



Property Address: 13560 Cogburn Road, Milton, GA 30004

Request(s): To demolish the existing house on the property.

Applicant: Anita Hilbun/Fr. Reginald Simmons

Type of Review: Final Review of Demolition Plan

Zoning Information:

Zoning District: Agricultural (AG-1)

Total Acreage: 18.28 acres

Existing Use: Community Facility (Church)

Background Information:

The Darracott-Wallice House, proposed to be demolished, was constructed between 1890 and 1899. This house was submitted to the Georgia Historic Resources Registry, but was ultimately not include on the registry. It was, however, included on the City of Milton Historic Survey List. This Vernacular style cottage with Greek revival influences sits on an 18-acre parcel owned by St. Aidan's Episcopal Church. Before the church's ownership of the property, this house was owned by the Darracott family. In 1995, the family sold the house and land to St. Aidan's Episcopal Church. St. Aidan's Church made improvements to the cottage which constituted the third renovations to the structure. This renovation included a new roof, exterior siding, flooring, windows, insulation and fresh paint. Curtis Mills, who is a parishioner, made a significant donation towards the renovations in honor and memory of his good friend, John Wallice, who was killed in the 2001 September 11 World Trade Center bombing. (For more historical information, see the *Brief History of the Darracott-Wallice House, by Hazel Gerber*, included in the application packet.)

On March 12, 2025, Community Development received the DRB application and a Letter of Request from St. Aidan's Episcopal Church (see application packet) to demolish the Darracott-Wallice House because the structure is obstructing the view of the church.

Staff Analysis:

Based on the information provided by the applicant and the staff's due diligence, the house has had major renovations over the years which has impacted the original architecture of the structure. In addition, Staff visited the site to assess the condition of the house and found some exterior elements in poor condition, with signs of deterioration of the foundation and materials. Further, staff noted that the interior hardwood floor shows visible signs of wear, nail holes, and uneven floors. Some sections of the floor have moisture damage, and some squeak when walked upon.

However, given the history of the cottage and its importance to the community, options have been explored to preserve the cottage. Staff reached out to the Milton Historical Society to identify alternatives including other uses and locations to move the structure. Possibilities that were explored included:

1. Donate the cottage to Kings Ridge for use as a clubhouse adjacent to their new athletic fields;

2. Solicit interest from the community to relocate the cottage to a large lot property for use as a guest house;
3. Reach out to specific individuals that have an interest in preservation to relocate the house for commercial or residential purposes.

In pursuit of these efforts, MHS reached out to Kings Ridge and preservationists. They also sent out an email to 788 of their members telling them about the opportunity to acquire the Darracott-Wallice House. Although there was some interest, these efforts did not yield a firm commitment to relocate the cottage.

Conclusion:

The Darracott-Wallice House went through several exterior and interior alterations over the years, resulting in some loss of its historic architectural character. Efforts to preserve the cottage by reaching out to community members interested in owning and relocating the structure have not been successful. The building is no longer in use and restoring and maintaining it would be a costly and labor-intensive process for the church.

Staff Recommendations:

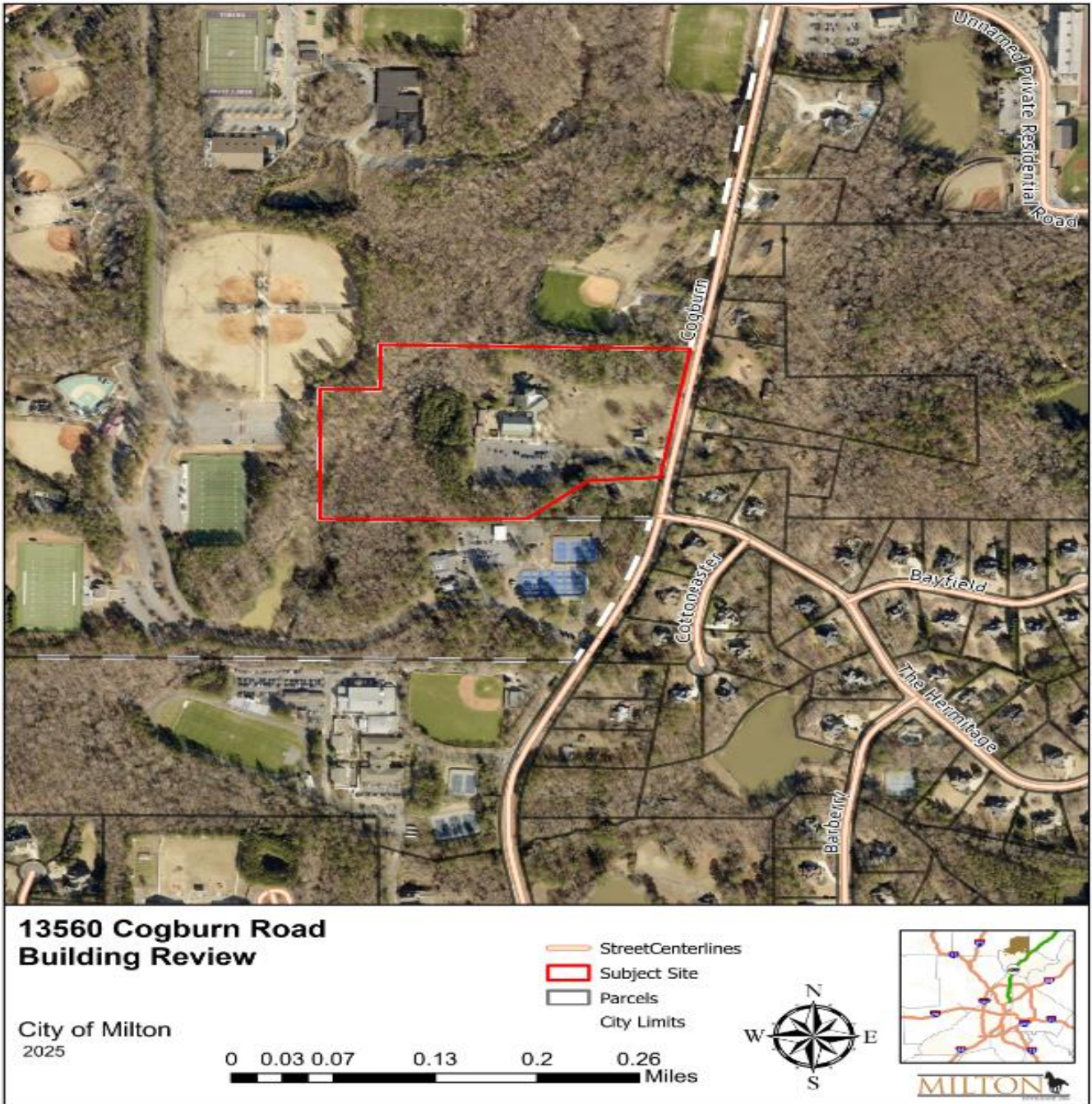
Staff recommends approval of the request for demolition with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:

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Site Map



Demolition Plan Review – 13560 Cogburn Road
Prepared by the Community Development Department for the
Design Review Board Meeting on June 3, 2025