

## DESIGN REVIEW BOARD APPLICATION

MEETING DATE: June 3rd, 2025

TYPE OF REVIEW: FINAL  COURTESY \_\_\_\_\_ CASE # \_\_\_\_\_

### PROJECT INFORMATION

PROJECT NAME: Demolition of cottage

PROJECT ADDRESS: 13560 Cogburn Road Milton, Ga.

OVERLAY/FORM BASED CODE: n/a 3000y

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES \_\_\_\_\_ NO \_\_\_\_\_ n/a

PROJECT TYPE (CHECK ONE):  
SITE/LANDSCAPE \_\_\_\_\_  
BUILDING \_\_\_\_\_  
SALES TRAILER \_\_\_\_\_  
DEMOLITION   
ZONING/USE PERMIT/VARIANCE \_\_\_\_\_  
OTHER (EXPLAIN) \_\_\_\_\_

PROJECT DESCRIPTION: Demolition of cottage in front of church property at 13560 Cogburn Rd Milton, Ga. 3000y

### APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Anita Hilburn or Fr. Reginald Simmonds

COMPANY: St. Aidan's Episcopal Church of Milton, Ga.

ADDRESS: 13560 Cogburn Road, Milton, Ga. 3000y

PHONE: 770 521 0207 FAX: \_\_\_\_\_

EMAIL: office@staidans.org

**APPLICANT'S SIGNATURE:** To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on May 6, 2025 at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)

Applicant: [Signature]

Date 3/17/25

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE





## ST. AIDAN'S EPISCOPAL CHURCH

The Rev. W. Reginald Simmons  
Rector

March 12<sup>th</sup>, 2025

To Whom It May Concern:

This is a formal notification of our request to demolish the abandoned cottage that is on our property at 13560 Cogburn Road, Milton GA 30004.

The request is being made because the cottage is in significant disrepair, and because the cottage is blocking the view of the church at our entrance on Cogburn Road. The issue of view obstruction is preventing our revenue growth.

I sincerely appreciate your consideration in this matter.

Sincerely,

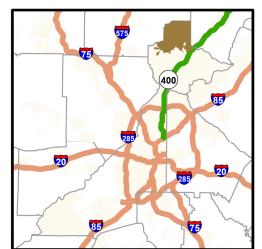
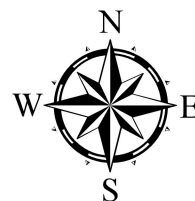
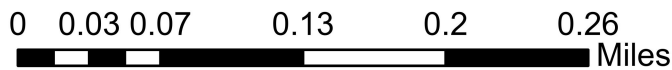
A handwritten signature in black ink that reads "W. Reginald Simmons" with a small cross symbol at the end of the line.



# 13560 Cogburn Road Building Review

City of Milton  
2025

-  StreetCenterlines
-  Subject Site
-  Parcels
-  City Limits

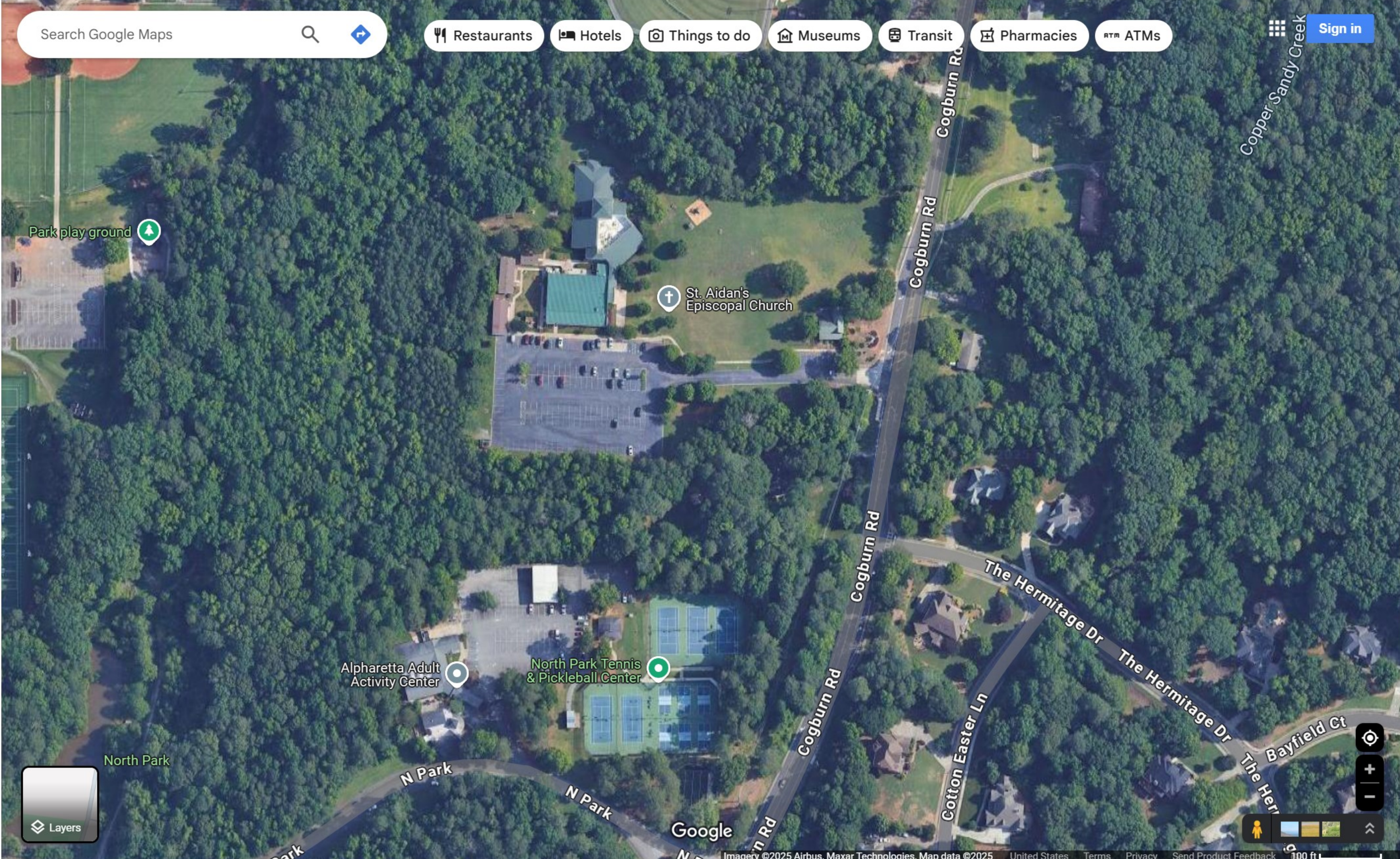


- ☰
- Saved
- Recents

Search Google Maps

- 🍴 Restaurants
- 🏨 Hotels
- 📷 Things to do
- 🏛️ Museums
- 🚗 Transit
- 🏪 Pharmacies
- ATM ATMs

Sign in



Get the app

Layers

Map navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a street view pegman icon, and a vertical scroll bar.

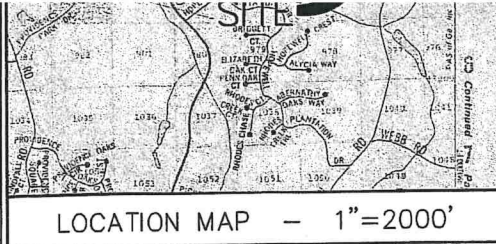


1207



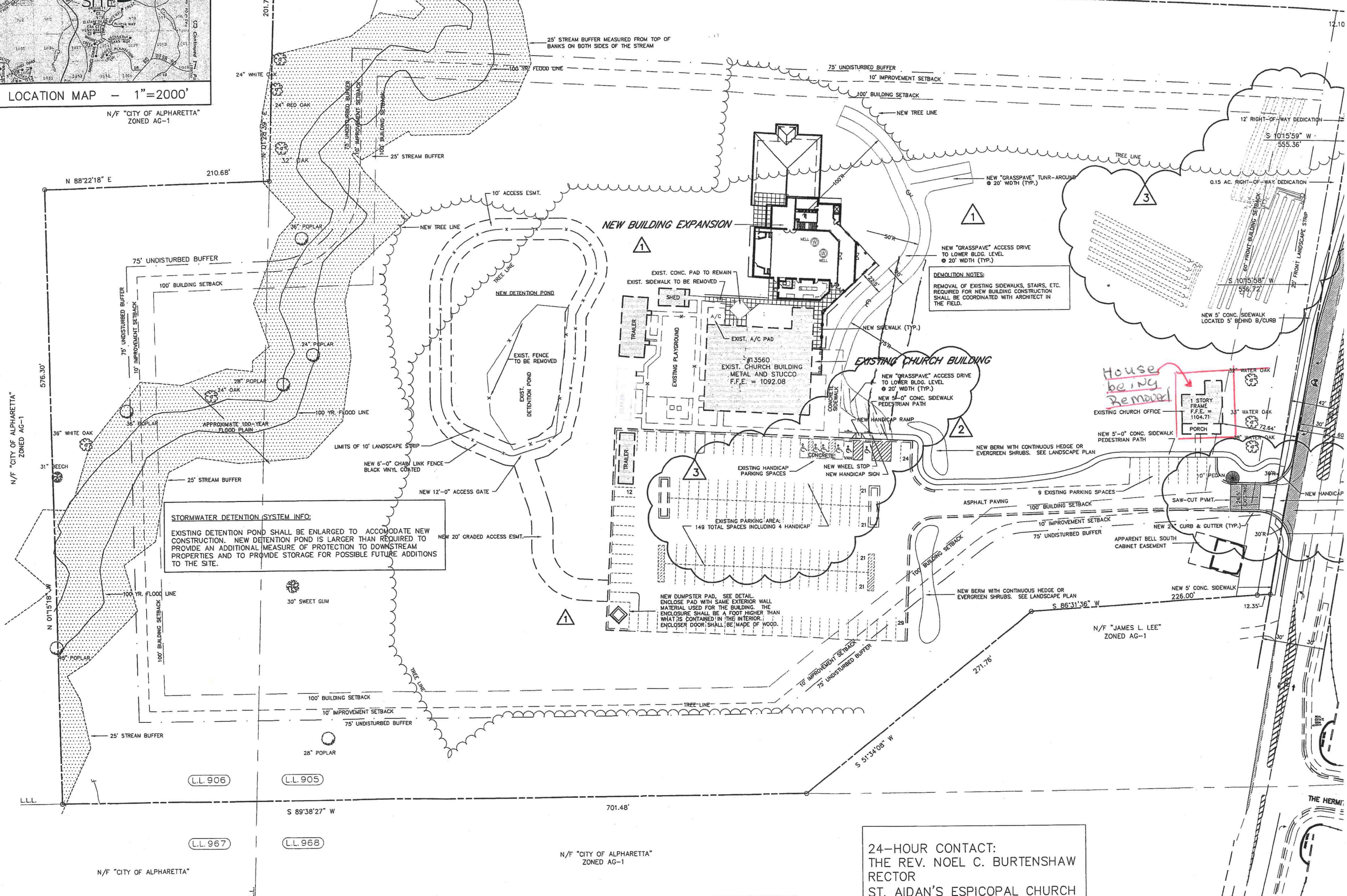






LOCATION MAP - 1"=2000'

N/F "CITY OF ALPHARETTA"  
ZONED AG-1



**STORMWATER DETENTION SYSTEM INFO:**  
EXISTING DETENTION POND SHALL BE ENLARGED TO ACCOMMODATE NEW CONSTRUCTION. NEW DETENTION POND IS LARGER THAN REQUIRED TO PROVIDE AN ADDITIONAL MEASURE OF PROTECTION TO DOWNSTREAM PROPERTIES AND TO PROVIDE STORAGE FOR POSSIBLE FUTURE ADDITIONS TO THE SITE.

**DEMOLITION NOTES:**  
REMOVAL OF EXISTING SIDEWALKS, STAIRS, ETC. REQUIRED FOR NEW BUILDING CONSTRUCTION SHALL BE COORDINATED WITH ARCHITECT IN THE FIELD.

NEW DUMPSTER PAD. SEE DETAIL. ENCLOSE PAD WITH SAME EXTERIOR WALL MATERIAL USED FOR THE BUILDING. THE ENCLOSURE SHALL BE A FOOT HIGHER THAN WHAT IS CONTAINED IN THE INTERIOR. ENCLOSURE DOOR SHALL BE MADE OF WOOD.

(L.L. 906)

(L.L. 905)

(L.L. 967)

(L.L. 968)

N/F "CITY OF ALPHARETTA"  
ZONED AG-1

TRAFFIC NOTES:

24-HOUR CONTACT:  
THE REV. NOEL C. BURTENSHAW  
RECTOR  
ST. AIDAN'S ESPICOPAL CHURCH  
770-521-0207

**A BRIEF HISTORY OF THE  
DARRACOTT-WALLICE HOUSE  
13560 COGBURN ROAD, MILTON, GEORGIA**

**BY HAZEL GERBER**

**MAY 2023**

HISTORY OF THE DARRACOTT-WALLICE HOUSE  
13560 COGBURN ROAD, MILTON, GEORGIA

The Land

The land on which the house at 13560 Cogburn Road sits was once part of the Cherokee Nation, that vast tract of land which stretched within Georgia from the borders of Alabama and Tennessee to the city of Alpharetta. In 1831 the last of the Cherokee Nation was removed from the land in what is known as the Trail of Tears, and Cherokee County was created.

In 1832, the Georgia General Assembly acknowledged that so large a tract of land for one county was unwieldly and, therefore, split the area into ten smaller counties. The county where our house is located retained the name of Cherokee County.

In 1857, the Georgia General Assembly created the new county of Milton. Chartered on March 23, 1858, Milton County eventually gained land from Cherokee, DeKalb, Gwinnett, and Forsyth Counties.

The first known transfer of title is from James G. Bowan to Jesse Webb on July 28, 1880. This consisted of 120 acres which included the subject land. The price was \$700, indicating a per acre price of \$5.83/acre. (Milton County deed book I, pages 33 and 34)

Jesse and Sophrona Webb owned the property until December 24, 1907, when they sold 113 acres, including the subject, for \$2,100, or \$18.58/acre. (Milton County deed book J, page 87.) A further history of the transfer of title is included in the Addenda.

During the great depression of 1929, Milton County suffered economically to the point of bankruptcy and requested that Fulton County absorb it. Thus, Milton County became part of Fulton County in 1932.

The House

According to the Fulton County Tax Assessor, the house was constructed circa 1900. The exact year is unknown. Historical information was lost when Milton County was incorporated into Fulton County.

In August 1936 M. F. Brown purchased the property from Joda H. Haney for \$1,000. In January 1937, M. F. Brown borrowed \$1,250 from Frank Hall using the subject as collateral. The term of the loan was ten months at 8% interest.

In 1943, D. H. Strickland purchased the property from M. F. Brown for \$1,500. Two years later in 1945, D. H. Strickland sold it for \$2,200 and realized a gross profit of \$700, not a bad investment for the time!

Mr. Strickland sold the property to J. H. Darracott who, along with his wife, Ruby, renovated the then decrepit house, adding an additional room and bathroom. The Darracotts gave the house a second life by making it into a home where they raised their family. In 1995, the Darracott family sold the house and land to St. Aidan's Church of Alpharetta.

#### St. Aidan's Ownership

St Aidan's completely renovated the house a second time. (See the attached article describing the renovations and the members' efforts.) As the article describes, the renovations included a new roof, exterior siding, flooring, windows, insulation, and painting. A parishioner, Eric Evans, extensively renovated the kitchen and added a patio. Another parishioner, Curtis Mills, donated significantly towards the renovations. Mr. Mills made the contribution in memory of his good friend, John Wallice, who was killed in the 2001 bombing of the World Trade Center. Thus began the third life of this old house.

Immediately after purchase, the church used the house as offices. In subsequent years, the men's group gathered there for their weekly meetings. Especially important to the church was the use of the house by the youth group. The young people, mostly teenagers, considered the house to be their personal space. An old barn was located on the site. The church used it for a nativity scene one year prior to its demolition. A photograph of the young people on the barn's frame is included in the Addenda.

In time, the church built a sanctuary, new offices, a social hall, adult classrooms and a pre-school. The house became of less and less importance to the functioning of the church. However, many parishioners hold a special place in their hearts for the house even to this day. And, of course, it remains a memorial to John Wallice in remembrance of "September Eleven."

### The Future

So, we come to the present with an eye to the future. Plans are under way by Curtis Mills to relocate and remodel the house. Its new location will be at the intersection of Birmingham Hwy. and Birmingham Road in Milton on the same site as the 7 Acres restaurant. Its intended use is as a breakfast/lunch restaurant. And so will begin the fourth life for this old house. Quite a history for what started out as such a humble structure!



Rear of 13560 Cogburn Road – May 2023

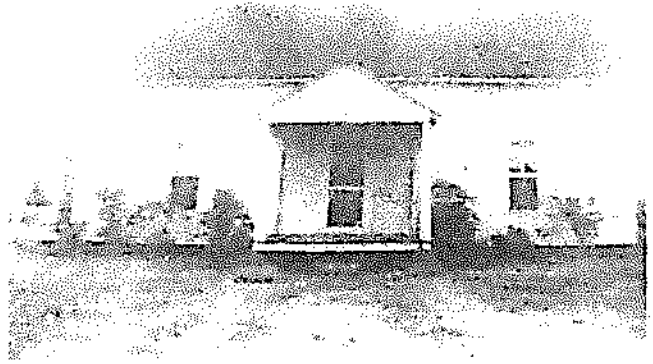


Front of 13560 Cogburn Road – May 2023

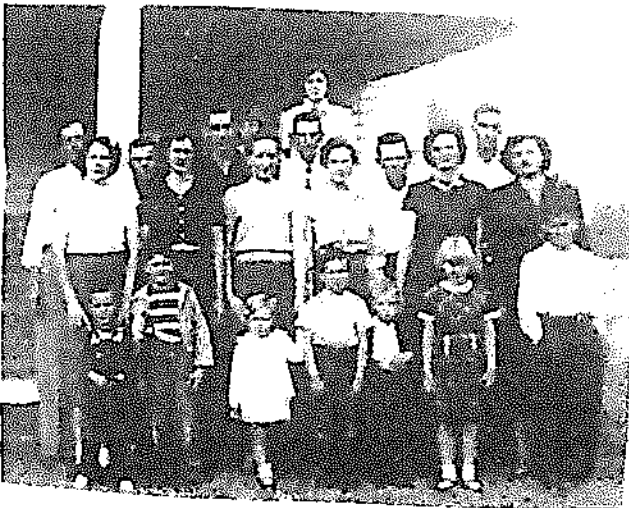




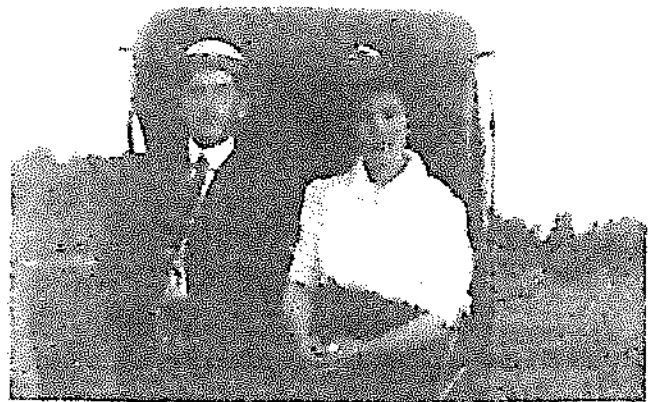
13560 Cogburn Road – c 1995



13560 Cogburn Road – c 1952



Darracott Family – c 1952  
In Front of 13560 Cogburn Road



James Howard and Ruby Elvie Darracott  
Prior to 1945

LIVE  
Nativity

11/17/95



Old Barn at 13560 Cogburn Road



St. Aidan's Youth at Demolition Of Old Barn

THIS COTTAGE WAS RENOVATED  
IN 2009 TO THE GLORY OF GOD  
AND IN LOVING MEMORY OF

# JOHN WALLICE

WHO DIED IN THE  
WORLD TRADE CENTER ATTACKS  
ON SEPTEMBER 11, 2001

*I am Resurrection and I am Life, says the Lord.  
Whoever has faith in me shall have life,  
even though he die. And everyone who has life,  
and has committed himself to me in faith, shall  
not die for ever.*

## Church: Dates to 1890's

Continued from Page 5

That answer came, said Rector Rob Wood, when a member of the parish quietly donated money to spruce it up in honor of a victim of the Sept. 11 attacks.

Wood said church organizers wanted to make the most of their money and time.

"We started asking, 'What can we do with the talents in the parish?' he said. "We've had a really good group of

people."

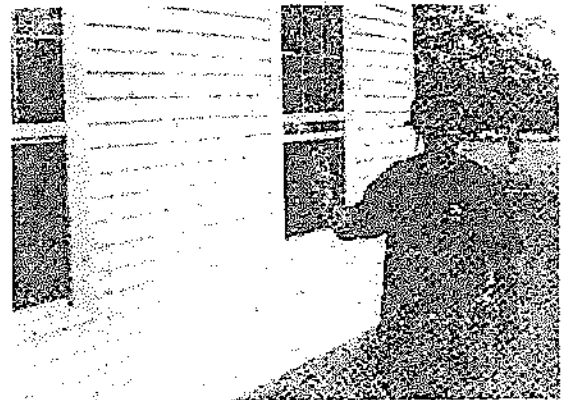
So work began. First was a new roof, put on by a contractor for \$12,000. In early June church member Chuck Johnson and a group of retired parishioners began working on the exterior renovations — and the job got bigger by the day.

The bones of the house were in good shape, said Johnson, but the problem became one of knowing where to stop.

"At first it was a little paint here, a little putty there," he said. "But then we started coming up on some pretty serious deterioration."

So off came all the siding, both from the original 40-foot-by-40-foot domicile, plus the L-shaped expansion neighbors believe was put on after World War II.

Inside, the house was painted and got new floors. Workers also added insulation, put on new bundled cypress siding for a classic look, replaced all the doors and windows and, on Aug. 15, got together to slap on a fresh coat of exterior paint and gussy up



JASON WRIGHT/www.northfulton.com

St. Aidan's church member Chuck Johnson shows off the siding on the cottage the community renovated. Johnson worked countless hours on the project, leading members to deem it his "labor of love."

the grounds.

More than 50 members of St. Aidan's showed up for the day of work, contributing more than 1,000 man hours to the project. Now the church's youth groups will have a space all their own.

"We wanted this house to be up and running for a good ministry," he said. "For the teens, we want it to be

comfortable and feel like it's theirs."

As members huzzed around nailing, painting and spreading pine straw, the smile on Wood's face said it all.

"It's great to come and see everyone working together as a church, everyone of all ages," he said. "We've gotten it done real quick because so many people have come out here."

# GEORGIA HISTORIC RESOURCES

Historic Preservation Section  
Georgia Department of Natural Resources

205 Butler Street, Suite 1462  
Atlanta, Georgia 30334  
404/656-2840

Resource No. *FU-NF-66*  
County *Fulton*

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

2 Location map with North at top

3 Address/location

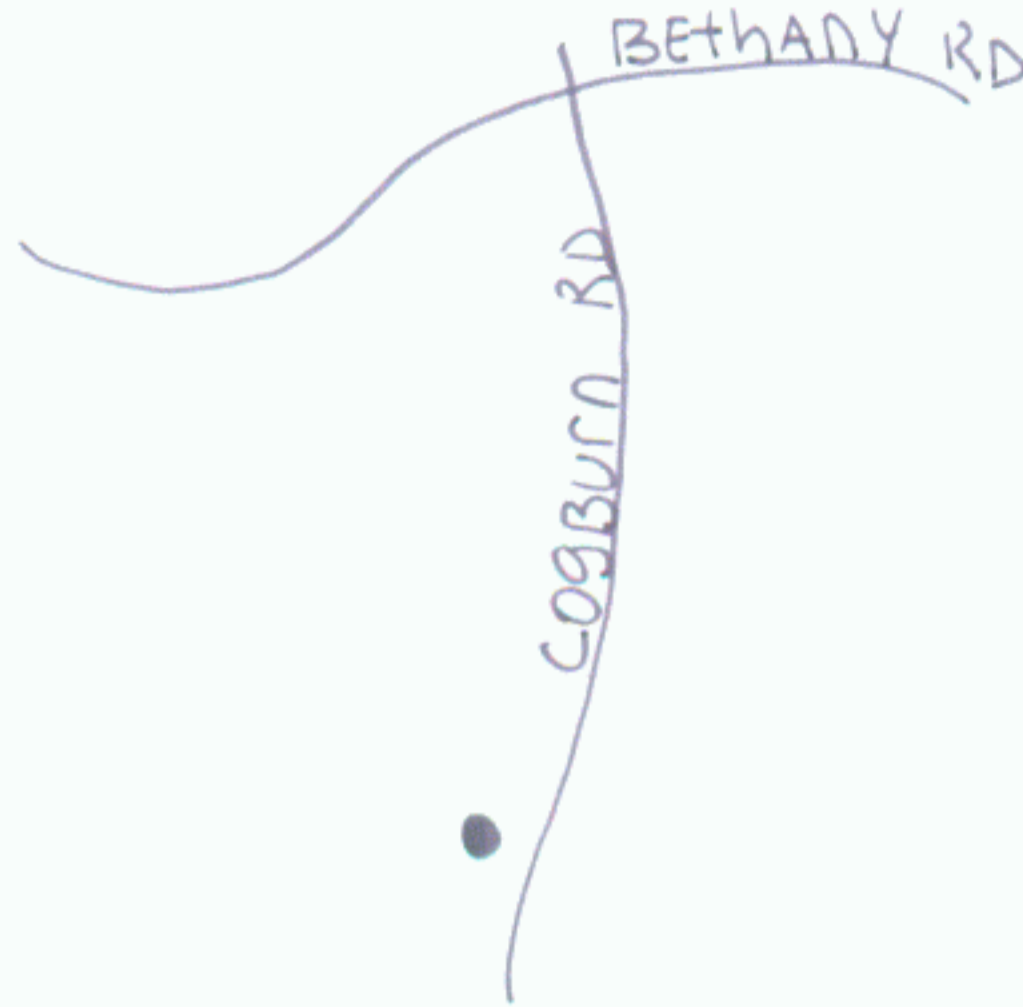
*13560 Cogburn Rd  
30201*

4 Owner's name and mailing address

5  Building  Structure  
 Site  Object  
 Landscape feature

6  Representative example of building type  
Number represented

7 Use, current *Vacant/Not in Use*  
original *single dwelling*



8 Date of construction (or estimate)

*CA. 1890 - 1899*

9 Major changes & date (explain in No.25)

Altered  Moved  
 Addition  Destroyed

10 Architect/engineer/designer

*Unknown*

11 Contractor/builder/craftsman

*Unknown*

12 Style

*Greek Revival - elements*

13 Building type

*gabled ell cottage*

14 Original Floor Plan

*central hallway (passage) - two rooms deep*

15 Plan shape

*T-shaped*

16 Number of stories

*One*

17 Facade symmetry & front door(s)

*asymmetrical, one door*

18 Roof type & material

*cross gable - composition shingle/asphalt shingle*

19 Chimney placement & material

*off-center, ridgeline - brick*

20 Type of construction

*balloon frame/platform frame*

21 Exterior material(s)

*weatherboard/clapboard/beveled siding*

22 Foundation material(s)

*stone pier; concrete continuous*

23 Porch(es)

*verandah (front, 1 story, full, wood, shed/pent)*

24 Windows

*double-hung sash (flat-headed, 4/4, rectangular); double-hung sash (flat-headed, 2/2, rectangular)*

25 Additional physical description

*Frieze board, corner pilasters.*

*Condition: poor*

*Threatened by condition, use*

*Addition - Ca. 1930 - side porch addition*

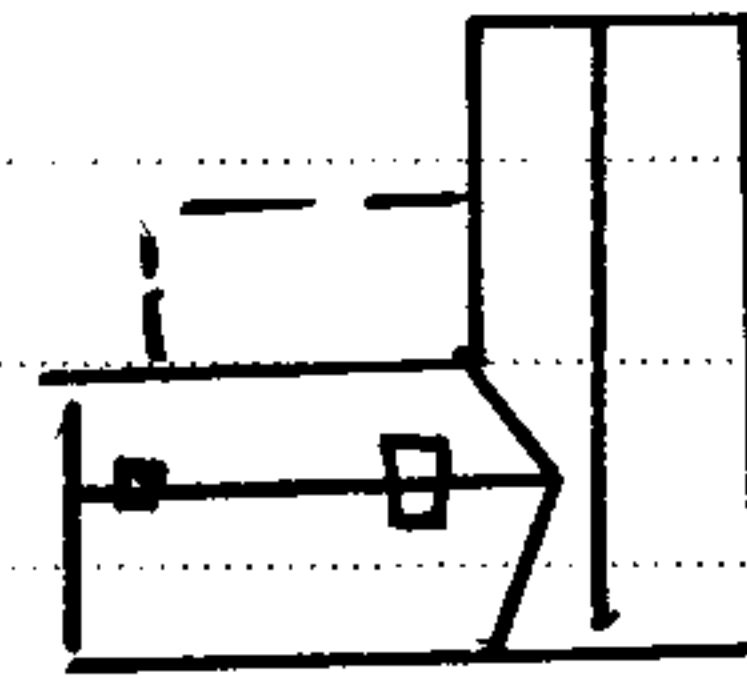
*Altered - Ca. 1955 - Front porch and north end chimney removed, back porch enclosed,*

26 Negatives: roll # *7* frames # *11-13*  
*5-5* *3-4*

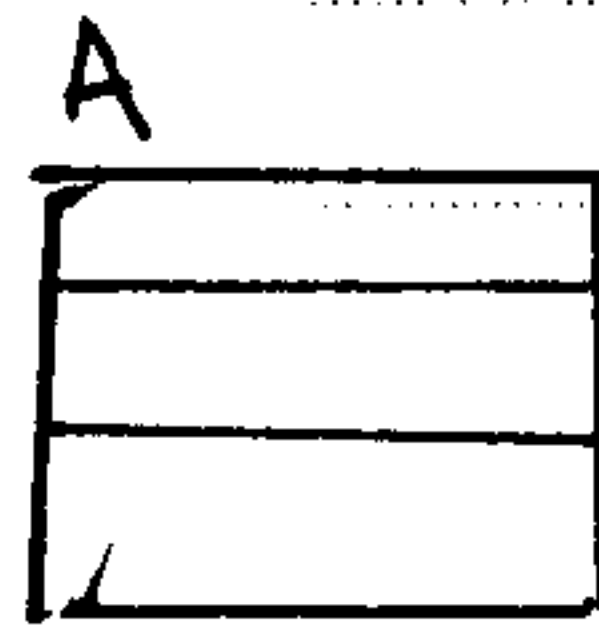


27 Description of outbuildings (if any)  
*barn/shed - gable, weatherboard, breeze way, partially dismantled*

28 Site plan with North at top



29 Description of landscape features  
*yard setting - casual/unplanned; forest/woods - planted; hardwoods*



COSBURN RD

30 Number of buildings 1 structures 0  
outbuildings 1 sites 0  
landscape features 3

31 Description of the environment  
*rural - nonagricultural (mixed old and new)*

32 Archaeological potential

33 History

34 Historical theme(s)

*THEMES: architecture*

35 Significance

*common architectural type (good example/illustration)*

36 Sources of information

37 Prepared by (person, organization and address)

*Elliot Kipling Wright  
Fulton County, P&ED, Comprehensive  
141 Pryor St, Suite 5001  
Atlanta, GA 30303*

38 Date of survey 1995 - 1996 resurvey

39 Government preservation activity

- Section 106 review
- Grant
- Tax certification
- Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*

41 USGS quadrangle name Roswell

UTM reference

16 751060 3777620  
zone easting northing

42 Tax map number 0022509009050505

43 Recognition and date

- National Landmark
- National Register
- Georgia Register
- Local designation
- HABS/HAER
- Determination of eligibility
- Other