |
| 116                      | 116    | Pavilion        | Pavilion        |

1 PROPOSED MAIN FLOOR PLAN  
A-4 SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

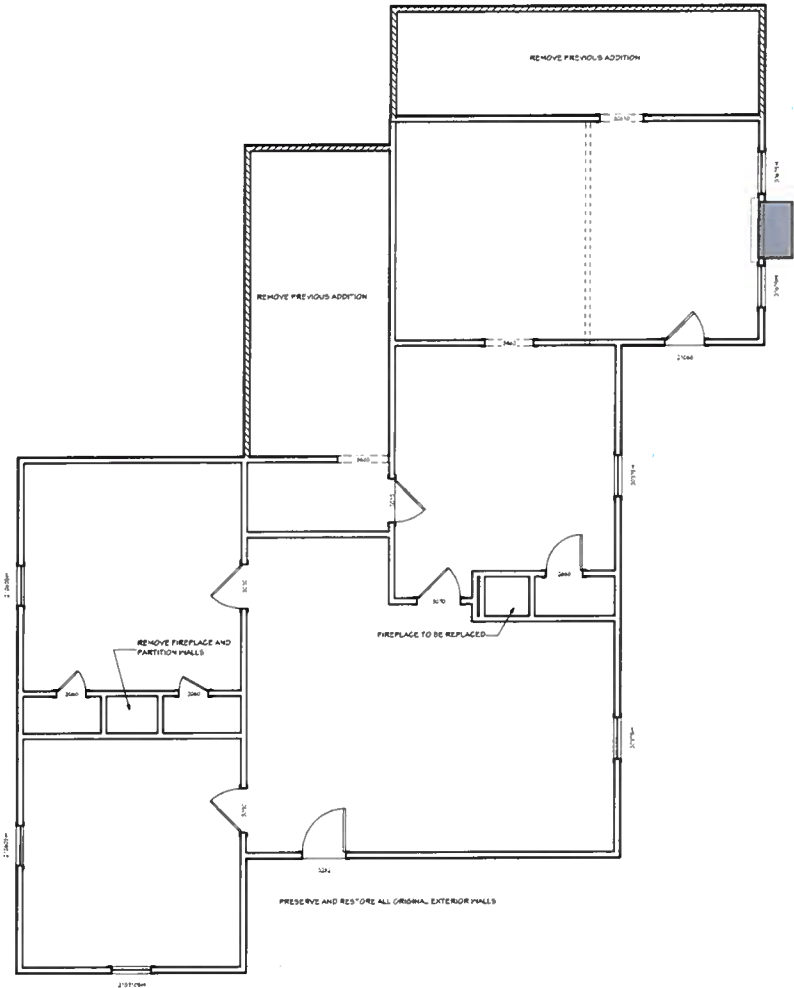
# MAIN FLOOR PLAN

PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30004

DESIGN/DRAWN BY: BUILDER  
BRUCE ROBERTSON  
CUSTOMER: LAYMAN  
404-764-1412  
BROOKHOLM@GMAIL.COM  
HISTORIC HOME

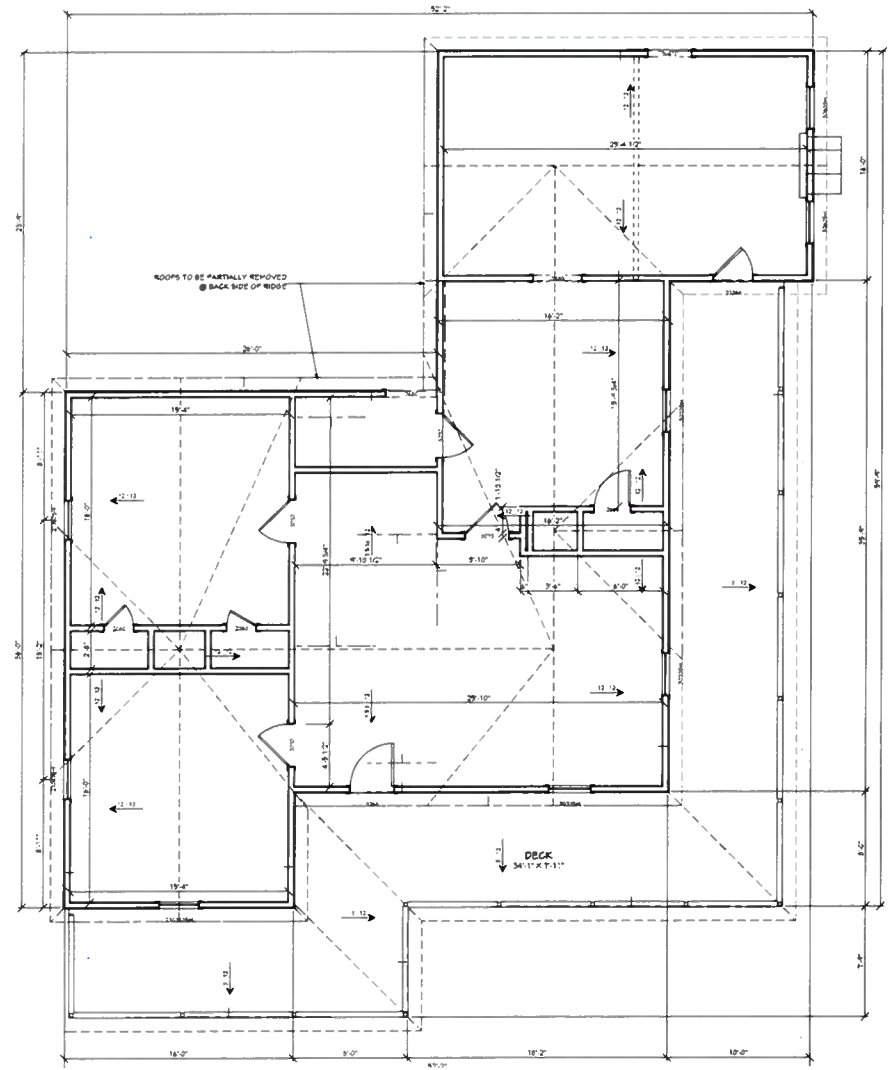
RELEASE  
DATE:  
MM-DD-21  
PRINT  
DATE:  
4/24/2023

SHEET:  
7 of 21  
A-4



**1**  
**A-1** **DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**VERIFY ALL EXISTING HOUSE DIMENSIONS  
AFTER DEMOLITION AND BEFORE STARTING  
NEW CONSTRUCTION.**



**2**  
**A-1** **EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY**

**AS-BUILT PLAN**

**PROJECT DESCRIPTION:**  
**SHARON & JEFF LAYMAN**  
**HISTORIC HOME PROJECT**  
**133 CUMMING STREET**  
**ALPHARETTA, GA 30004**

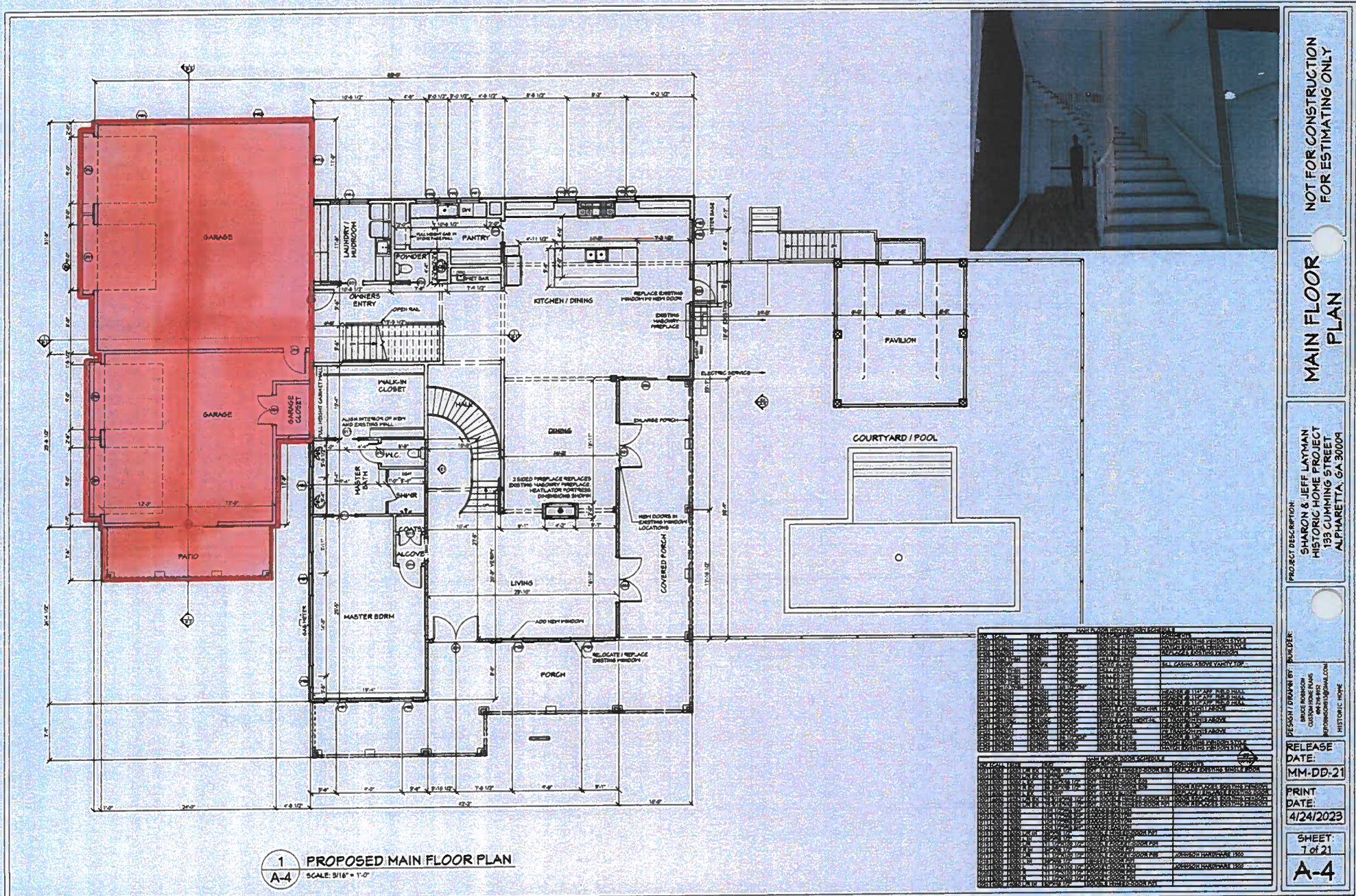
**DESIGN / DRAWN BY:** **BUILDER**  
**BRUCE JOHNSON**  
**OWNER:** **SHARON & JEFF LAYMAN**  
**BRUCEJOHNSON@GMAIL.COM**  
**HISTORIC HOME**

**RELEASE DATE:**  
**MM-DD-21**

**PRINT DATE:**  
**4/24/2023**

**SHEET:**  
**3 of 21**  
**A-1**





NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

# MAIN FLOOR PLAN

PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

DESIGN / DRAWN BY: BRUCE KOSKOFF  
CHECKED BY: JEFF LAYMAN  
DATE: 04-14-2023  
INFO@BRUCEKOSKOFF.COM  
HISTORIC HOME

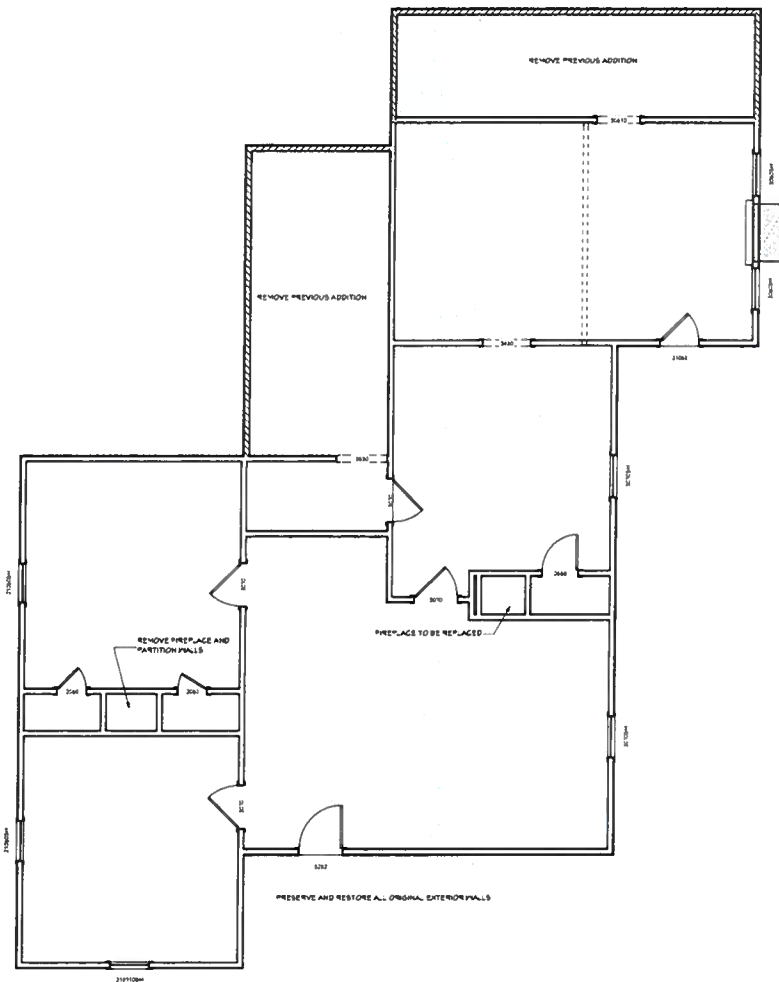
RELEASE DATE:  
MM-DD-YY  
4-24-23

PRINT DATE:  
4/24/2023

SHEET:  
1 of 21  
A-4

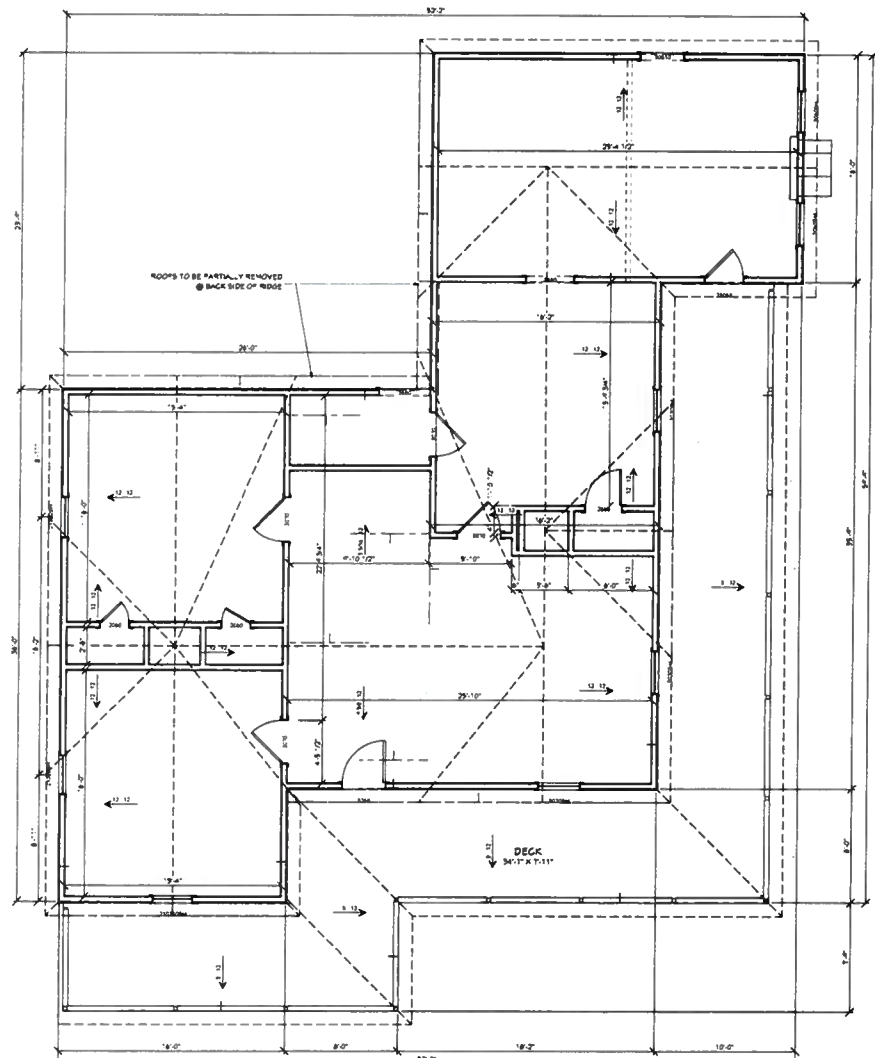
| NO. | DESCRIPTION | QTY | UNIT    | PRICE | TOTAL |
|-----|-------------|-----|---------|-------|-------|
| 1   | CEILING     | 1   | sq. ft. | 1.00  | 1.00  |
| 2   | FLOOR       | 1   | sq. ft. | 1.00  | 1.00  |
| 3   | WALL        | 1   | sq. ft. | 1.00  | 1.00  |
| 4   | DOOR        | 1   | each    | 1.00  | 1.00  |
| 5   | WINDOW      | 1   | each    | 1.00  | 1.00  |
| 6   | STAIR       | 1   | each    | 1.00  | 1.00  |
| 7   | BATH        | 1   | each    | 1.00  | 1.00  |
| 8   | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 9   | DINING      | 1   | each    | 1.00  | 1.00  |
| 10  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 11  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 12  | BATH        | 1   | each    | 1.00  | 1.00  |
| 13  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 14  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 15  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 16  | POOL        | 1   | each    | 1.00  | 1.00  |
| 17  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 18  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 19  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 20  | ENTRY       | 1   | each    | 1.00  | 1.00  |
| 21  | HALL        | 1   | each    | 1.00  | 1.00  |
| 22  | STAIR       | 1   | each    | 1.00  | 1.00  |
| 23  | BATH        | 1   | each    | 1.00  | 1.00  |
| 24  | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 25  | DINING      | 1   | each    | 1.00  | 1.00  |
| 26  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 27  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 28  | BATH        | 1   | each    | 1.00  | 1.00  |
| 29  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 30  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 31  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 32  | POOL        | 1   | each    | 1.00  | 1.00  |
| 33  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 34  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 35  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 36  | ENTRY       | 1   | each    | 1.00  | 1.00  |
| 37  | HALL        | 1   | each    | 1.00  | 1.00  |
| 38  | STAIR       | 1   | each    | 1.00  | 1.00  |
| 39  | BATH        | 1   | each    | 1.00  | 1.00  |
| 40  | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 41  | DINING      | 1   | each    | 1.00  | 1.00  |
| 42  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 43  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 44  | BATH        | 1   | each    | 1.00  | 1.00  |
| 45  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 46  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 47  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 48  | POOL        | 1   | each    | 1.00  | 1.00  |
| 49  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 50  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 51  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 52  | ENTRY       | 1   | each    | 1.00  | 1.00  |
| 53  | HALL        | 1   | each    | 1.00  | 1.00  |
| 54  | STAIR       | 1   | each    | 1.00  | 1.00  |
| 55  | BATH        | 1   | each    | 1.00  | 1.00  |
| 56  | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 57  | DINING      | 1   | each    | 1.00  | 1.00  |
| 58  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 59  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 60  | BATH        | 1   | each    | 1.00  | 1.00  |
| 61  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 62  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 63  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 64  | POOL        | 1   | each    | 1.00  | 1.00  |
| 65  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 66  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 67  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 68  | ENTRY       | 1   | each    | 1.00  | 1.00  |
| 69  | HALL        | 1   | each    | 1.00  | 1.00  |
| 70  | STAIR       | 1   | each    | 1.00  | 1.00  |
| 71  | BATH        | 1   | each    | 1.00  | 1.00  |
| 72  | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 73  | DINING      | 1   | each    | 1.00  | 1.00  |
| 74  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 75  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 76  | BATH        | 1   | each    | 1.00  | 1.00  |
| 77  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 78  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 79  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 80  | POOL        | 1   | each    | 1.00  | 1.00  |
| 81  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 82  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 83  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 84  | ENTRY       | 1   | each    | 1.00  | 1.00  |
| 85  | HALL        | 1   | each    | 1.00  | 1.00  |
| 86  | STAIR       | 1   | each    | 1.00  | 1.00  |
| 87  | BATH        | 1   | each    | 1.00  | 1.00  |
| 88  | KITCHEN     | 1   | each    | 1.00  | 1.00  |
| 89  | DINING      | 1   | each    | 1.00  | 1.00  |
| 90  | LIVING      | 1   | each    | 1.00  | 1.00  |
| 91  | BEDROOM     | 1   | each    | 1.00  | 1.00  |
| 92  | BATH        | 1   | each    | 1.00  | 1.00  |
| 93  | CLOSET      | 1   | each    | 1.00  | 1.00  |
| 94  | PORCH       | 1   | each    | 1.00  | 1.00  |
| 95  | COURTYARD   | 1   | each    | 1.00  | 1.00  |
| 96  | POOL        | 1   | each    | 1.00  | 1.00  |
| 97  | PAVILION    | 1   | each    | 1.00  | 1.00  |
| 98  | GARAGE      | 1   | each    | 1.00  | 1.00  |
| 99  | PATIO       | 1   | each    | 1.00  | 1.00  |
| 100 | ENTRY       | 1   | each    | 1.00  | 1.00  |





1  
A-1 DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

VERIFY ALL EXISTING HOUSE DIMENSIONS  
AFTER DEMOLITION AND BEFORE STARTING  
NEW CONSTRUCTION.



2  
A-1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

## AS-BUILT PLAN

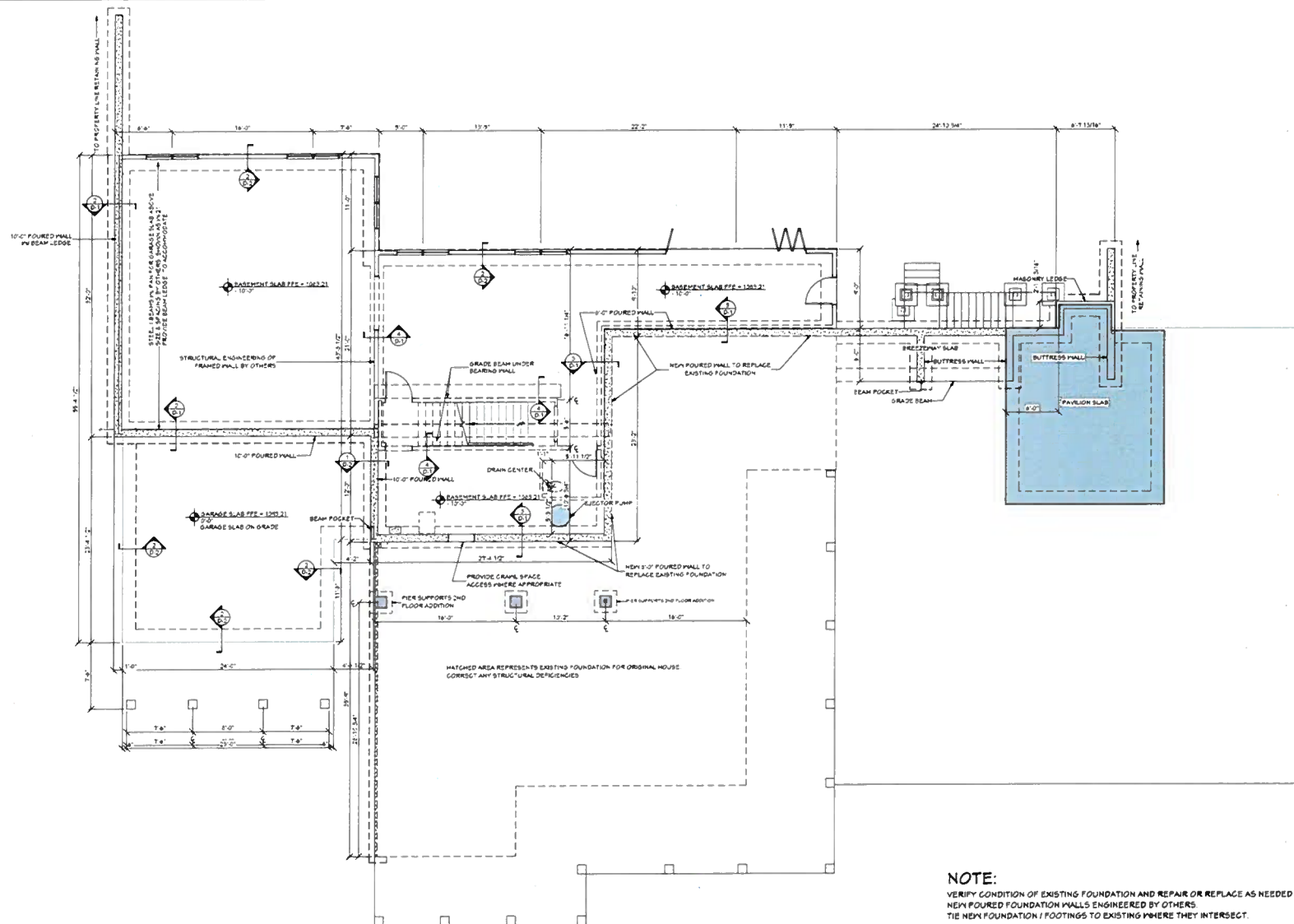
PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30004

DESIGN DRAWN BY: BUILDER  
BRUCE ROBINSON  
CUSTOM HOME PLANS  
404.242.8113  
BRUCE@CUSTOMHOMES.COM  
HISTORIC HOME

RELEASE  
DATE:  
MM-DD-21

PRINT  
DATE:  
4/24/2023

SHEET:  
3 of 21  
A-1



**NOTE:**  
 VERIFY CONDITION OF EXISTING FOUNDATION AND REPAIR OR REPLACE AS NEEDED  
 NEW POURED FOUNDATION WALLS ENGINEERED BY OTHERS  
 TIE NEW FOUNDATION / FOOTINGS TO EXISTING WHERE THEY INTERSECT.

**1**  
**A-2** **FOUNDATION PLAN**  
 SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION  
 FOR ESTIMATING ONLY

# FOUNDATION

**PROJECT DESCRIPTION:**  
 SHARON & JEFF LAYMAN  
 HISTORIC HOME PROJECT  
 133 CUMMING STREET  
 ALPHARETTA, GA 30009

**DESIGN / DRAWN BY:** BUILDER  
 BRUCE BOWEN  
 404-254-1533  
 BOWENBOWEN@GMAIL.COM  
 HISTORIC HOME

**RELEASE DATE:**  
 MM-DD-21

**PRINT DATE:**  
 4/24/2023

**SHEET:**  
 4 of 21  
**A-2**





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**FLOOR PLAN**

**PROJECT DESCRIPTION:**  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

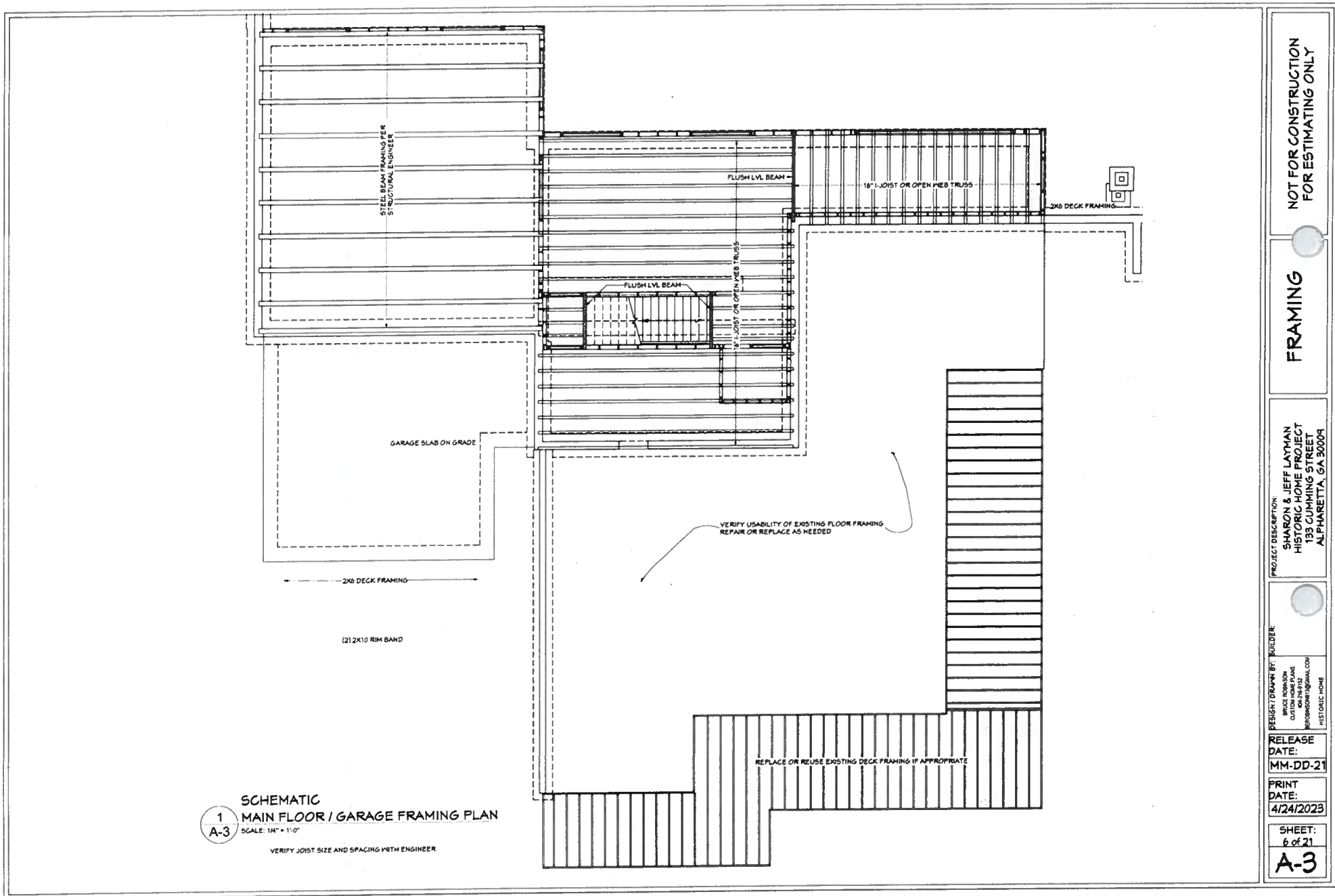
**DESIGN / DRAWN BY:** BRUCE ROBINSON  
CUSTOM HOME PLANS  
404-215-8152  
BRUCE@CSOBS.COM | JG@CMAIL.COM

**HISTORIC HOME**

RELEASE  
DATE:  
MM-DD-21

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DATE:  
4/24/2023

SHEET:  
5 of 21  
A-3



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FOR ESTIMATING ONLY

# FRAMING

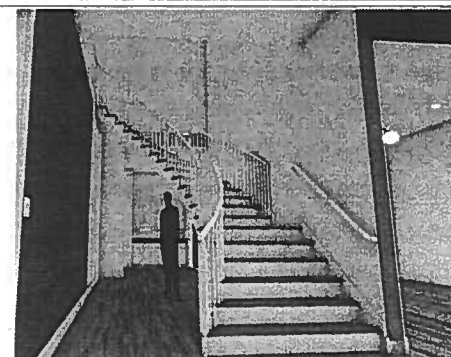
PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

DESIGN DRAWN BY: BUILDER  
BRUCE ROBINSON  
CUSTOMER: SHARON & JEFF LAYMAN  
INFO@ROBINSON133GMAIL.COM  
HISTORIC HOME

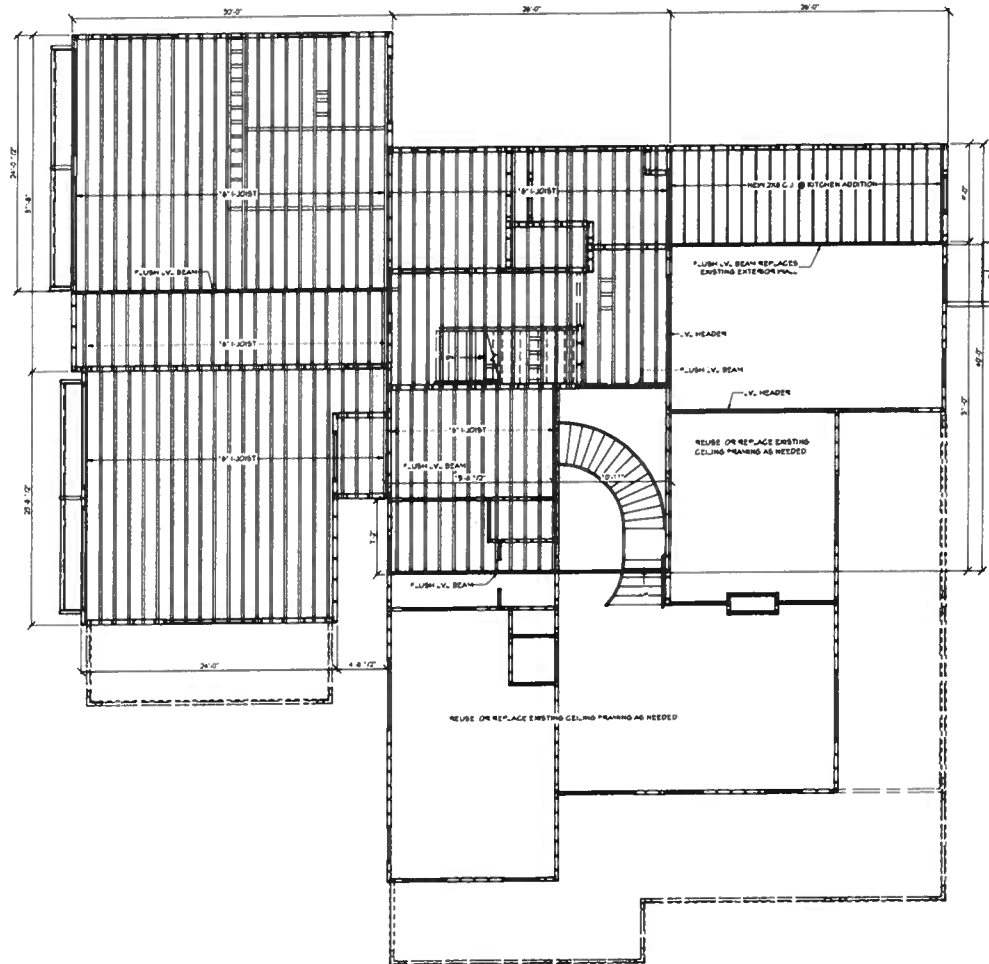
RELEASE  
DATE:  
MM-DD-21

PRINT  
DATE:  
4/24/2023

SHEET:  
6 of 21  
**A-3**







1  
 A-5  
 SCHEMATIC  
 MAIN FLOOR CEILING FRAMING PLAN  
 SCALE: 3/16" = 1'-0"  
 VERIFY JOIST SIZE AND SPACING WITH ENGINEER

NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

## FRAMING

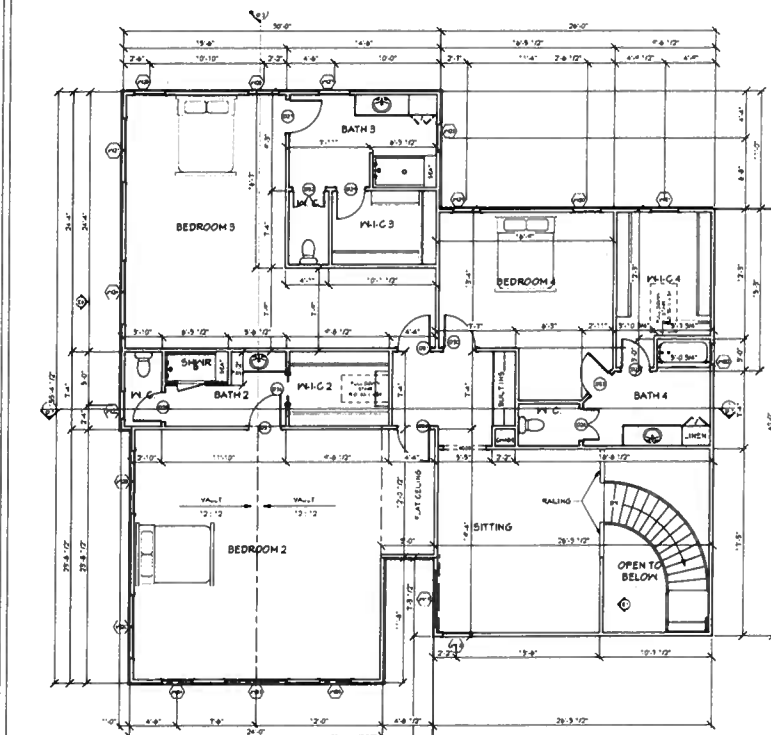
PROJECT DESCRIPTION:  
 SHARON & JEFF LAYMAN  
 HISTORIC HOME PROJECT  
 133 CUMMING STREET  
 ALPHARETTA, GA 30009

PREPARED/DRAWN BY: BUILDERS  
 JEFF LAYMAN  
 SHARON LAYMAN  
 404-244-1112  
 JEFF@HISTORICHOME.COM  
 HISTORIC HOME

RELEASE  
 DATE:  
 MM-DD-21

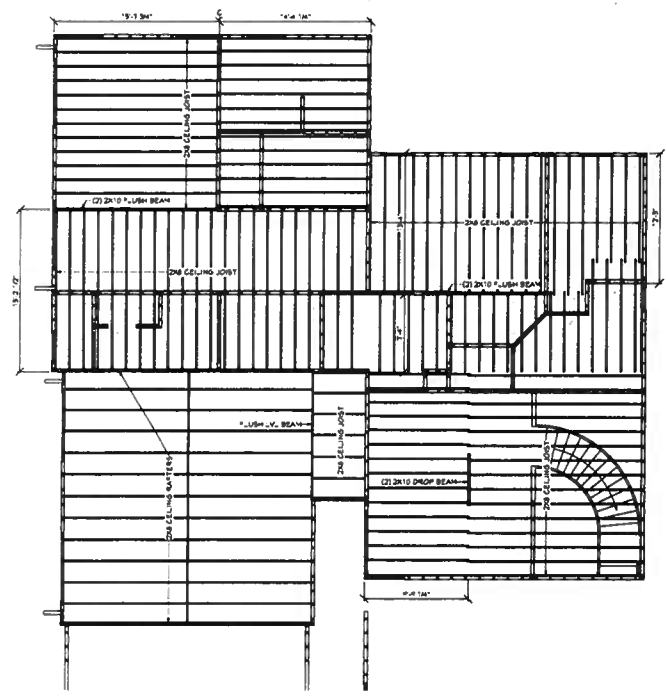
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 8 of 21  
 A-5

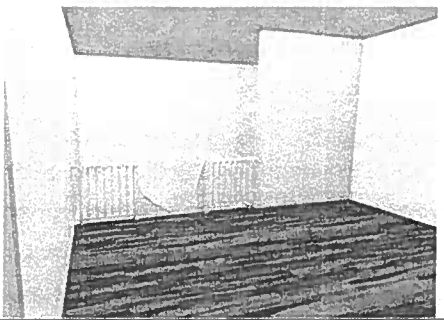


1 2nd FLOOR ADDITION PLAN  
A-6 SCALE: 3/16" = 1'-0"

| NO. | PLAN | DATE    | BY | DESCRIPTION        | REVISIONS |
|-----|------|---------|----|--------------------|-----------|
| 001 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 002 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 003 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 004 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 005 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 006 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 007 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 008 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 009 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 010 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 011 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 012 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 013 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 014 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 015 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 016 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 017 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 018 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 019 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 020 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 021 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 022 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 023 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 024 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 025 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 026 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 027 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 028 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 029 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 030 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 031 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 032 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 033 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 034 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 035 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 036 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 037 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 038 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 039 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 040 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 041 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 042 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 043 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 044 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 045 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 046 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 047 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 048 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 049 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 050 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 051 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 052 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 053 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 054 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 055 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 056 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 057 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 058 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 059 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 060 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 061 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 062 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 063 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 064 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 065 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 066 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 067 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 068 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 069 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 070 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 071 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 072 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 073 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 074 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 075 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 076 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 077 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 078 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 079 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 080 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 081 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 082 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 083 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 084 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 085 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 086 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 087 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 088 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 089 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 090 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 091 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 092 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 093 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 094 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 095 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 096 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 097 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 098 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 099 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |
| 100 | 1000 | 10/1/18 | BR | 2nd FLOOR ADDITION |           |



2 SCHEMATIC  
2nd FLOOR CEILING FRAMING PLAN  
A-6 SCALE: 3/16" = 1'-0"



NOT FOR CONSTRUCTION  
FOR ESTIMATING ONLY

FLOOR PLANS

PROJECT DESCRIPTION:  
SHARON & JEFF LATMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30004

DESIGN / DRAWN BY: BUILDER  
BRUCE ROBINSON  
CUSTOM HOME PLANS  
404-243-8133  
BRUCE@CUSTOMHOMESPLANS.COM  
HISTORIC HOME

RELEASE  
DATE:  
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MM-DD-21

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DATE:  
4/24/2023

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9 of 21  
A-6

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# ROOF PLAN

PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

DESIGN DRAWN BY: BUILDER

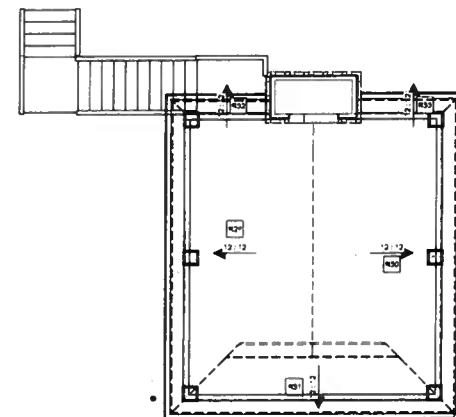
BRUCE ROBINSON  
CUMMINGS  
404-741-8112  
BROOKS@CUMMINGS.COM  
HISTORIC HOME

RELEASE  
DATE:  
MM-DD-21

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DATE:  
4/24/2023

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14 of 21

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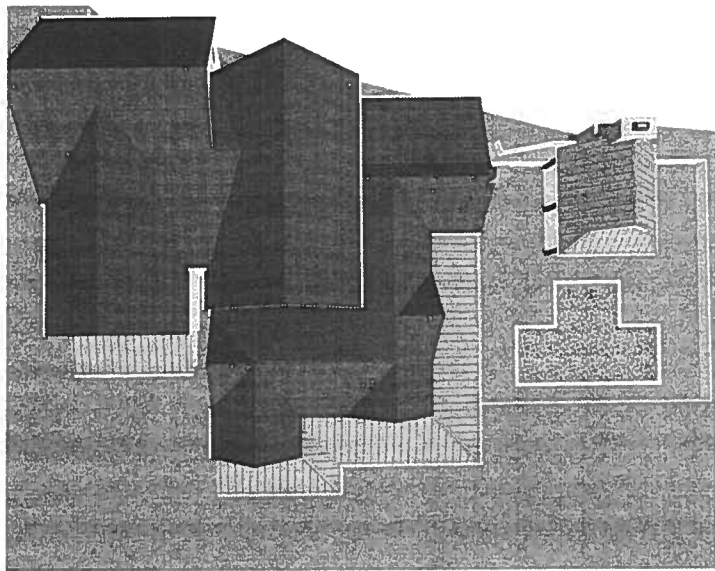


| MAIN FLOOR ROOF PANEL SCHEDULE |         |                        |                      |                             |
|--------------------------------|---------|------------------------|----------------------|-----------------------------|
| NUMBER                         | PITCH   | PROJECTED AREA SQ. FT. | SURFACE AREA SQ. FT. | COMMENTS                    |
| R01                            | 12:12   | 55                     | 71                   | EXISTING HOUSE ROOF         |
| R02                            | 12:12   | 41                     | 51                   | EXISTING HOUSE ROOF         |
| R03                            | 12:12   | 40                     | 51                   | EXISTING HOUSE ROOF         |
| R04                            | 12:12   | 15                     | 22                   | EXISTING ROOF RETURN (FULL) |
| R05                            | 12:12   | 131                    | 165                  | EXISTING HOUSE ROOF         |
| R06                            | 12:12   | 121                    | 150                  | EXISTING HOUSE ROOF         |
| R07                            | 12:12   | 14                     | 30                   | EXISTING ROOF RETURN (FULL) |
| R08                            | 4:56:12 | 186                    | 241                  | EXISTING HOUSE ROOF         |
| R09                            | 12:12   | 48                     | 61                   | EXISTING HOUSE ROOF         |
| R10                            | 12:12   | 132                    | 167                  | EXISTING HOUSE ROOF         |
| R11                            | 12:12   | 14                     | 30                   | EXISTING ROOF RETURN (FULL) |
| R12                            | 12:12   | 41                     | 51                   | EXISTING HOUSE ROOF         |
| R13                            | 12:12   | 40                     | 51                   | EXISTING HOUSE ROOF         |
| R14                            | 12:12   | 15                     | 22                   | EXISTING ROOF RETURN (FULL) |
| R15                            | 12:12   | 148                    | 207                  | EXISTING HOUSE ROOF         |
| R16                            | 12:12   | 131                    | 165                  | EXISTING HOUSE ROOF         |
| R17                            | 12:12   | 101                    | 142                  | EXISTING HOUSE ROOF         |
| R18                            | 2:12    | 404                    | 460                  | EXISTING PORCH ROOF         |
| R19                            | 2:12    | 201                    | 229                  | EXISTING PORCH ROOF         |
| R20                            | 2:12    | 51                     | 91                   | EXISTING PORCH ROOF         |
| R21                            | 2:12    | 174                    | 161                  | EXISTING PORCH ROOF         |
| R22                            | 4:12    | 387                    | 407                  | NEW REAR INSET ROOF         |
| R23                            | 5:6:12  | 224                    | 248                  | NEIGHBARS PLAY ROOF         |
| R24                            | 10:12   | 182                    | 182                  | NEIGHBARS PLAY ROOF         |
| R25                            | 10:12   | 34                     | 35                   | NEIGHBARS PLAY ROOF         |
| R26                            | 5:12    | 205                    | 211                  | PORCH INSET ROOF            |
| R27                            | 12:12   | 86                     | 96                   |                             |
| R28                            | 12:12   | 12                     | 103                  |                             |
| R29                            | 12:12   | 104                    | 260                  | POOL HOUSE ROOF             |
| R30                            | 12:12   | 186                    | 285                  | POOL HOUSE ROOF             |
| R31                            | 12:12   | 72                     | 101                  | POOL HOUSE ROOF             |
| R32                            | 12:12   | 5                      | 7                    | POOL HOUSE ROOF             |
| R33                            | 12:12   | 5                      | 8                    | POOL HOUSE ROOF             |
| TOTALS                         |         | 3006                   | 4874                 |                             |

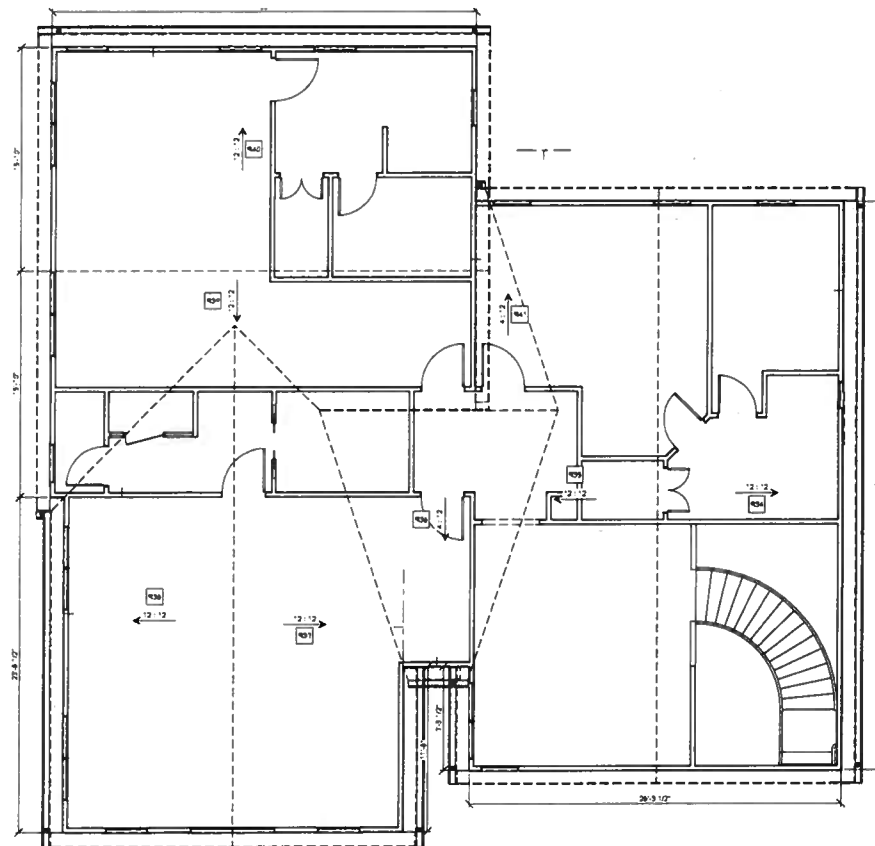
NEW ROOF ON MAIN FLOOR SHOWN SHADED

1 MAIN FLOOR ROOF PLAN  
A-11 SCALE: 1/4" = 1'-0"





2 BIRDS EYE VIEW  
A-12 SCALE: NONE



1 2ND FLOOR ROOF PLAN  
A-12 SCALE: 1/4" = 1'-0"

| 2ND FLOOR ROOF PANEL SCHEDULE |       |                        |                      |
|-------------------------------|-------|------------------------|----------------------|
| NUMBER                        | PITCH | PROJECTED AREA SQ. FT. | SURFACE AREA SQ. FT. |
| R34                           | 12:12 | 540                    | 634                  |
| R35                           | 12:12 | 452                    | 534                  |
| R36                           | 4:12  | 200                    | 210                  |
| R37                           | 12:12 | 346                    | 400                  |
| R38                           | 12:12 | 254                    | 297                  |
| R39                           | 12:12 | 311                    | 364                  |
| R40                           | 12:12 | 330                    | 384                  |
| R41                           | 4:12  | 50                     | 53                   |
| TOTALS:                       |       | 2690                   | 3264                 |

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FOR ESTIMATING ONLY

ROOF PLAN

PROJECT DESCRIPTION:  
SHARON & JEFF LAYMAN  
HISTORIC HOME PROJECT  
133 CUMMING STREET  
ALPHARETTA, GA 30009

DESIGN DRAWN BY: BUILDERS  
HOUSE NUMBER:  
CUSTOM HOME PLANS  
404-248-8132  
HISTORIC HOME

RELEASE  
DATE:  
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DATE:  
4/24/2023

SHEET:  
15 of 21  
A-12



133 CUMMING STREET  
ALPHARETTA, GA

| Revisions |      |         |
|-----------|------|---------|
| No.       | Date | Remarks |
|           |      |         |

|             |           |
|-------------|-----------|
| Project No. |           |
| Date        | 8.02.2023 |
| File Name   |           |
| Scale       | AS SHOWN  |
| Drawn By    | EGJ       |
| Checked By  | SAM       |

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LP-1

