

**Design Review Board**

May 7, 2024

**STAFF REPORT**

**PROPERTY INFORMATION**

Address: 12595 Broadwell Road, Milton, GA 30004  
District/Land Lot: 2 / 1171  
Character Area: Crabapple  
Existing Zoning: T-4 Open  
Overlay/FBC: Crabapple Form-Based Code  
Acres: 1.28  
Existing Use: Residential

**Request:** To demolish existing house.

**Owner:** Melinda Sue Blankenship

**Address:** 12595 Broadwell Road, Milton, GA 30004

**Applicant:** Jeffrey Masisak / MASS Engineering and Consultants

**Address:** 3459 Acworth Due West Road, Suite 565, Acworth, GA 30101



# SITE MAP



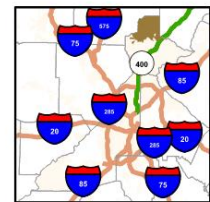
## 12595 Broadwell Road Demolition Plan Review

Milton City Limits

Parcels

City of Milton  
2024

0 0.01 0.01 0.02 0.03 0.04 Miles



**MILTON**  
FLORIDA

Demolition Plan Review – 12595 Broadwell Road  
Prepared by the Community Development Department for the  
Design Review Board Meeting on May 7, 2024



## COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Lim  
678.242.2513

### Background:

The subject site is a 1.28-acre lot located in Crabapple district, just north of Broadwell Road. The property is zoned T-4 Open within the Crabapple Form-Based Code. The applicant requests a Certificate of Appropriateness to demolish the existing house and detached garage as shown on the site plan received by Community Development on February 27, 2024.

Georgia Historic Resources Survey identified the one-story frame conventional craftsman house as a historic structure due to its architecture. According to the survey, the house was built between circa 1920 and 1929 (see Exhibit 1). During the period from about 1905 until the early 1920s, the Craftsman architecture style was the dominant style for small houses built throughout the country. Features of the structure on the property include the following:

- Low-pitched, gabled roof with wide, unenclosed eave overhang
- One story high
- Gable dormers
- Side-oriented gable roof
- Porch is contained under the main roof.

Further, the two outbuildings (barn and storage shed) identified on page 2 of the attached exhibit are no longer in existence. At some point in time, these structures have been removed but records indicating the exact date of removal.



Per the GA Historic Resources Survey, the garage located at the rear of the house was added in ca. 1995. This structure has not been identified as historic.

## Standards for Consideration:

### UDC Sec.12.8.6(c) - Criteria for approving a demolition permit.

The City of Milton Design Review Board shall use the following criteria in deciding to approve or deny a demolition permit:

1. Is the building or structure listed on the "Georgia's Natural, Archaeological and Historic Resources Geographic Information System"?
2. Is there any historic, scenic, or architectural significance of the building, structure, site, or object?
3. Is there any significant importance of the building, structure, site, or object to the ambiance of the area?
4. Would it be difficult or impossible to reproduce such a building, structure, site, or object because of its design, texture, material, detail, or unique location?
5. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city.
6. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.
7. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.
8. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

## Recommendations:

Community Development staff determines the application for a Certificate of Appropriateness for demolition is deemed incomplete. The application does not address Criteria No.6 of Section 12.8.6 of the Unified Development Code which states, *"Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be."* Therefore, Staff recommends **deferral** of the application with the following comments:

- Submit a plan to Community Development for staff review.



## 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-146*County *Fulton*

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

2 Location map with North at top

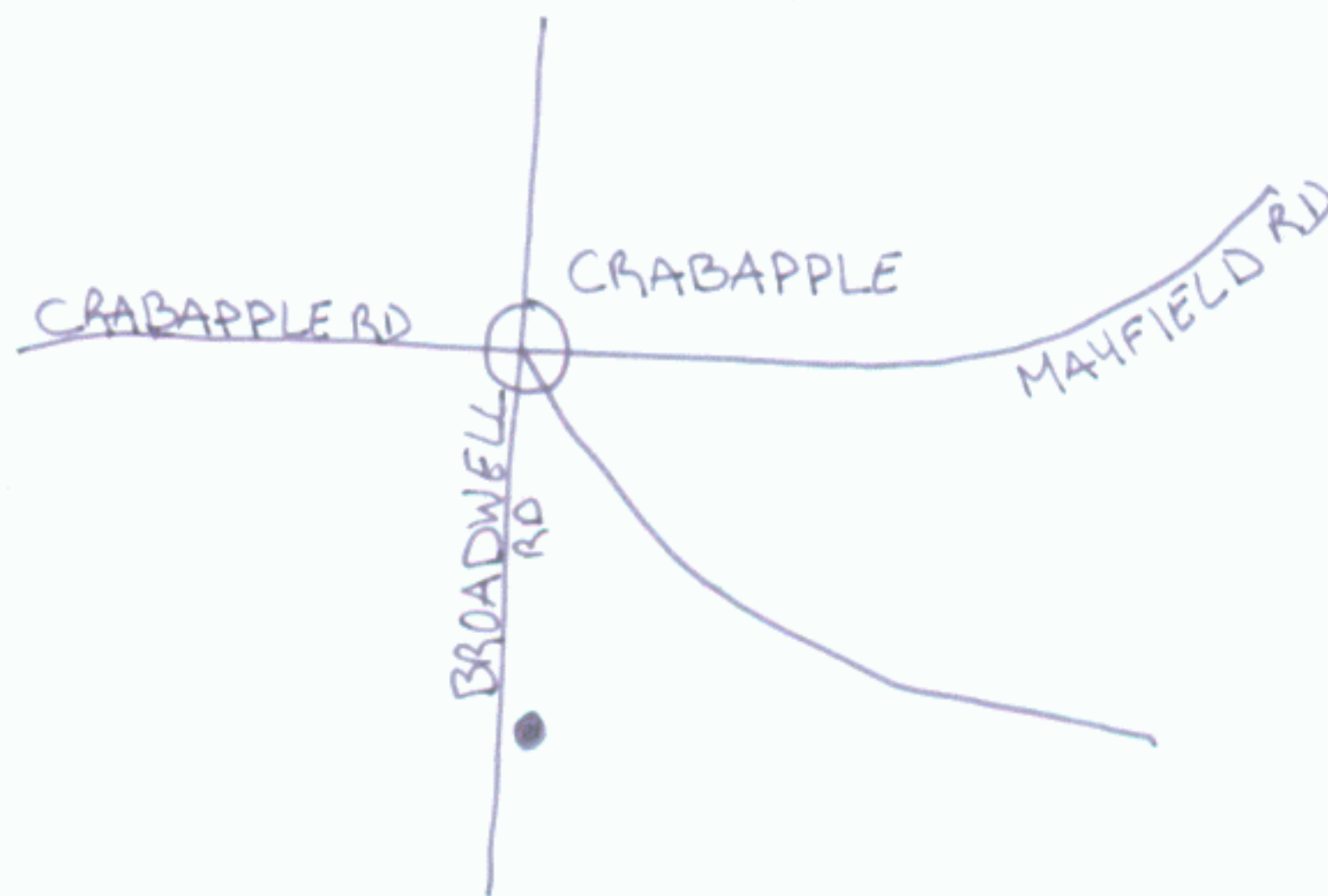
3 Address/location

*12595 Broadwell Road**Crabapple community*

4 Owner's name and mailing address

*V.R. Holcombe**12595 Broadwell Road**Alpharetta, GA 30201*5 ☒ Building☐ Structure☐ Site☐ Object☐ Landscape feature6 ☐ Representative example of building type

Number represented

7 Use, current *single dwelling*original *single dwelling*

8 Date of construction (or estimate)

*CA. 1920 - 1929*

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

☒ Altered☐ Moved☒ Addition☐ Destroyed

10 Architect/engineer/designer

*Unknown*

11 Contractor/builder/craftsman

*Unknown*

12 Style

*Craftsman - elements*

13 Building type

*Georgian cottage*

14 Original Floor Plan

*central hallway (passage) - two rooms deep*

15 Plan shape

*rectangular*

16 Number of stories

*One*

17 Facade symmetry &amp; front door(s)

*symmetrical, one door*

18 Roof type &amp; material

*side-oriented gable - composition shingle/asphalt shingle*

19 Chimney placement &amp; material

*gable-end, exterior - brick*

20 Type of construction

*balloon frame/platform frame*

21 Exterior material(s)

*asbestos siding*

22 Foundation material(s)

*concrete continuous*

23 Porch(es)

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

24 Windows

*double-hung sash (flat-headed, 6/6, rectangular); double-hung sash (flat-headed, 1/1, rectangular); double-hung sash (flat-headed, 9/6, rectangular)*

25 Additional physical description

*Wood panel front door with large light. Gable returns, exposed rafter ends, brick columns on brick piers support porch. Obtrusive rear addition. Three gable dormers.**Condition: fair**Addition - Ca. 1995 - Rear addition and front dormers**Altered - Ca. 1960 - asbestos siding installed*26 Negatives: roll # *14*frames # *7-10*



**27 Description of outbuildings (if any)**

*storage shed - A: Wood-frame, weatherboard storage shed with side shed, corrugated metal roof, wood-plank door, 6-light fixed-sash window (c.1930).*

*barn/shed - B: Wood-frame, weatherboard, 1-bay barn with side sheds, corrugated metal roof (c.1920).*

**29 Description of landscape features**

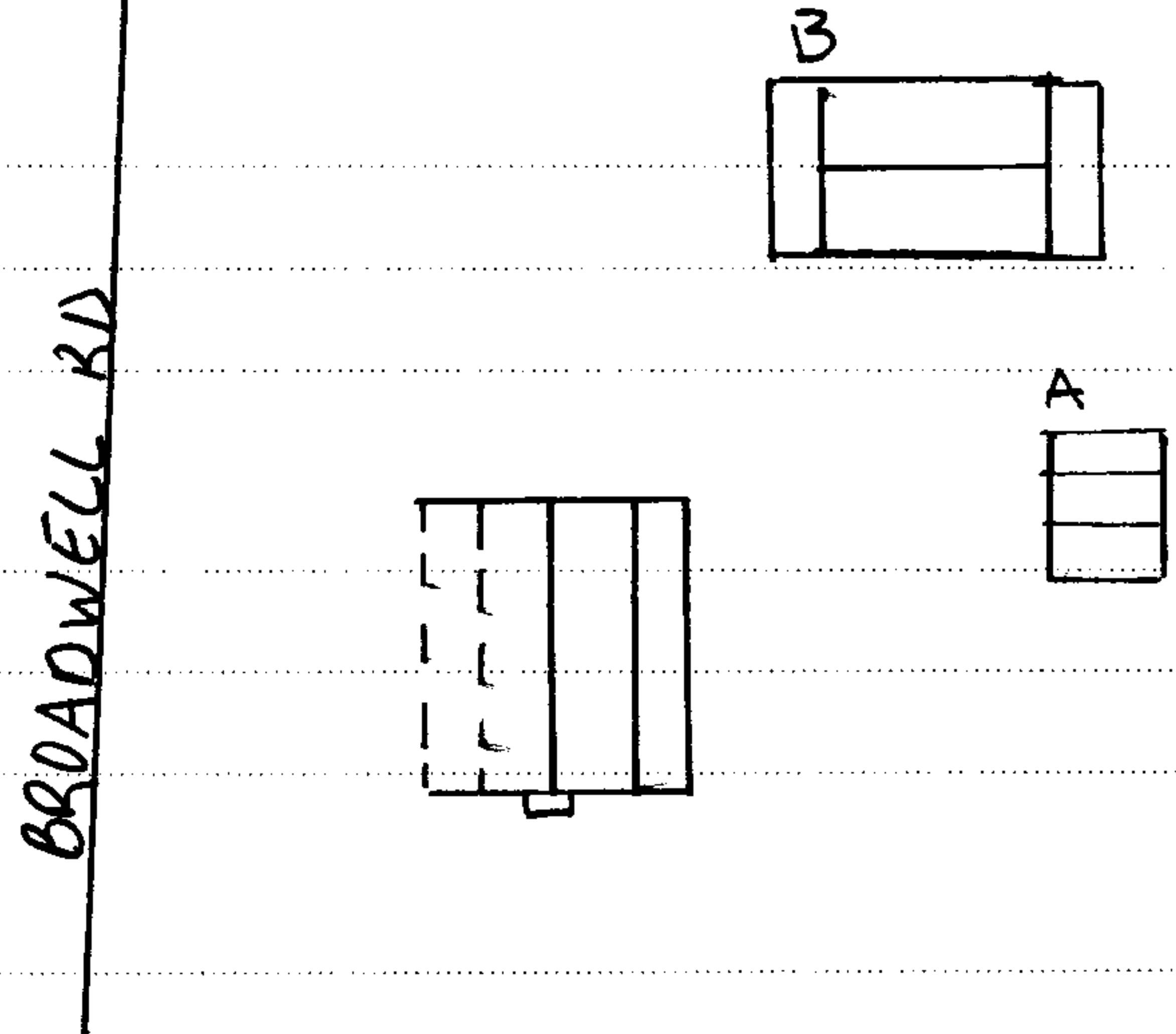
*yard setting - casual/unplanned; forest/woods - planted*

*=lawn with large hardwoods*

**30 Number of buildings** *1* **structures** *0*  
**outbuildings** *2* **sites** *0*  
**landscape features** *2*

**31 Description of the environment**

*rural - crossroads community (mixed old and new)*

**28 Site plan with North at top****32 Archaeological potential****33 History****34 Historical theme(s)**

*THEMES: architecture*

**35 Significance****36 Sources of information****37 Prepared by (person, organization and address)**

*Elliott Kipling Wright  
Fulton County, P&ED, Comp. Planning  
141 Pryor Street, 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**

*1 6 7 4 5 5 1 0 3 7 7 4 9 2 0*  
**zone easting northing**

**42 Tax map number** *0022417011710662***43 Recognition and date**

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