

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Monday, April 18, 2022

6:30 PM

2nd Floor Conference Room
Special Called Meeting

*Mayor Craig Newton
Mayor Pro Tem Matt Myers
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Bruce Gaynor
Councilmember Arlene Beckles*

A. Call to Order by Craig Newton
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

B. Roll Call (recorded)

C. Comments by Citizens

PH. Public Hearings

PH. [22-6442](#) **COA2022-011 Historic Demolition**
Demolition of building addition in Local Historic District.

[COA2022-011 Agenda Report Special Called M&C](#)

[COA2022-011 Staff Report](#)

E. Items for Discussion

F. Adjourn to Executive Session Legal Personnel, and Real Estate

G. Signed by _____ Mayor Craig Newton

H. Attest _____ Monique Lang, City Clerk



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#:	22-6442	Version:	
Type:	Agenda Item	Status:	Agenda Ready
File Created:	3/18/2022	In Control:	Historic Preservation Commission
On Agenda:	4/18/2022 6:00 PM	Status:	Scheduled
Title:	COA2022-011 Historic Demolition		

Sponsors:

Code Sections:

Attachments:

1. [COA2022-011 Agenda Report Special Called M&C](#)
2. [COA2022-011 Staff Report](#)

History: 03/23/22 APPROVAL (SENT TO)	Historic Preservation Commission	RECOMMEND FOR
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Title
COA2022-011 Historic Demolition

Drafter
Tracy Rye

Motion
A motion to approve/deny the attached request for a historic demolition as outlined in the attached application and staff report.



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **MATT MYERS** • COUNCILMEMBER **ANDREW HIXSON** • COUNCILMEMBER **JOSH BARE**
COUNCILMEMBER **BRUCE GAYNOR** • COUNCILMEMBER **ARLENE BECKLES** • CITY MANAGER **ERIC JOHNSON** • CITY CLERK **MONIQUE LANG**

Agenda Report

To: Mayor and Council

From: Tracy Rye, AICP
Community Development & Planning Director

Meeting Date: April 18, 2022 Mayor and Council Special Called Meeting

Item No.: 22-6442

Title: COA2022-011 Leslie Ellsworth for Tiletech Renewal Co. LLC

CC: Eric Johnson

Recommendation of the Historic Preservation Commission

Recommendation of the Historic Preservation Commission is to approve the demolition of the referenced east and west additions to Building B as shown in the attached report.

Background

The property extends from South Peachtree Street to Magnolia Street. The parcel is zoned Historic Mixed-Use (HX) and is located in the Town Center Character Area. The parcel contains three structures designated by the applicant as Buildings A, B, and C. According to the Historical and Architectural Survey of the City of Norcross, Building A was built 1930. Per the Gwinnett County Tax records, Building B was constructed in 1950, and Building C in 1928. The construction date of the west and east additions to Building B is unknown. However, construction is assumed to be after 1950. The parcel is partially within the Local Historic District (LHD) with Building A and the west addition of Building B within this boundary. The rest of Building B and Building C are not within the LHD. This application pertains to the west addition of Building B, only. Information on the east addition and primary structure of Building B is provided for context. Please refer to the maps and figures presented in the staff report and application attached.

Financial Impact

The direct financial impact of this project has yet to be quantified, but replacing functionally obsolete additions to more easily restore the primary Building B and proposed future connection from Skin Alley is considered to be a positive development trend.

Consistent with Comprehensive Plan?

Under the policy goals the proposed rezoning meets the following criteria:

Goal 1 Continue to define Norcross' Sense of Place

Policy 1-2 Redevelop and enhance existing commercial and industrial areas;

Policy 1-11 Preserve and complement the traditional historic, architectural and landscape character of the Downtown core and surrounding neighborhoods, while guiding reasonable growth

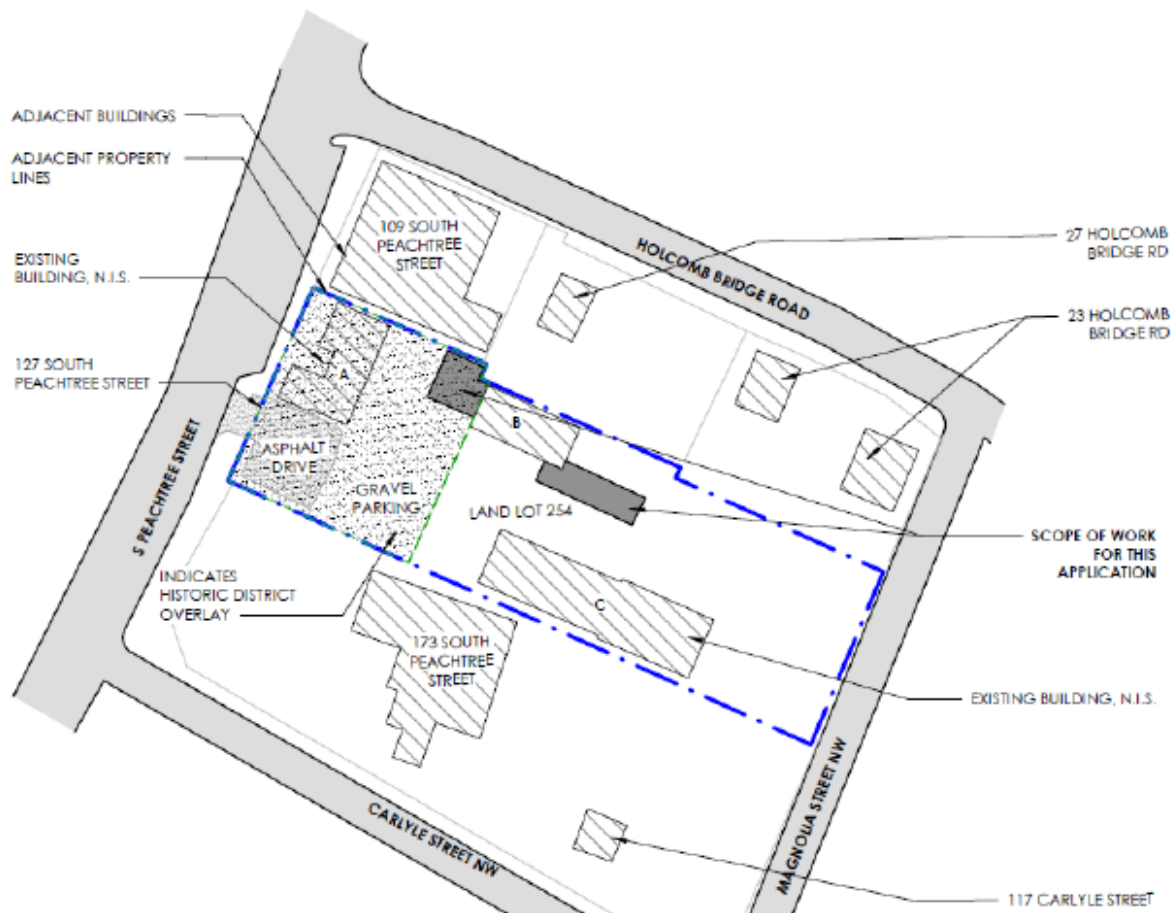
Next Steps

N/A

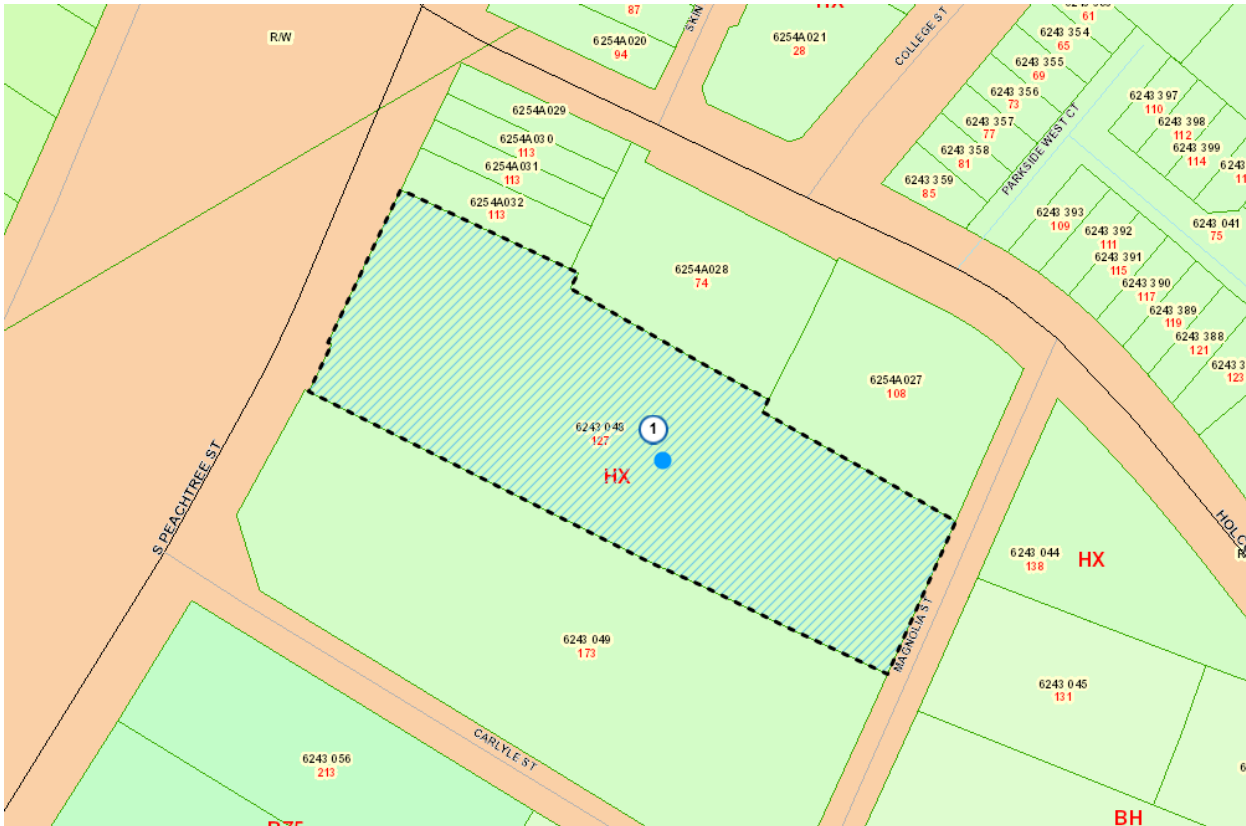
Attachments

Staff Report

Update



Vicinity Map:



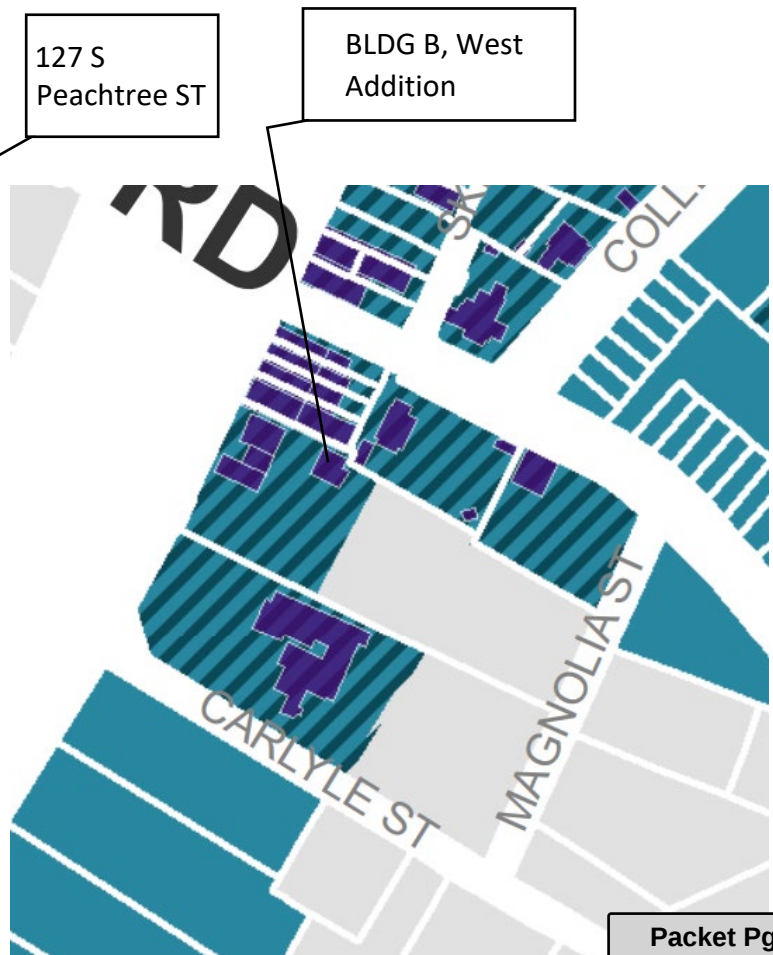
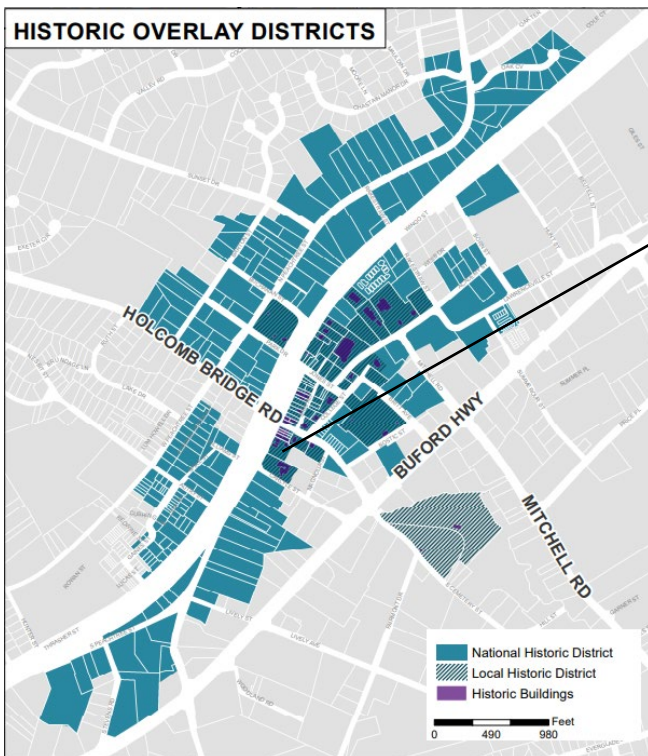
Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

Applicant's Request:

The applicant seeks approval to demolish the west and east addition of Building B situated at the north side of 127 South Peachtree St. The west addition of this structure is located within the Local Historic District (LHD) and is subject to review by the Historic Preservation Commission (HPC). The applicant also requests to demolish the east addition, subject to administrative approval. The applicant intends to propose improvements to the primary structure, located outside the LHD, which are subject to review by the ARB. It is the intent of the applicant to restore the primary structure of Building B to its original historic charm for reuse within the larger South End development. The applicant has provided a project narrative titled, "Attachment C," which is attached to this report for review by the HPC.

Site Description:

127 South Peachtree Street is located at the southern end of historic downtown Norcross. The property extends from South Peachtree Street to Magnolia Street. The parcel is zoned Historic Mixed-Use (HX) and is located in the Town Center Character Area. The parcel contains three structures designated by the applicant as Buildings A, B, and C. According to the Historical and Architectural Survey of the City of Norcross, Building A was built 1930. Per the Gwinnett County Tax records, Building B was constructed in 1950, and Building C in 1928. The construction date of the west and east additions to Building B is unknown. However, construction is assumed to be after 1950. The parcel is partially within the Local Historic District (LHD) with Building A and the west addition of Building B within this boundary. The rest of Building B and Building C are not within the LHD. This application pertains to the west addition of Building B, only. Information on the east addition and primary structure of Building B is provided for context. Please refer to the map below for reference.



Historic Demolition:

According to Gwinnett County Tax Records, Building B, located at 127 South Peachtree ST, was constructed in 1950. There are no records indicating when the west and east additions were constructed and no records indicating the historic status of these two additions. Furthermore, a painted sign on the west elevation of the primary structure that is currently covered by the west addition, as well as the differing construction style, suggests that the addition was added more recently.

Historic District Demolition Analysis

According to the Sections 104-5.8 and 307-6.F of the Unified Development Ordinance, applications for historic demolition within the National Historic District are reviewed by the Architectural Review Board and presented to the Mayor & Council for final determination. It stands to reason that this process also applies for the Historic Preservation Commission for applications with the Local Historic District. The Norcross Architectural and Site Design guidelines provide the criteria by which historic demolition permits are evaluated. The process is as follows:

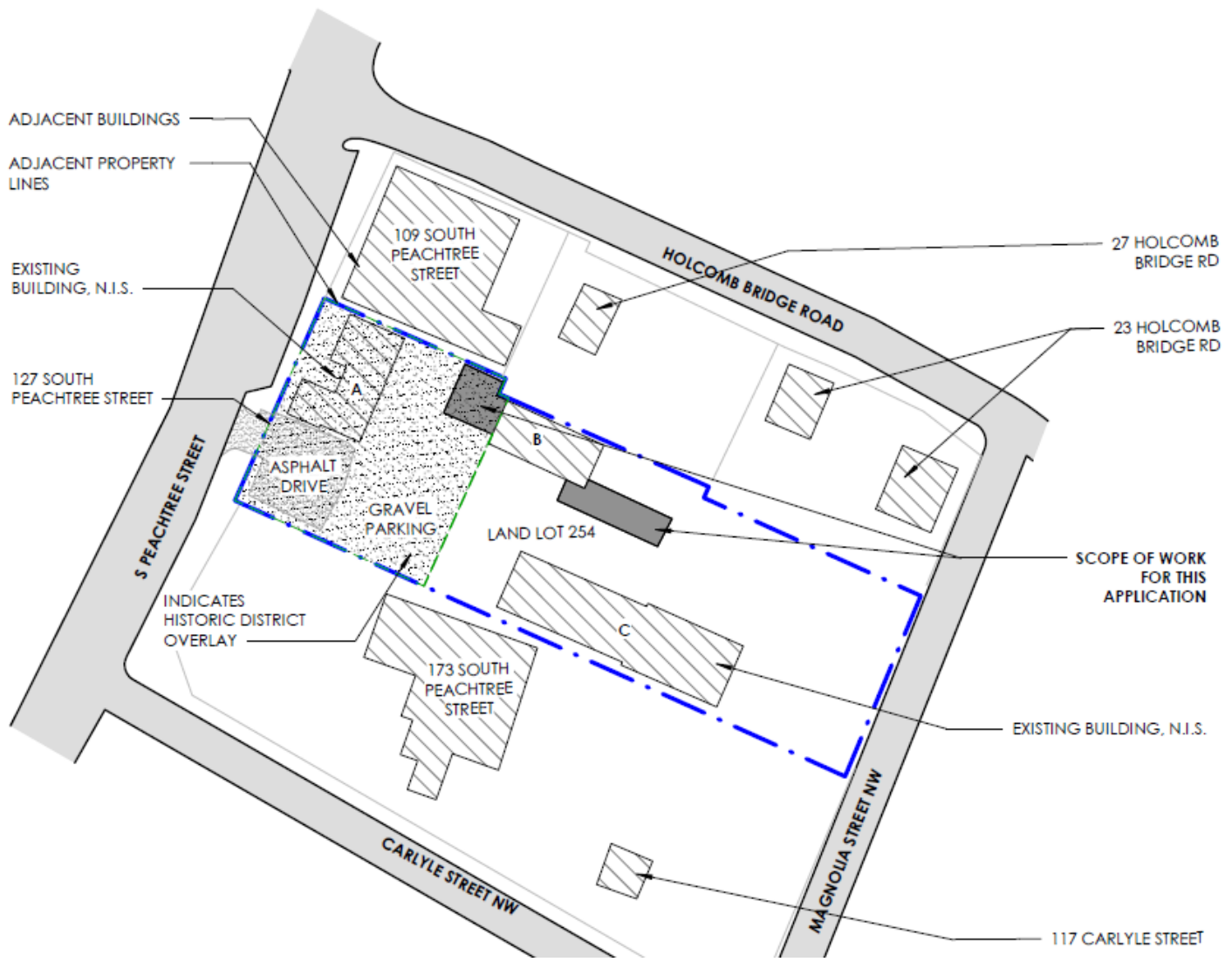
- a. Determine if the subject building is considered a contributing or non-contributing building to the National Historic District:
 - i. If it is determined that the subject building is non-contributing then:
 1. The demolition of a non-contributing structure within the district is allowed under the following conditions:
 - a. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
 - b. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.
 - ii. If it is determined that the subject building is contributing then:
 1. The demolition of a contributing structure within the district is allowed under the following conditions:
 - a. It is documented to the satisfaction of the ARB that the building cannot feasibly be rehabilitated for use, which should be written by a licensed architect, engineer, or city inspector.
 - b. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
 - c. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans

The HPC will need to determine if the west and east additions to Building B are contributing or non-contributing structures. The design standards define contributing structure as a building that,

“Contributes to the architectural or historic significance of a historic district. A “contributing building” in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district”

Following an inspection with the City Building Inspector and members of Community Development staff, the additions were found to be in poor condition with no salvageable materials. Additional research on block building construction shows no evidence that the additions to Building B contribute to the historic character of the primary structure.

Additionally, it is the intent of the applicant to restore the primary historic structures on the parcel, Building A and B to their historic characters. The applicant suggests that by demolishing the west and east addition of Building B, the primary structure can be effectively restored, revealing historic elements including the painted brick sign, which are currently covered by the west addition.

Site Plan:

Existing Conditions:

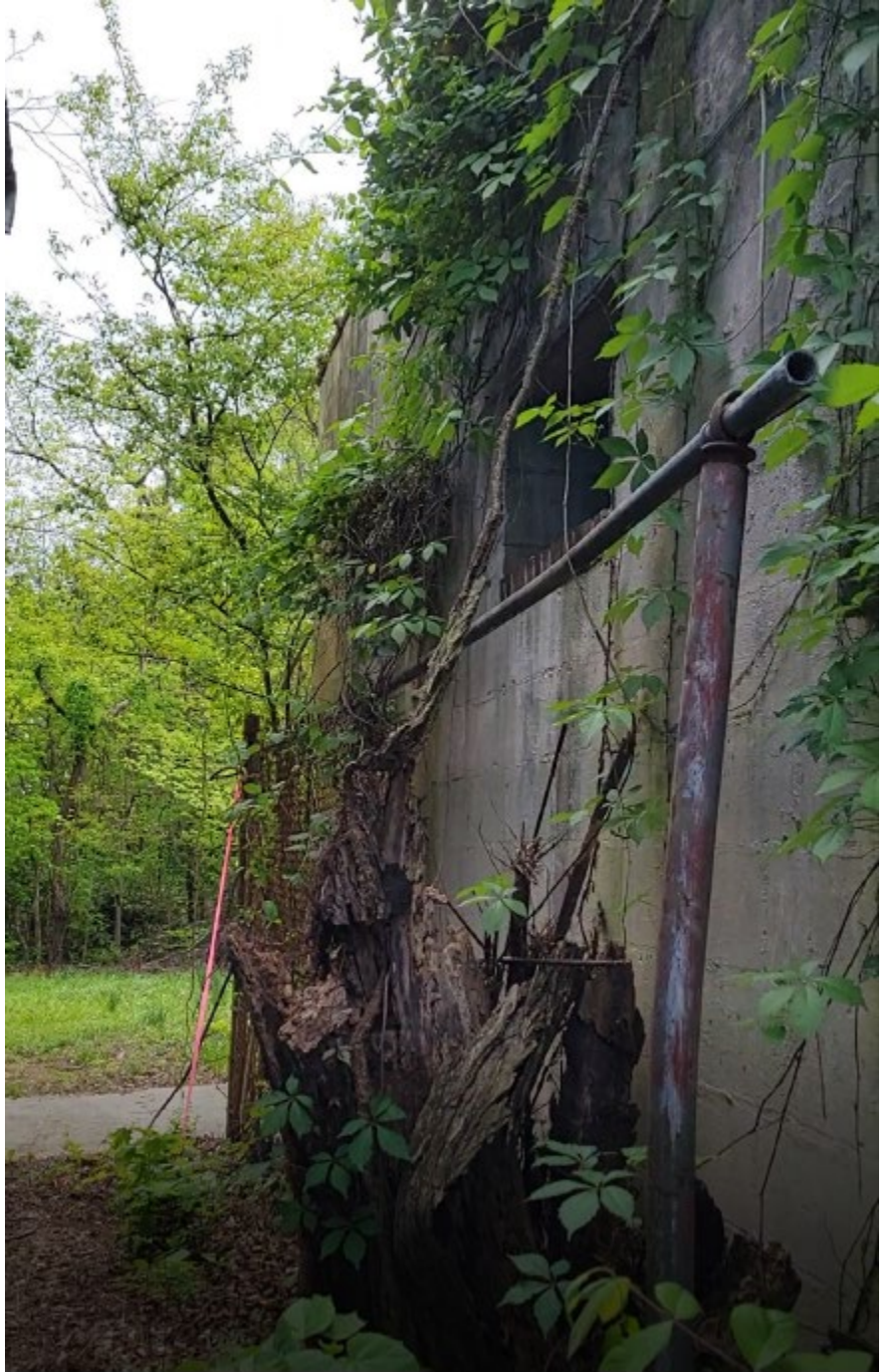
West Addition, South Elevation



West Addition, West Elevation



West Addition, North Elevation



Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

West Addition, Interior



Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

East Addition, South Elevation



East Addition West and East Elevation

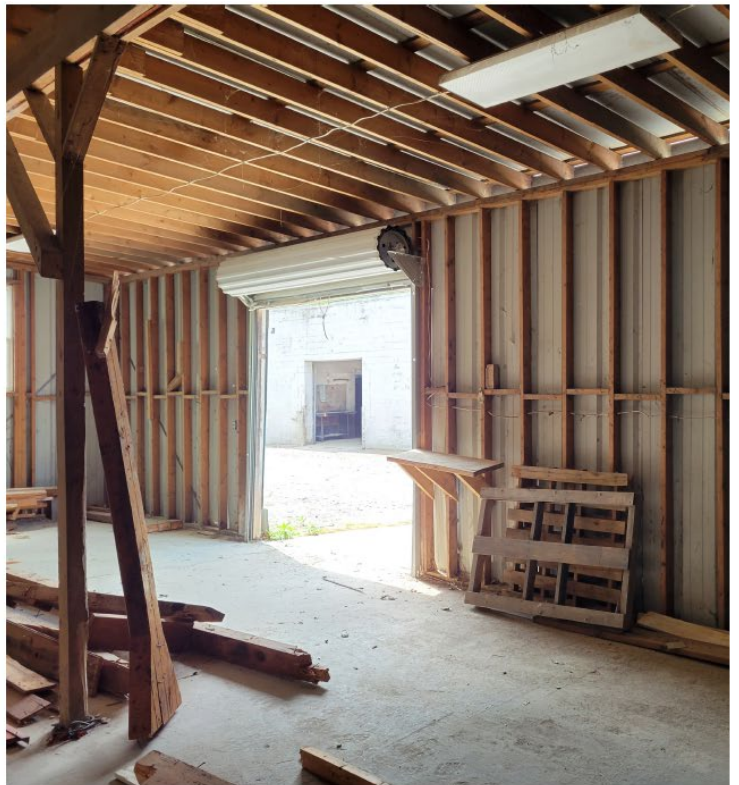


Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

East Addition, North Elevation:

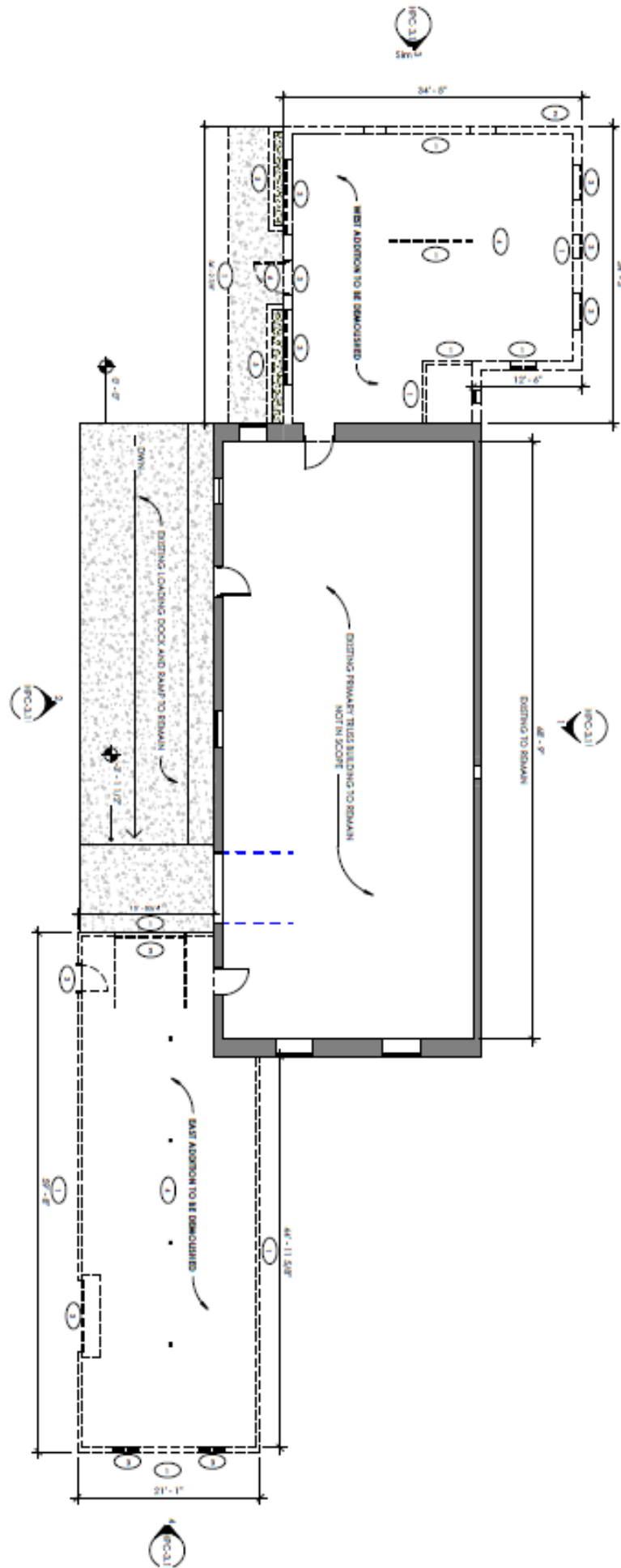


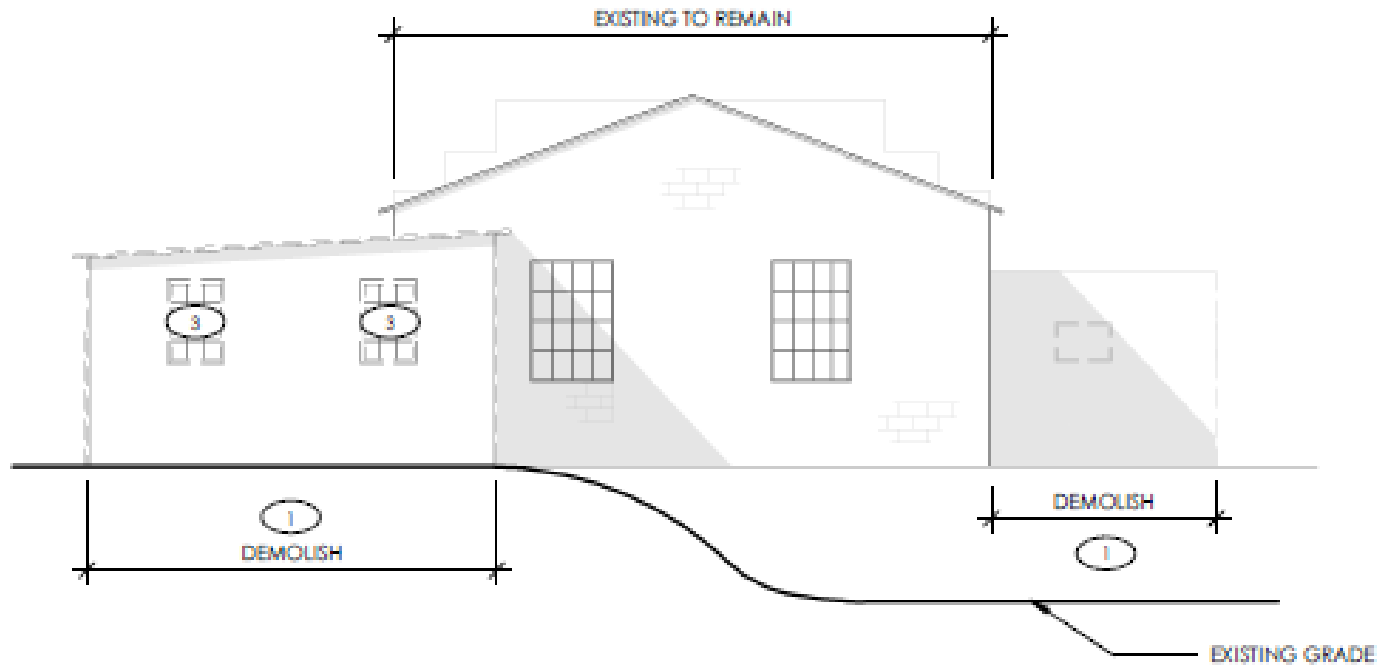
East Addition, Interior:



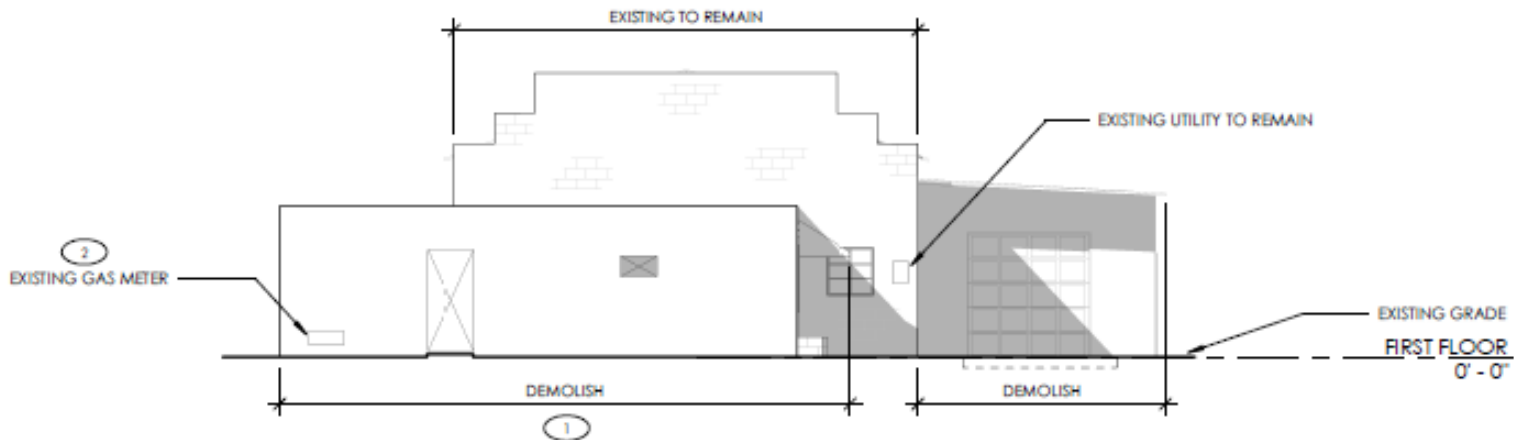
Floor Plans:

1 1/8" = 1'-0" DEMOLITION - FIRST FLOOR

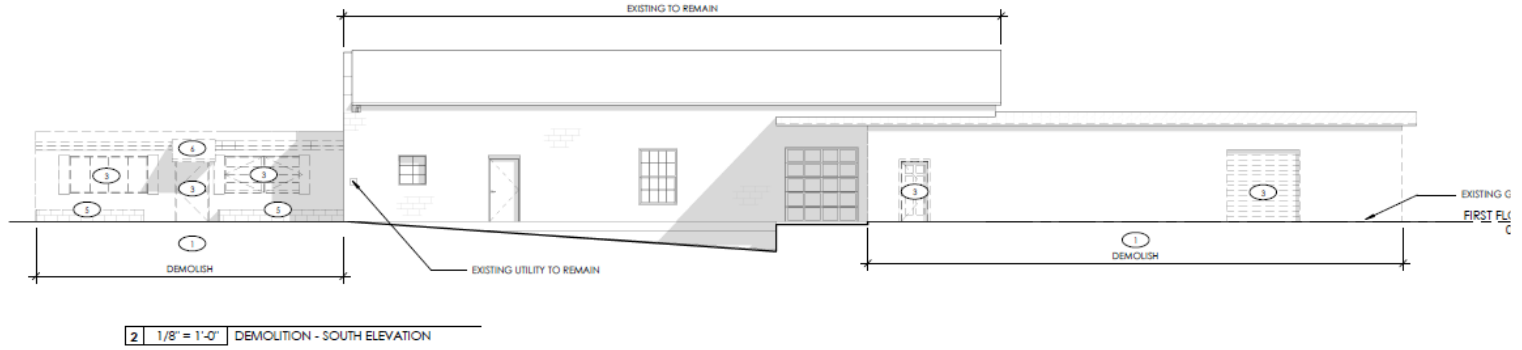
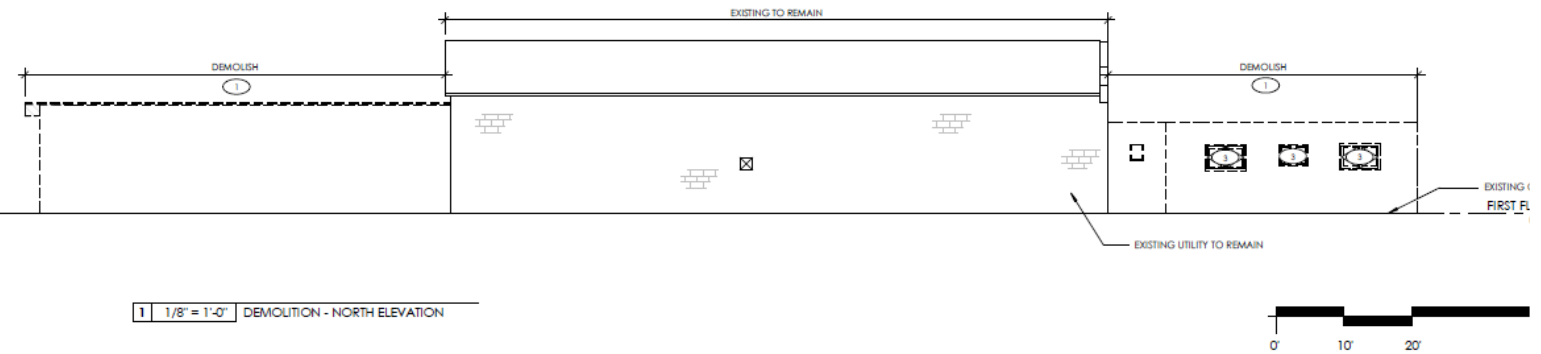


Demolition- East Elevation

4	1/8" = 1'-0"	DEMOLITION - EAST ELEVATION
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Demolition- West Elevation

3	1/8" = 1'-0"	DEMOLITION - WEST ELEVATION
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Demolition- South Elevation**Demolition- North Elevation**

Recommendations:

Pending any additional information from the HPC, staff recommend demolition for the referenced additions to Building B.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

PROPERTY OWNER'S INFORMATION

Owner's Name: Tiletech Renewal Co. LLC

Owner's Address: 410 Nora Dr.

Suite: N/A

City: Fayetteville

State: GA

Zip Code: 30214

Phone: N/A

Cell Phone: 404.281.4130

Email: hmzimmer@popeandland.com

APPLICANT'S CONTACT INFORMATION

Owner's Name: Leslie Ellsworth

Owner's Address: 1631 South Gordon Street SW

Suite: N/A

City: Atlanta

State: GA

Zip Code: 30310

Phone: _____

Cell Phone: 404.512.6487

Email: leslie@studiosogo.com

PROPERTY LOCATION

Tax Parcel Number(s): 6243 048

Size in Acres: 1.366 acres

Address(es): 127 South Peachtree St Norcross, GA 30071

Number of existing structures: 3

DESCRIPTION OF PROJECT

Project Type ☐ Residential ☒ Commercial ☐ Industrial ☐ Other project.

Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed. _____

East and West additions to be demolished. Existing trussed structure to remain as is.

STATEMENT

Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Historic Preservation Commission, Board of Appeals or Board of Planning and Zoning within the last 24 months? ☐ Yes ☒ No If yes, please list the board and reference number: _____

REQUIRED ATTACHMENTS

☒ Landscape Plan (copies: 1 full size) ☒ An electronic version (pdf) ☒ Vicinity Map ☒ Legal description
☐ Material and Color Samples (x2) ☒ Architectural elevations (1 full size) ☒ Floor plans for each level (1 full size)
☒ Scaled site plan showing existing and proposed improvements. (1 full size) ☒ Completed Application

OWNER'S SIGNATURE

Signature

Date

CITY USE ONLY. DO NOT WRITE IN THIS BOX.

Date received: _____

Receipt Number: _____

Application Number: _____

Fee Paid \$ _____

Foundation Type: (Circle One)

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

Slab ☒	Crawl Space	Basement
Building Dimensions:		
Width:	Length:	Height:*
Area Dimensions:		
First Floor:	Second Floor:	Third Floor:
Basement**:	Front Porch:	Rear Porch:
Patio:	Garage:	
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch:		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each page:		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site and Landscape Plan information to be included on each page:		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		

Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

DEADLINE AND HEARING SCHEDULE

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CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

In Lieu of material and drawing information, please refer to
Attachment C of the Demo Permit Application, as instructed by Lily
Webb.

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor		
Primary Façade: Second Floor		
Primary Façade: Third Floor		
Left Side: First Floor		
Left Side: Second Floor		
Left Side: Third Floor		
Left Side: Basement		
Right Side: First Floor		
Right Side: Second Floor		
Right Side: Third Floor		
Right Side: Basement		
Rear: First Floor		
Rear: Second Floor		
Rear: Third Floor		
Rear: Basement		

Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

DEADLINE AND HEARING SCHEDULE

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CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

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Attachment C of the Demo Permit Application, as instructed by Lily
Webb.

COLOR AND MATERIAL PLACEMENT ADDENDUM

Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry		
Garage Doors		
Trim		
Mortar		
Gutters		
Corner Board		
Railings		
Windows		
Window Sills		
Window Muntin/Mullion		
Columns		
Other Architectural Features		
Other Architectural Features		

Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Mason Zimmerman, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) R6243 048

Location address: 127 S. Peachtree St.

_____ for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: _____

Tiletech Renewal Co.LLC

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

☐ Individual

☒ Corporation/Limited Liability Company (LLC)

☐ Partnership

☐ Government Entity

Provide Names of Officers/Members:

MASON ZIMMERMAN
WESTEE KNAPP
THOMAS MORRIS

Provide Names of General Partners:

Secretary of State Registration Number: 20135132

Name/Address of Registered Agent: A2B Company, LLC

II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: LESLIE ELLSWORTH

Address: 1630 SOUTH GORDON, ATLANTA GA, 30310

Contact Person: LESLIE ELLSWORTH

Telephone No.: 404.512.6487

III. Notice to Owner.

- All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.
- If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name

By: _____
Signature

Print Name: _____
Title: _____
Department: _____

• Corporation/LLC

Tiletech Renewal Co., LLC
Print Corporation/LLC Name

By: _____
Signature

Print Name: Mason Zimmerman
Its: Manager
Address: _____
Phone #: 404.281.4130

• Partnership

Print Partnership Name

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone #: _____

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF Cobb

• Individual

Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Government Entity

Before me, this _____ day of _____, 20____, personally appeared _____ as _____, and on behalf of _____, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Corporation/LLC

Before me, this 17th day of February, 2022, personally appeared Mason Zimmerman of a GA corporation/ (State) LLC, on behalf of the corporation/ LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

• Partnership

Before me, this _____ day Of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Lisa Ruff
Signature of Notary

Lisa Ruff

Print Notary Name

NOTARY STAMP:

My commission expires: 12.13.2024

Identification Method: X

Personally known.

Produced I.D. – Type: _____



CITY OF NORCROSS HISTORIC DISTRICT DEMOLITION PROCESS

BRIEF PROCESS DESCRIPTION

Upon filing an historic demolition permit application the City of Norcross shall publicly notice the community that a request has been submitted. The City of Norcross will schedule either an Architectural Review Board (ARB) or Historic Preservation Commission (HPC) meeting and a Mayor and Council (M&C) hearing to consider the approval or denial of the application. The applicant may request a Public Health or Safety Inspection to determine if the structure is an immediate threat to the public health or safety. If the inspector does not deem the structure is an immediate threat to the public health or safety, the application shall proceed through the public hearing process. If the inspector deems the structure an immediate threat, the Community Development Director shall release the historic demolition permit. This application still must be completed and submitted to the Community Development Department and all demolition fees due must be paid. Noteworthy dates to be aware of from the date the application is filed are: 1) public notices within 7 days, 2) both ARB/ HPC and M&C within 90 days, 3) demolition permit issued, if approved, with 180 days. Please feel free to contact the City of Norcross Community Development Department with any questions regarding this application.

REQUIRED ITEMS TO BE SUBMITTED

- One or more recent pictures showing each side of the structure
- Completed and signed demolition permit application
- \$1000 cash bond (to be submitted at time of permit issuance)
- All fees (to be determined by the Mayor & Council. Fees to be submitted at time of permit issuance)
- Completed Architectural Review Board application with accompanying documentation, elevations and material samples
- Copy of Gwinnett County Tax Assessor's Map indicating all abutting property owners
- Gwinnett County Health Director's report indicating structure is immediate threat to public health or safety (if applicable)
- Contact names and addresses of abutting property owners
- Copy of contract for city dumpster services (commercial properties only)

CITY OF NORCROSS HISTORIC DISTRICT DEMOLITION PERMIT APPLICATION

INITIATION INFORMATION

Permit No.: _____ Permit Issue Date: _____ Zoning _____ Development No.: _____
 COA No.: _____ Power Co.: _____ Water & Sewer Services _____
 Application submission date: _____ Proposed demolition date (mm/dd/yyyy): _____

CURRENT PROPERTY OWNER INFORMATION

Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
 Cell phone: _____

APPLICANT INFORMATION

Applicant (Company) Name: _____
 Applicant Contact Name: _____
 Applicant Address: _____
 Phone: _____ Fax: _____ Email: _____
 Cell phone: _____

DEMOLITION CONTRACTOR INFORMATION

General Contractor (Company) Name: _____
 Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Cell phone: _____

Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

BUILDING INFORMATION

Property Address: _____

Tax Parcel Number (s): _____ Common name of property: _____

Nearest Cross Street or Intersection: _____

This structure was built in (year): _____

This structure is characteristic of what architectural style: _____

Property Setbacks Lines: Left:: _____ Right: _____ Front: _____ Back: _____ Lot Width: _____ Lot Depth: _____

Building Width: _____ Building Depth: _____ Building Height: _____ No. of Stories: _____ No. of Rooms: _____

Is the sq. ft. in excess of 500 sq. ft.? Yes X No _____. If yes, what is the total enclosed square footage: _____

Is this structure's occupancy RESIDENTIAL _____ or COMMERCIAL _____?

ARCHITECTURAL INFORMATION

Would you like to request an inspection by the City of Norcross Building Official to confirm if this building, structure or part thereof is deemed an immediate threat to public health or safety, per section 103-191 (e) (8)? Yes _____ No _____.

Provide a brief description of the materials, configuration and use of the existing structure. If additional space is required, use a separate sheet of paper and label it attachment "A": _____

Provide a brief explanation of why the historic demolition is requested. If additional space is required, use a separate sheet of paper and label it attachment "B": _____

Provide a brief description of the proposed reuse, reconstruction or replacement of the existing building. If additional space is required, use a separate sheet of paper and label it attachment "C" (This can be supplemented by the Architectural Review Board application): _____

ABUTTING PROPERTY INFORMATION

Provide the names and addresses of all property owners abutting the property on which the historic demolition is requested. If additional space is required, use a separate sheet of paper and label it attachment "E":

1) Abutting Property Owner Name: _____

Property Owner Address: _____

Phone: _____ Fax: _____ Email: _____

- 2) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 3) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 4) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 5) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____

OFFICIAL USE ONLY

THE FOLLOWING NOTIFICATIONS MUST OCCUR WITHIN 7 DAYS OF SUBMISSION

U.S. Mail certified return receipt mailing date: _____ on site public notification date: _____

Official legal organ publication date: _____

THE ARCHITECTURAL REVIEW BOARD MUST PRECEDE THE MAYOR AND COUNCIL MEETING. THE MAYOR AND COUNCIL MUST HEAR THIS APPLICATION WITHIN 90 DAYS OF SUBMISSION.

Architectural Review Board meeting date: _____ Mayor and Council hearing date: _____

THE FOLLOWING FEES MUST BE PAID PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.

Cash bond in the amount of \$1000.00 submitted? Yes _____ No _____ Cash bond receipt No.: _____

THE FOLLOWING FEES ARE TO BE DETERMINED BY THE MAYOR AND COUNCIL. ONCE DETERMINED, ALL FEES MUST BE PAID PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.

Permit Fee: \$ _____ CC Fee: \$ _____ ARB Fee: _____ Public Hearing Fee: _____

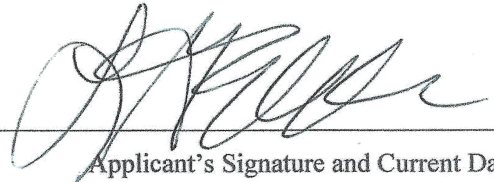
Section 103-191 (e) (8) inspection fee: _____ Receipt No. _____

SIGNATURE PAGE**Please read and initial**

_____ Application is hereby made according to the laws and ordinances of the City of Norcross for a permit to demolish a building, structure or part thereof located within the National Historic District as described herein or shown on accompanying plan and specification, to be located as shown on accompanying plat plan and if same is granted, agree to conform to all laws and ordinances regulating same. Demolition will be started no later than six months from date of permit issue. Personally appeared the above named applicant, who under oath says that he/she is the applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

LESLIE ELLSWORTH

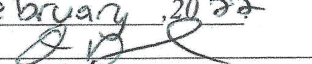
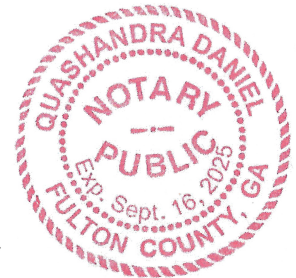
Applicant's Name (please print clearly)



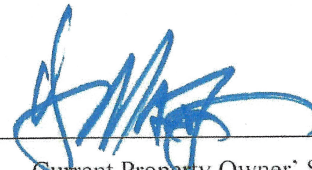
Applicant's Signature and Current Date

Before me, the undersigned notary public, this day, personally,
appeared Leslie Ellsworth to me known, who being duly sworn according to law
deposes the following:

Subscribed and sworn to before me this 21st day
of February, 2022


Notary Public
Tilitech Renard
Mason Zimmerman

Current Property Owner's Name (please print clearly)



Current Property Owner's Signature and Current Date

Before me, the undersigned notary public, this day, personally,
Appeared Mason Zimmerman to me known, who being duly sworn according to law,
deposes the following:

Subscribed and sworn to before me this 18th day
of February, 2022

Patricia Ann Becker
Notary Public

Patricia Ann Becker
NOTARY PUBLIC
Paulding County, GEORGIA
My Commission Expires 04/23/2025

This Document ☐ was / ☐ was not signed in the presence of _____

City of Norcross Personnel

Date

Attachment: COA2022-011 Staff Report (22-6442 : COA2022-011 Historic Demolition)

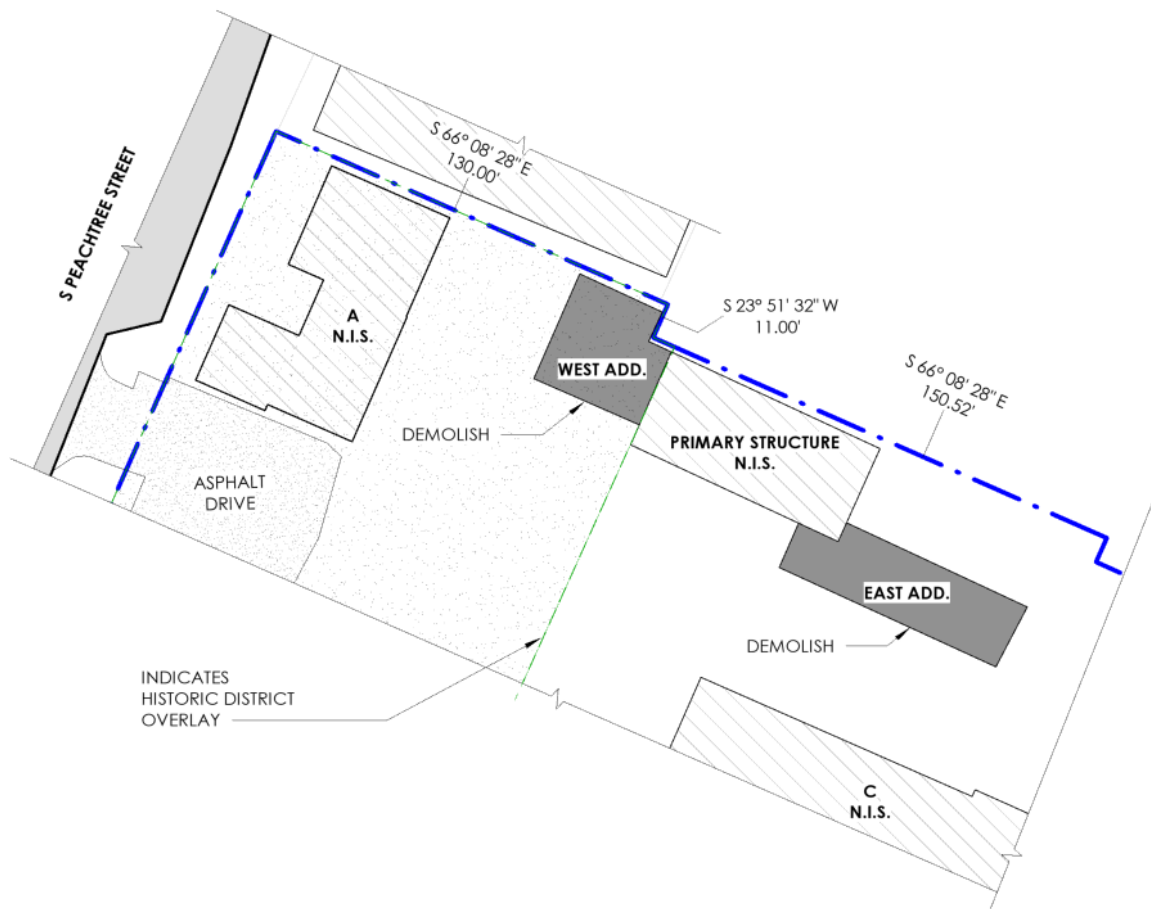
ATTACHMENT C

Re: 127 S Peachtree St | Building B - Partial Demolition and Historic Preservation

Background

127 S Peachtree St is a unique site within Downtown Norcross, as the property is divided by a boundary of the historic overlay. Originally built in 1950, the Tile Shop, or building B of the South End site, features a primary wood truss and masonry structure, as well as 2 lesser additions constructed over the last few decades. The West addition is a low-ceiling, 900 SF block structure and is within the historic district overlay. The East addition is a 1110 SF wood framed structure clad in corrugated metal panel. Neither the primary wood truss structure, nor the East addition fall within the historic overlay.

Historic Overlay Map



West Addition (to be demolished)



Primary Truss Structure (Not in Scope)



East Addition (to be demolished)



Demolition

The proposed demolition scope strictly includes the West and East additions only (described above). On 2/14/22, the City Inspector visited the site to confirm that elements of each of these additions do not carry historical value, and no such character should be lost in the removal of each appendage to the primary truss building.

While the West addition happens to be in the Historic Overlay, the true significance of Building B is presented in the primary structure which we are proposing to keep. The demolition will not only preserve the integrity of the primary truss structure, but will highlight its architectural significance, as the removal of the additions will uncover it once again, celebrating the historic charm of the wooden trusses and gabled roof.

Preservation

In a quickly growing and developing neighborhood, the historic character of Downtown Norcross must be preserved. Demolition of each appendage structure is vital to the South End Master plan and future possibilities for reuse and rehabilitation of the original Tile Shop. By clearing away the additions, the site is opened up to the creation of a greater dialogue amongst the other existing buildings on the site, as well as the outdoor communal space between each building. This scope would facilitate the ongoing work to tell the story of Historic Norcross by inviting the community into the site to experience the preserved historic structures in a new way.

Primary Tile Shop Wood Truss Structure to Remain

