

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name:

JOSH CADY

Telephone:

[REDACTED]

Address:

[REDACTED]

Suite:

City

ALPHARETTA

State:

GA

Zip:

30009

Fax:

Mobile Tel:

[REDACTED]

Email:

Subject Property Information:

Address:

40 CUMMING STREET

Current Zoning:

District:

Section:

Land Lot:

Parcel ID:

Proposed Zoning:

Current Use:

This Application For (Check All That Apply):

Conditional Use

Master Plan Amendment

Exception

Rezoning

Master Plan Review

Variance

Public Hearing

Comprehensive Plan Amendment

Other (Specify): _____

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JOSH + STEPHANIE CADY Telephone: [REDACTED]
Address: [REDACTED] Suite: _____
City ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <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 type="checkbox"/> Other |

Identify Authorized Applicant:

Name of Authorized Applicant: JOSH CADY Telephone: [REDACTED]
Address: [REDACTED] Suite: _____
City ALPHARETTA State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 10-18-22

Notary:

Notary Signature: [Signature] Date: 10/18/22

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 40 CUMMING STREET

Contact Name: JOSH ADY Telephone: 

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.

<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.

Cady Residence

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

9-29-2022

Synopsis

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

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

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

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

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

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

City of Alpharetta

Section 2.9, Historic preservation Incentive Zoning

2.9.7

A.-F. Duly noted.

G. 2. Street Facing Facades

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

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

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

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

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

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

2.d. NA

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

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

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

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

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

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

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

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

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

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

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

2.I.-O. Noted.

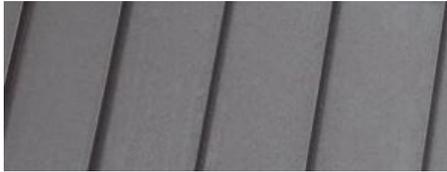
CADY RESIDENCE
LEWIS MANNING HOUSE



ROOF
SLATE



TRIM & STUCCO
BM 2121-10 GRAY



STANDING SEAM METAL
CHARCOAL



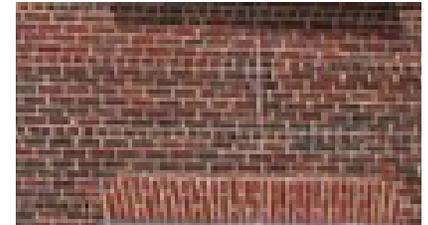
GUTTERS
COPPER



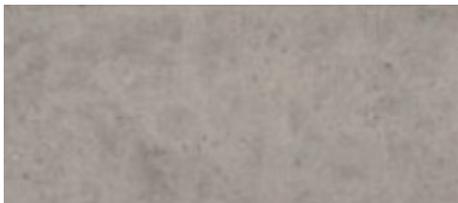
DOOR HARDWARE
EMTEK WILSHIRE SINGLE CYLINDER
KEYED ENTRY HANDLESET FROM THE
CLASSIC BRASS COLLECTION



OTHER:
RECESSED LIGHTING: BLACK, 3" APERTURE



BRICK
CURRENT LEWIS MANNING BRICK



CUT STONE VENEER
CHARCOAL LIMESTONE



WINDOWS AND DOORS
BLACK



ROOF
SLATE



STONE LINTELS
RUSTIC GRANITE



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



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

CADY RESIDENCE STUDIO/GARAGE



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

LEW OLIVER INC.
WHOLE TOWN SOLUTIONS



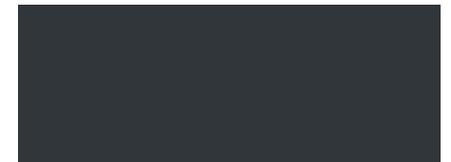
SIDING, TRIM, GARAGE DOORS
BM 212H0 GRAY



GUTTERS
COPPER

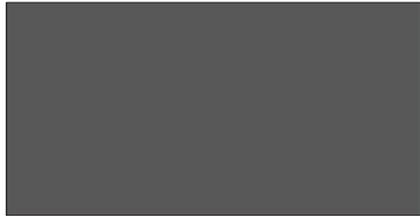


BRICK
SITE RECLAIMED CLAY BRICK

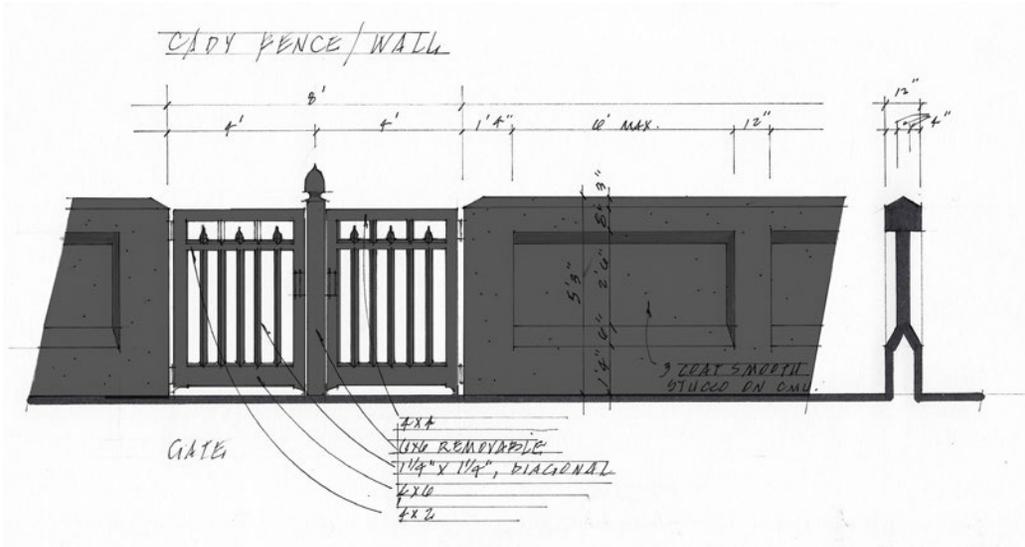


RAISED PANEL DOOR
SW 6992 INKWELL
ALL OTHER DOORS: BLACK

CADY RESIDENCE LANDSCAPE WALL



STUCCO
BM 2121-HO GRAY



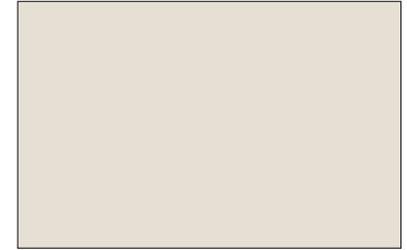
LEW OLIVER INC.
WHOLE TOWN SOLUTIONS

PLANTINGS
JASMINE, CLIMBING VINES, TWIG WORK

CADY RESIDENCE CABANA



CABINETS
BM 2121-60 WHITE DIAMOND



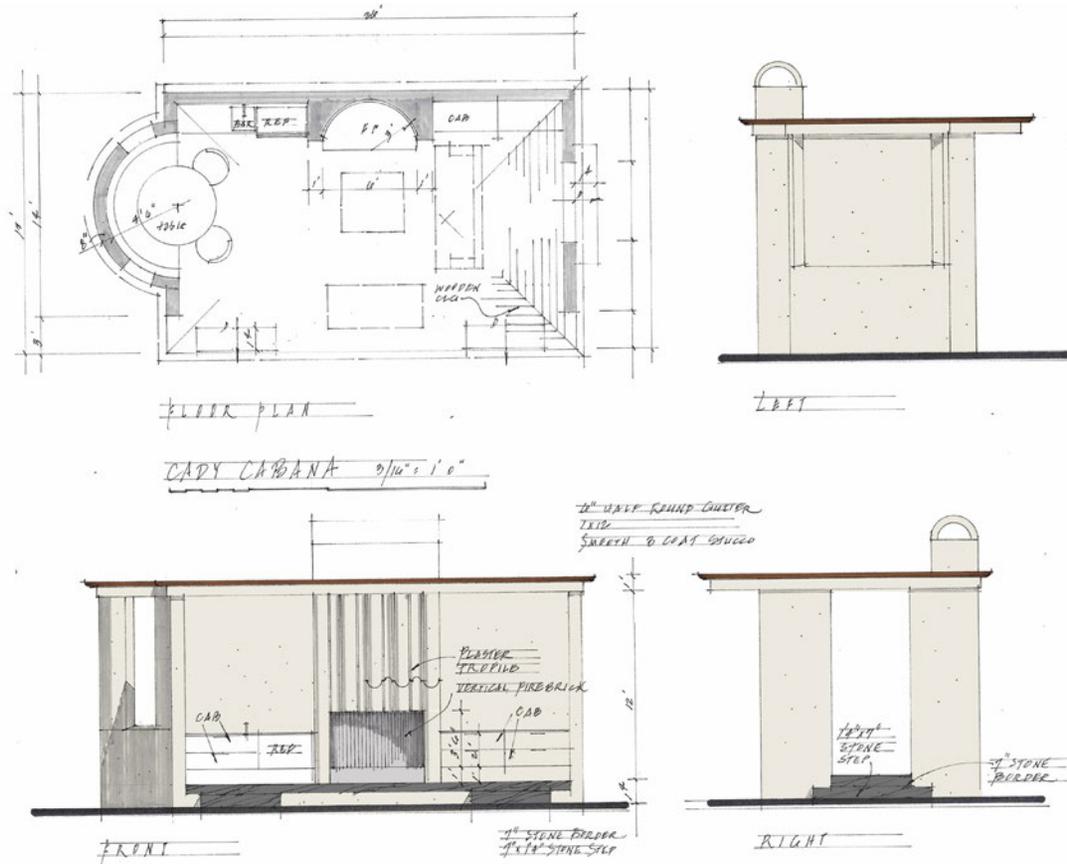
STUCCO
MATCH SW 7042 SHOJI WHITE



FIRE BRICK
WHITE, VERTICAL



WOODEN ACCENTS
ROBI DECKING, BLACK LOCUST

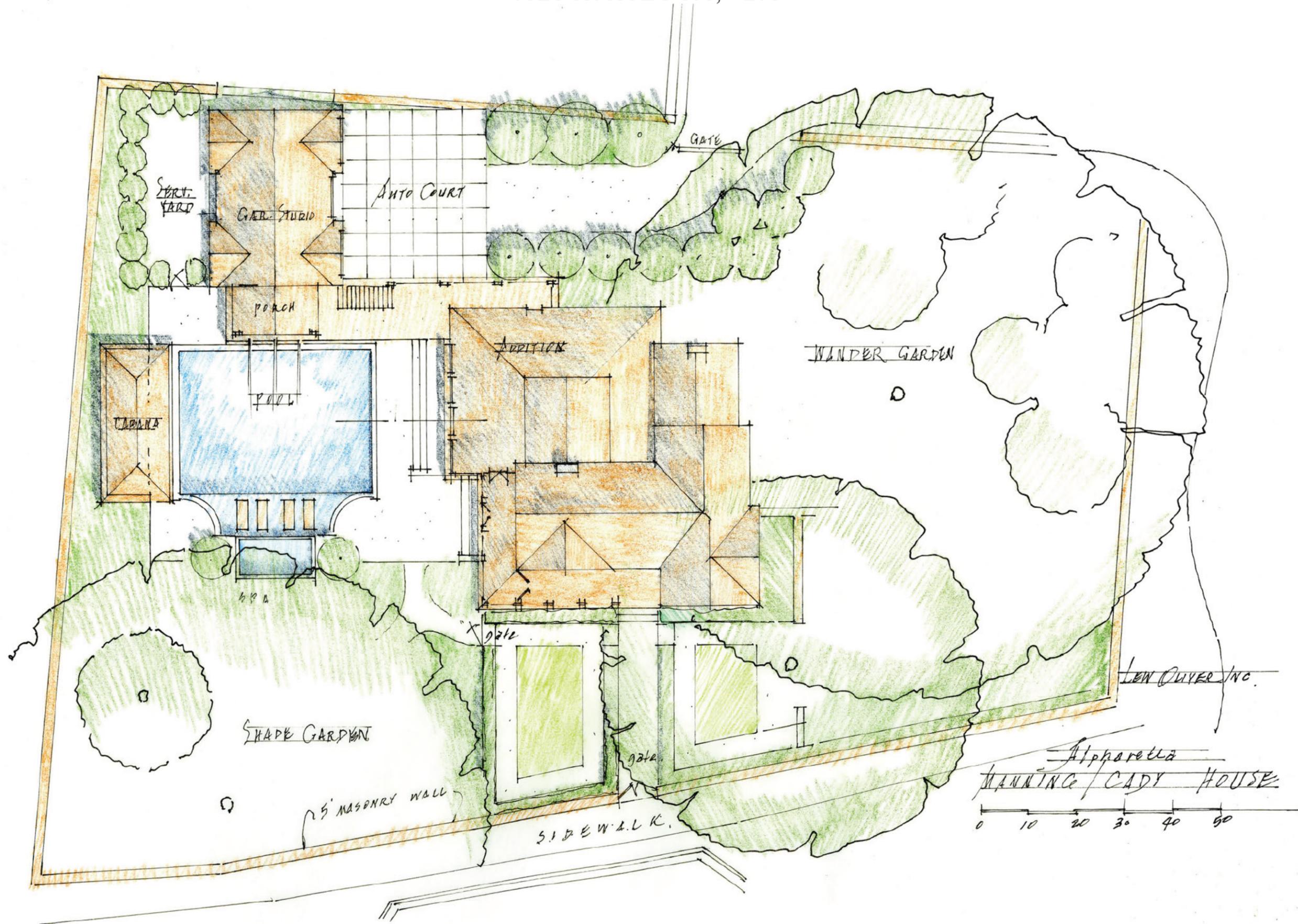


GUTTERS
COPPER

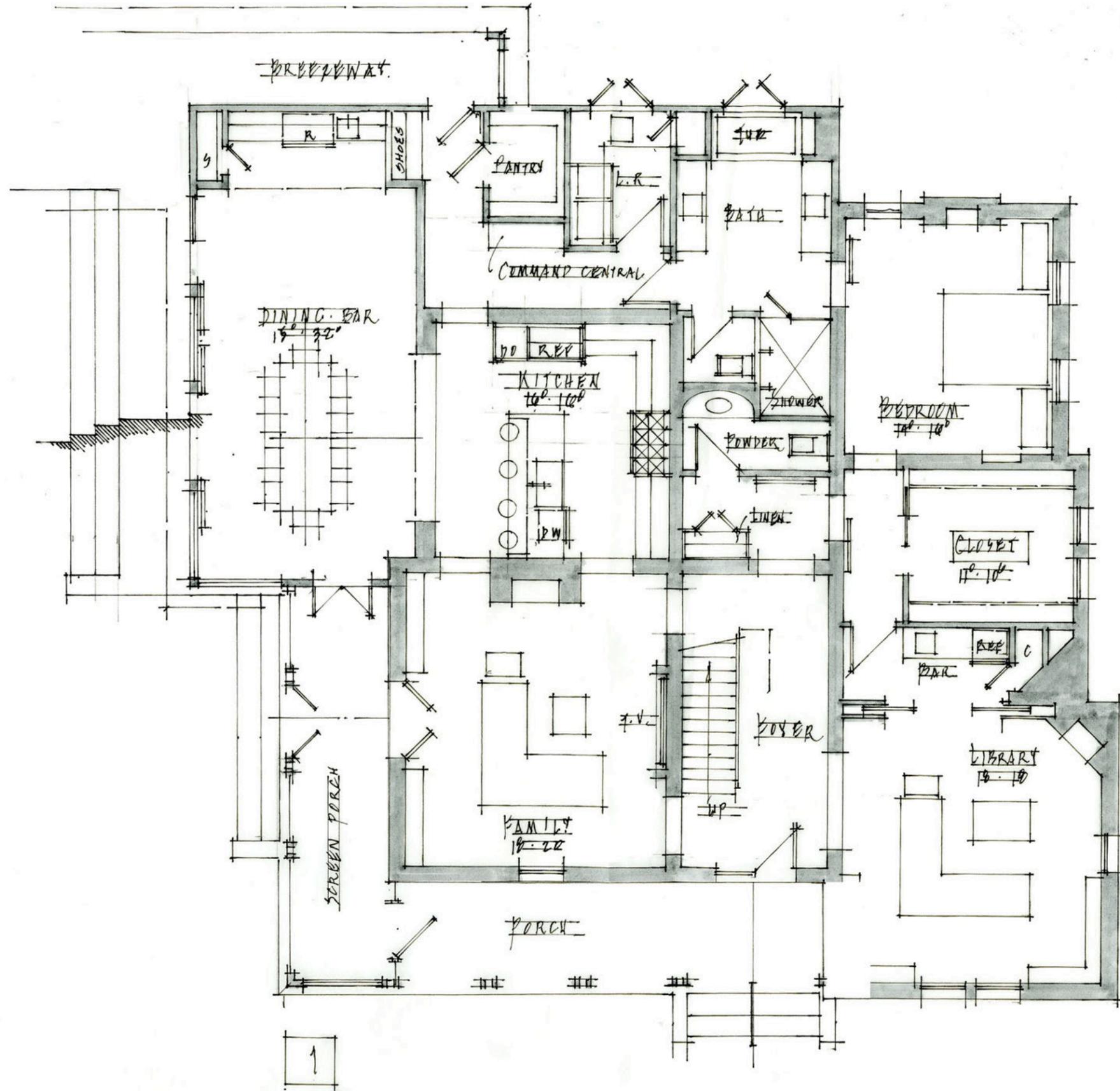


STONE BORDER
CHARCOAL LIMESTONE

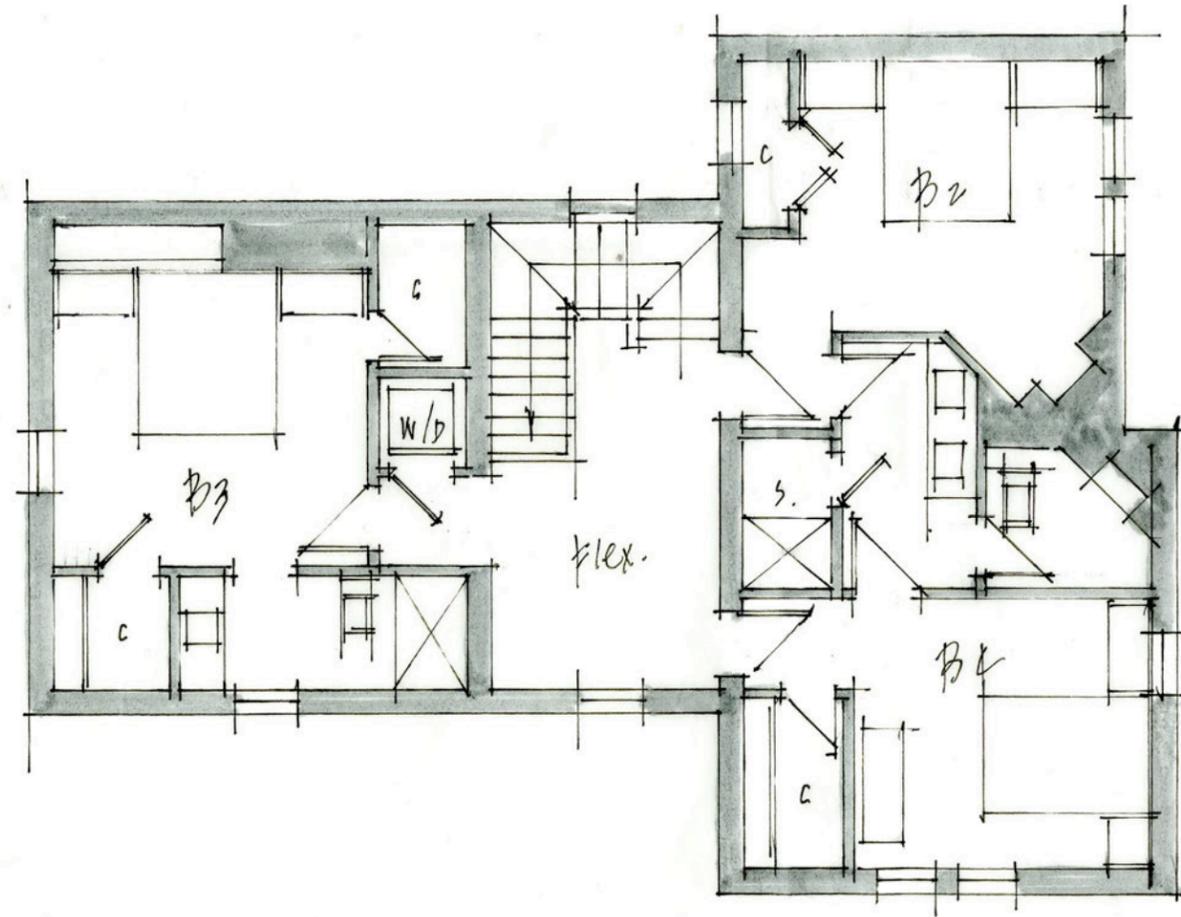
CADY RESIDENCE
ALPHARETTA, GA



CADY RESIDENCE
ALPHARETTA, GA

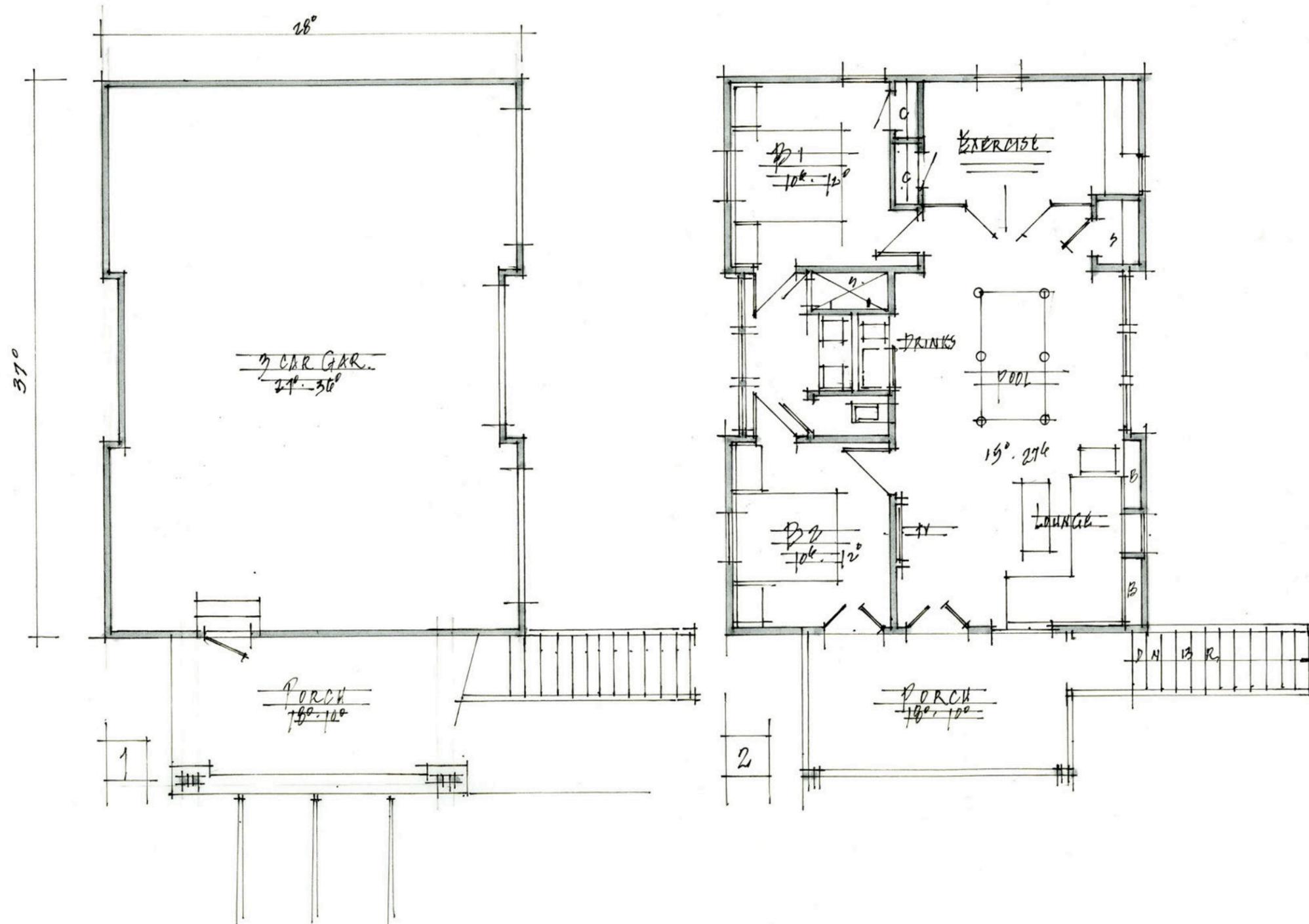


CADY RESIDENCE
ALPHARETTA, GA



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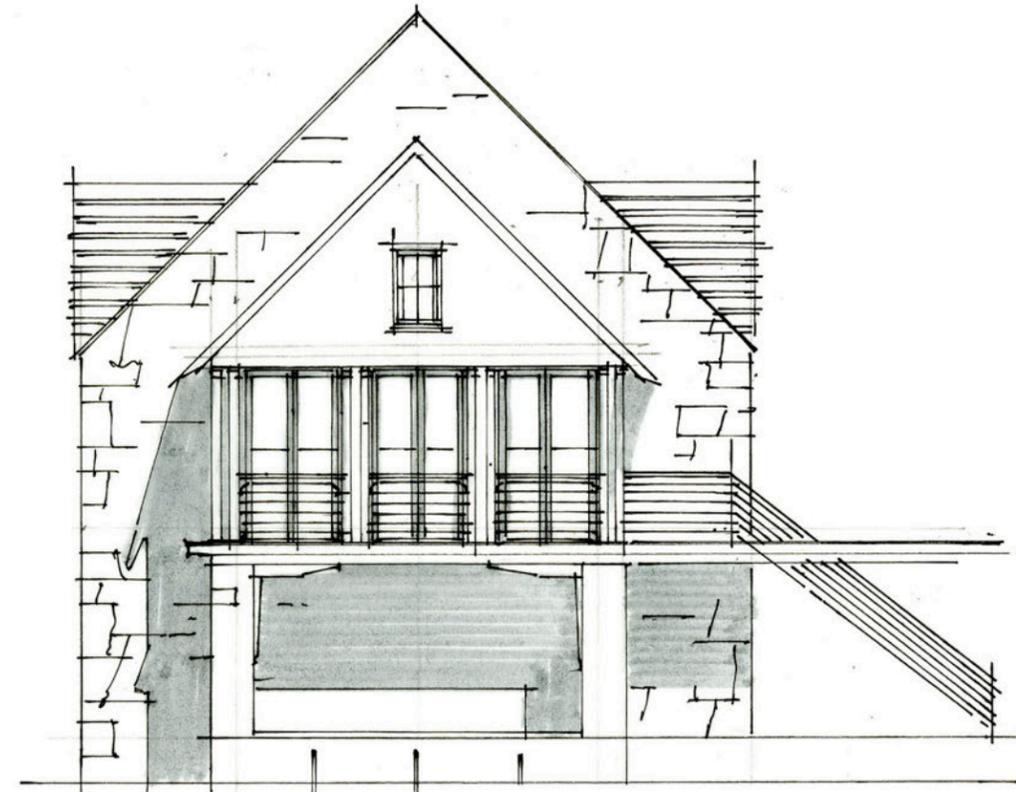
CADY RESIDENCE
ALPHARETTA, GA



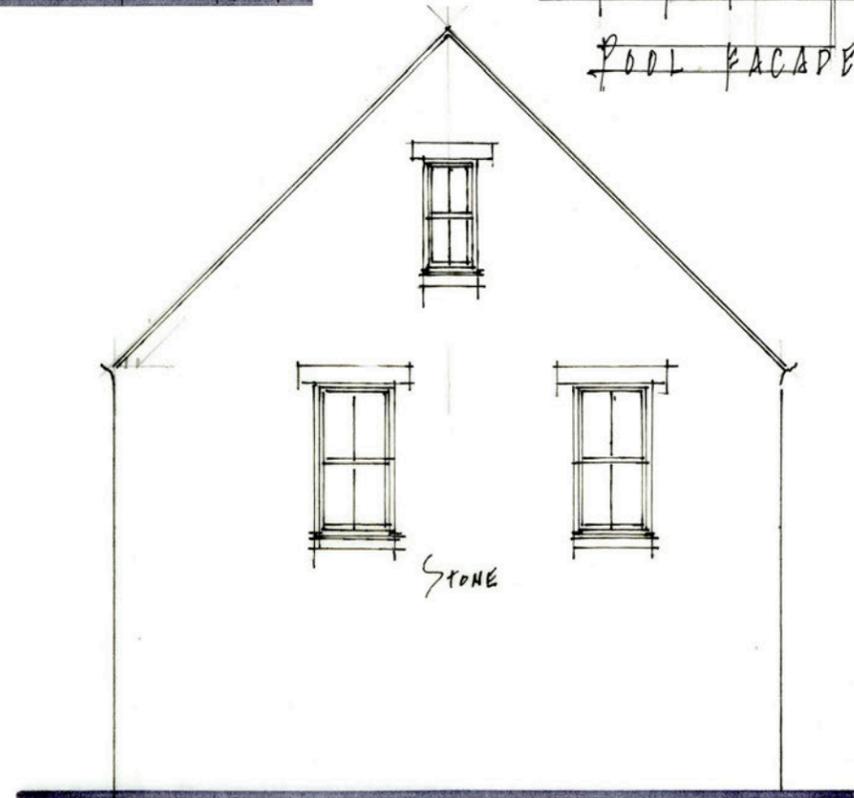
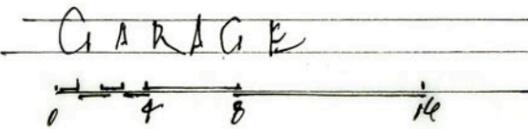
CADY RESIDENCE
ALPHARETTA, GA



GARAGE FRONT



POOL FACADE



RIGHT SIDE

CADY RESIDENCE
ALPHARETTA, GA

