

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 19, 2024
8:00 AM

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:00 a.m.

Roll Call: Commissioner Blandford, Commissioner Bramlett, Commissioner Butler, and Commissioner Buffington

Absent: Commissioner Gallagher

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), Natalie Faustine (Community Development Administrative Assistant), Scott Banks (Building Services Director), Robbie Balenger (Building and Facilities Director), and Ricky Stewart (Public Works Director)

Speakers Present: Dale and Cindy Hughes (Applicant), Renee Fowler (Every Day People Group, Chief Construction Officer and Property Manager), Ashlan Kemp (2280 Baker Station Drive), Dave Lyons (3573 Sandalwood Crossing, Vice Chairman of the KDDA), Lexie Newhouse (2818 Dominion Lane, KDDA Member), and David Odom (2971 Moon Station Road)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: March 15, 2024

Chairman Whipple called for a motion.

Motion to approve the meeting minutes from March 15, 2024 by Commissioner Blanford
Seconded by Commissioner Bramlett

Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons reported no new expenditures in the last 30 days. At the time of this meeting, the standing balance in the HPC account was \$23,378 from previous code enforcement actions and fines collected that were specifically put in a separate fund for future programming. In addition, Mr. Simmons reported that the city's Planning & Zoning Department has a \$3,000 education budget and a \$1,000 supplemental budget for any programs or events HPC Commissioners are interested in.

Chairman Whipple called for a motion.

Motion to approve the financial report by Commissioner Blanford
Seconded by Commissioner Buffington

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

5. New Business - Certificate of Appropriateness (COA) or Central Business District (CBD) Applications

Mr. Simmons briefly explained the public hearing process.

A. Demolition Application: 2831 S. Main St

Consideration of approval for the demolition of one (1) historic structure located at 2831 S. Main Street. Application submitted by 2831 S Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-01

Mr. Simmons introduced the first application, a demolition request for one historic structure at 2831 S. Main Street, requested by 2831 S Main St, LLC. He reminded Commissioners of some documents in the agenda packet, such as a copy of the application, photos of the structure's exterior, a letter from the city's Building Official, an aerial photo identifying the structure on the property, and historical details of its construction, ownership, and occupancy. Mr. Simmons noted that the building was deemed uninhabitable and blighted by Code Enforcement based on the City's definition of blight. The inspectors reported multiple roof leaks and vegetation inside the structure. At the time of this meeting, the property was vacant.

Mr. Simmons specified that Hair Junction was the last property owner in 1996 before it was sold to its current owner in 2022. Staff affirmed that the structure meets the blight definition and feels that an application for its demolition is appropriate for consideration. Chairman Whipple asked Mr. Simmons if the structure contributed to the historic district. Mr. Simmons responded that, according to the historical report, it is a contributing structure. He goes on to inform the Commissioners that some changes were made to the materials of the building, but overall, the house is described as the Wilbanks house built in the 1900s. He briefly discussed the property's previous owners.

Chairman Whipple requested to hear from the applicant. Mr. Dale Hughes and Mrs. Cindy Hughes introduced themselves as the applicants. Mr. Hughes stated he had nothing to add to the information Mr. Simmons submitted regarding the structure's demolition at 2831 S. Main Street, and he would take any questions.

Chairman Whipple referred to section 8.02.03, subsection 1 of the HPC guidelines, which outlines the necessary documentation to be submitted for demolishing a historic contributing structure. Specifically, it requires a letter from a licensed architect, engineer, or city inspector stating that the structure is not viable for rehabilitation or use. Chairman Whipple confirmed the Commissioners did receive a letter from the Building Official, Scott Banks, explaining the current state of the building. However, there was no additional reports from licensed architects or structural engineers describing the condition of the structure. Additionally, the applicant did not submit photos of the building's interior.

Chairman Whipple inquired about additional assessments on the building beyond the

provided asbestos report. Mr. Hughes responded that upon acquiring the property, the feasibility of relocating the building to Fullers Chase, where he has moved other historic structures for preservation, was evaluated. The structure at 2831 S. Main Street has been significantly altered for use as a hair salon, including the installation of vinyl siding. He stated that according to DNR's Brandy Morrison, the building lacks historical significance. The estimated relocation cost is \$270,000, including traffic disruption and railroad crossing. Mr. Hughes argued that relocation is economically unjustifiable. He cited his preservation projects in Kennesaw, such as The Nest and Lazy Labrador, and reiterated the building's lack of historical value and high restoration cost. Mr. Hughes stated he is currently facing 17 citations from the City.

Commissioner Butler asked if the property was already in blight when he acquired it in 2022. Mr. Hughes explained that he purchased the property with the intention of relocating it to Fullers Chase. After acquiring it, a historical assessment revealed that the building had undergone substantial alterations, resulting in the loss of its historical significance. Furthermore, the property owner collaborated with the Kennesaw Development Authority in an attempt to preserve the building, but the KDA expressed uncertainty regarding its historical importance. Mr. Hughes explained that he cannot express a personal opinion on whether the structure is or was in blight. The City has officially designated it as blighted, which has significant implications. If he does not address this matter by the end of the year, his property taxes will increase seven times their current amount. He discussed his successful property restorations in Kennesaw and acknowledged feeling uncomfortable. He respectfully stated that the blight status from two years ago is irrelevant to his current circumstances.

Commissioner Butler acknowledged his response, and asked him about Fullers Chase. Mr. Hughes responded that Fullers Chase consists of 10 historical buildings from Cobb County that have been restored and repurposed for office use. After sharing an example of a historic structure relocated to Fullers Chase, Mr. Hughes emphasized his interest in studying downtown buildings' history—a vital part of the city's charm. He also mentioned that Fullers Chase is located beneath the water tower.

Chairman Whipple referred to section 8.02.03 subsection 2 of the HPC guidelines, which states that plans for redevelopment of the site must have gone through the design review process and been approved by the HPC before applying for a demolition. However, this information was not submitted with the application. He noted that this requirement coincides with the adjacent property, which is also being considered for demolition. He asked the applicant to describe what the future development plans are for these properties. Mr. Simmons responded that over the last three years, city staff has received numerous complaints about both properties (2831 and 2839 S. Main Street) and citations were issued in response to active complaints of nuisance, trespassing, and deterioration of property. Therefore, the pressing matter was to address the code violations promptly, either through demolition or any appropriate action as determined by the HPC. Mr. Simmons clarified that while the applicant will eventually return with a CBD application to discuss redevelopment, the focus of this application was solely to address the citations issued by the city. He argued that in this

case, the demolition should not be directly linked to redevelopment plans, and waiting for an executable redevelopment plan would be impractical given the existing violations.

Chairman Whipple requested that the applicant clarify the purpose behind the proposal to remove trees on the property, as stated in the application. Mr. Hughes introduced his colleague Renee Fowler, as she may help him address these questions. Mr. Hughes responded that a professional arborist's evaluation of the property has been completed and included with the application. The assessment addressed a compliance issue concerning the property's biggest tree, which is covered with decades-old vines, whose removal may harm the tree. Mr. Hughes discussed the risks some of the trees present. This includes risk of upper branches falling, potentially causing damage or injury, and risk to the root system from the demolition of the onsite structures. Chairman Whipple referred to an Excel document shown in the arborist's report detailing the condition of each tree on the properties (2831 and 2839 S. Main Street), supported by photographs. The arborist's review identified 11 trees of the 23 overall to be in poor condition, necessitating removal. He asked whether the depicted 11 trees were targeted for removal during demolition. Mr. Hughes confirmed that, subject to the Commission's approval of demolition, those 11 trees would be the only ones removed, unless natural events dictate otherwise. He recounted that since his acquisition of the property two years ago, three trees have fallen from wind storms. He expressed concern over the proximity of some trees to the property line and the potential risk to his neighbors building, mentioning previous incidents of damage.

Chairman Whipple inquired whether the Commissioners had any additional questions. Receiving no response, he opened the floor to public comments.

Ashlan Kemp (2280 Baker Station Dr) inquired about why the building could not be restored and revitalized at its current location for a new business use. Mr. Hughes addressed the economic aspects of the question. He highlighted several factors influencing the decision, including downtown property prices, the new amphitheater, population density, and the city's status as a university town. Drawing from his experience with The Nest, he emphasized that restoring the structure to a viable commercial space would require a substantial investment of at least \$1,000,000. While considering alternatives, relocating the structure to Fullers Chase for repurposing as an office space was explored. However, the lack of necessary infrastructure ultimately influenced the decision to apply for demolition.

Mr. Dave Lyons (3573 Bramwell Crossing) introduced himself as Vice Chairman of the Kennesaw Downtown Development Authority. He stated that the KDDA passed a resolution in support of the demolitions at 2831 and 2839 S. Main Street. While the KDDA is supportive of the downtown buildings and would like to keep whatever possible, he stated that unfortunately this property is no longer economically viable. The vinyl siding on the building indicates that it has not been historically relevant for some time. Through extensive collaboration with the KDDA, Mr. Hughes has demonstrated considerable regard for the historical significance of the city's properties and has made an effort to conserve as much as possible. Mr. Lyons stated his position that

unfortunately, this structure cannot be saved and demolition is the only option.

Lexis Newhouse (2818 Dominion Lane) introduced herself as another member of the KDDA and wanted to echo the sentiment of support for this project. She stated that she appreciates the thoughtful questions and the resources that she has been provided regarding this decision.

Chairman Whipple called for additional public comments. Receiving no response, he closed the floor for public comments and asked if his fellow Commissioners have questions or comments.

Commissioner Butler asked Mr. Simmons about the historical contribution of the structure, despite the addition of vinyl siding. Mr. Simmons raised the concept of 'contributing' in terms of the building's historical architectural significance within the downtown historic district. He noted that during his 23 years of service with the city, he has not observed any restoration efforts on the property. Mr. Simmons explained that the building holds family history, and although it has previously added value to downtown, he cannot determine its current impact.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal subject to submittal of additional information per section 8.02.04 of the Historic Preservation Design Standards.

Seconded by Commissioner Buffington.

Vote taken, motion approved 3-1. Commissioner Butler opposed. Motion carried.

B. Demolition Application: 2839 S. Main St

Consideration of approval for the demolition of three (3) historic structures located at 2839 S. Main Street. Application submitted by 2831 S. Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-02

Mr. Simmons introduced the next application, a demolition request for three (3) historic structures at 2839 S. Main Street. The request was made by 2831 S. Main St, LLC, which includes Dale and Cindy Hughes. Mr. Simmons referenced the Building Official's letter in the agenda packet, which states that the buildings on this property were not structurally sound, vegetation was observed to be growing inside and through the structures, and the foundation was undermined in multiple places. The buildings lacked active water, electricity, and gas. Photos of all the structures and the aforementioned arborist report were provided with the application. Mr. Simmons briefly mentioned the historical timeline of the house, starting with its construction in 1936 by Dr. Ellis. The historical report indicates that the property now features modern replacement structures constructed from cinder blocks or concrete blocks. This property has also been determined to be blighted. Inspectors have examined the property following Code Enforcement complaints received. The staff's assessment concluded that due to the location and condition of the structures, the application meets the criteria for blight and is suitable for demolition consideration.

Mr. Simmons confirmed that one of the structures on this property is physically adjacent to another structure on the adjoining property. Staff had discussed this with the applicant, who understood the sensitivity and proximity to the neighboring property. If the demolition is approved, the applicant will adopt special procedures to gradually remove the structure without compromising the adjacent structure. This includes documenting the process through video and oversight by the demolition contractor and the property owner.

Mr. Simmons points out that although these structures are located within the historic district, it is hard to make a case that these are thoroughly contributing structures given the materials used, the state of the structures, and the history of the property maintenance. This application was submitted based on city action in numerous court cases that are pending as the property owner tries to address the code violations at this location. Mr. Simmons stated that once again, the applicant was present to answer any questions or give further details on these structures. Mr. Hughes stated he had nothing to add to the information Mr. Simmons presented regarding the demolition of three structures at 2839 S. Main Street, and he would take any questions.

Chairman Whipple inquired if any additional structural assessments or investigations had been conducted on these buildings by architects. Mr. Hughes responded whenever he acquires a downtown property he sends Brandy Morrison or another qualified historic architect to assess. These structures differ from the one in the previous agenda item, because they have more of a historic appearance. However, when he acquired this property, the main structure (previously By-Gone Treasures) was in such disrepair that he was able to physically put his hands through the walls and roof. The assessment he received from architects and contractors concluded the building cannot be restored. Mr. Hughes stated that he did not consider relocating this structure because it was in such a severe state of deterioration when he purchased it.

He went on to discuss another structure on the property, the lean-to that shares a wall with the structure at 2847 S. Main Street. Again, according to the reports he has received from architects and contractors, the building necessitates demolition. He addressed concerns about potential damage to adjacent property during the lean-to's demolition, emphasizing the need for manual dismantling to preserve the wall shared with the structure at 2847 S. Main Street. He mentioned the precautionary measures Mr. Simmons previously mentioned, and added that he will ensure the people hired for this demolition will be qualified and fully insured.

Mr. Whipple clarified that none of the aforementioned reports have been provided at this time. Mr. Hughes responded that the assessments he was referring to were pre-aquisition reports to analyze whether he would like to acquire the property with the intent to rehabilitate it. He expressed his desire to present a demolition report, but noted substantial citations for the structure are causing time constraints. Chairman Whipple asked Mr. Hughes if his intention would be to repurpose the By-Gone Treasures building and the lean-to structure if he was not under pressure due to the citations. Mr. Hughes responded that he has never believed those buildings could be rehabilitated

based on Brandy Morrison's report. He stated that the only building he would have considered repurposing is the lean-to because it is attached to the structure at 2847 S. Main Street, but again, it is in such bad condition that it cannot be rehabilitated. Chairman Whipple informed the applicant that a formal letter from a historical architect stating there is nothing salvageable in the buildings and recommending demolition would have been beneficial, but knowing the property was acquired with the intent to remove the structures from the property after the assessments were performed is helpful information.

The applicant discussed plans to salvage and preserve items of historical significance left in the antique shop (By-Gone Treasures) by the previous owner. These items will be cleaned and prepared for reuse or donation. The Commissioners were informed that Mr. Hughes intends to inspect the building for elements, such as mantels, that could be repurposed in other buildings.

Commissioner Butler inquired about the property's third structure, a brick building located in the back of the property. Mr. Hughes admitted that his research yielded little information about the structure's function or historical importance, identifying it as a cinder block building.

Chairman Whipple indicated that there are three structures slated to be demolished on this property. The lean-to building attached to the structure at 2847 S. Main Street (currently The Hive), the old By-Gone Treasures antique shop, and the cinder block building behind By-Gone Treasures. Mr. Hughes states that there is actually a small shed next to the cinder block building and a dog house on the property as well, and he has received citations for those structures too. Chairman Whipple asked if the By-Gone Treasures antique building had been unoccupied and left in its current state long before it was purchased by the applicant. Mr. Hughes confirmed that statement is accurate, as the previous owner faced health challenges that prevented them from maintaining the building. Chairman Whipple asked Mr. Hughes if he acquired this property around the same time he acquired 2831 S. Main St, and Mr. Hughes responded that he purchased the two properties on the same day in an effort to revitalize the two blocks downtown. Mr. Hughes stated that to his knowledge, the By-Gone Treasures building has been unoccupied since 2012.

Chairman Whipple inquired from Commissioner Bramlett about the historical importance of the building, particularly its association with Dr. Ellis. Commissioner Bramlett responded Dr. Ellis, who moved to Kennesaw in 1900 and lived here until he passed away in 1950, was a distinguished doctor and businessman in the community.

Chairman Whipple expressed his dilemma over the application due to the building's poor condition despite its historic charm. Based on Mr. Banks' report on the condition of the interior, he voiced understanding that the building does not seem salvageable and sought confirmation from the applicant. Mr. Hughes confirmed and proclaimed his commitment to improving the downtown area, noting that despite other interested parties considering rehabilitating the property previously, it has remained vacant for 12

years. Mr. Hughes stated he has communicated with the KDDA and the city regarding this property, and emphasized his family's long standing connection with the city and their care for the properties. He expressed appreciation for Mr. Bramlett's remarks on the history of the structure. Mr. Hughes reiterated his mission to preserve what can be saved from old structures and create new uses for them. However, the applicant did not see any feasible way to rehabilitate the structures on this property based on the professional analysis they received.

Chairman Whipple inquired whether the applicant would consider installing a plaque or some form of informational display on the property to honor the previous property owners, the property's history, and Dr. Ellis' contribution to the community, should the demolition be approved. Mr. Hughes agreed to the suggestion with enthusiasm.

Chairman Whipple questioned if the 11 trees slated for removal mentioned in this application are the same 11 trees mentioned in the previous application. Mr. Hughes confirmed that the 11 trees referred to in both applications are split between the two properties. He pointed out that one of the trees to be removed is a very large tree between the hair salon (2831 S. Main St) and the antique store (2839 S. Main St). Commissioner Butler talked about the significance of the tree, yet acknowledged its poor condition. Commissioner Blandford asked if the flowers on the property will be relocated if the demolition is approved, and Mr. Hughes responded that many of them have already been relocated and he intends to move them all before demolition.

Chairman Whipple inquired whether the Commissioners had any additional questions. Receiving no response, he opened the floor to public comments.

Mr. Dave Lyons (3573 Bramwell Crossing) introduced himself as a member of the KDDA and wanted to voice his support of this application. He stated that the KDDA passed a resolution in support of the demolitions at 2831 and 2839 S. Main Street.

Chairman Whipple called for additional public comments. Receiving no response, he closed the floor for public comments.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal with the following conditions: (1) The applicant must provide additional information per section 8.02.04 of the Historic Preservation Design Standards, (2) Great care and consideration must be taken regarding the demolition of the lean-to structure to ensure there is no damage to the neighboring building and a video of the demolition must be submitted to the HPC, and (3) The applicant shall submit a future dedication plaque or memorial for HPC approval.

Seconded by Commissioner Buffington.

Vote taken, motion approved 3-0. Commissioner Butler abstained. Motion Carried.

C. Demolition Application: 2934 Moon Station Rd

Consideration of approval for the demolition of two (2) historic structures

located at 2934 Moon Station Road. Application submitted by the City of Kennesaw. Case#COA2024-03.

Commissioner Buffington recused himself due to his previous role as a consultant for the city regarding this project. Chairman Whipple acknowledged and accepted the recusal.

Mr. Simmons presented a demolition request for two historic structures at 2934 Moon Station Road, owned by the City of Kennesaw. He referenced documents in the agenda packet, including property history, a structural report, and a historical architectural assessment by Ms. Brandy Morrison. This property will be directly impacted by the 2022 SPLOST project, the Sardis Street Extension, which will connect downtown to Moon Station Road. When the city acquired the property, staff attempted to make arrangements to relocate the structure. However, due to the poor condition of the foundation, it was determined that the building would not survive a move. The cost to rehabilitate the structure was estimated at around \$300,000. Efforts to qualify the structure for relocation programs through the historic trust were unsuccessful. Due to the upcoming Sardis Street Extension project and the inability to relocate the structure, the city has sought demolition approval. Mr. Simmons pointed out that there is an accessory building on the side of the primary structure that is also part of this application.

Chairman Whipple drew attention to the structural assessment, underlining the extensive termite damage to the building's foundation that limits relocation possibilities. Mr. Simmons verified that the city, being the property's owner for over 8 years, has been examining the feasibility of relocation for the past 18 months. In response to Chairman Whipple's query about steps taken to slow the property's degradation, Mr. Simmons mentioned roof work, exterior work, and property maintenance. The building was used for minor storage, and no trespassing or loitering occurred. While some preventative measures were taken, no major structural work was done.

Chairman Whipple inquired about the plans for road realignment and the measures being taken to lessen the impact of the Sardis Street Extension on neighboring properties. Public Works Director, Ricky Stewart, explained that the alignment was designed to impact as few properties as possible. The extension of Sardis Street from Big Shanty will avoid the Ferris property, Frozen Cow Creamery, and Lazy Laborador Coffee Shop by going through the Fullers Chase area. The current design also avoids the Testa House at Boone Drive and Cherokee Street. Mr. Stewart acknowledged that no matter how the project is designed, it would inevitably affect at least one of the properties. Road geometry also played a substantial role in determining the path of the extension. The project was designed with the intent to have the road cross the railroad tracks through the city-owned gravel lot situated behind the museum. This extension would then link the new road to Whitfield Place, an existing street. Chairman Whipple inquired whether the grade crossing over the railroad would be transformed into a bridge. Mr. Stewart affirmed that a primary objective of this project is to construct a bridge or overpass above the railroad. This would allow the city to eventually remove the safety risk posed by the grade crossing at the intersection of Cherokee Street and

Main Street. Chairman Whipple conveyed the alignment appears to be complex, and he acknowledged that the project designers seemed to have taken the location into account as effectively as possible while minimizing the impact on the active businesses located in historic buildings. The extension is planned to pass directly through the property located at 2934 Moon Station Road. However, altering the road's location would affect the previously mentioned businesses. Even if attempts were made to relocate the structure within its current site, there would not be sufficient space for both the building and the road to exist simultaneously. The report from the structural engineers indicates that relocation does not appear to be a viable option due to the structure's deterioration and the nature of its construction.

Chairman Whipple requested Commissioner Bramlett share some historical insights about the property. Commissioner Bramlett discussed some of the previous property owners. Chairman Whipple inquired if Commissioner Bramlett believes that, in the event of the demolition going ahead, it would be appropriate to install a plaque similar to those found on other properties within the historic district. Commissioner Bramlett stated there is enough history to put a plaque together, but it would not be as significant as other properties such as the Ellis house. Chairman Whipple noted that a historic plaque may not be suitable for this property given its location.

Chairman Whipple asked about the timeline of the Sardis Street Extension project, and Mr. Stewart responded that it is currently set to begin construction in 2027 at the earliest. However, the city is working to apply for a grant through the state for additional funding. If the city is awarded the grant, it may take about five years to receive the funding, but it will greatly help with the financing of this project.

Chairman Whipple asked if there will be any tree removals and what the state of the property would be post demolition. Mr. Simmons responded that the current intent is to focus on demolishing the house, so there is no request to remove trees at this time. However, the trees will have to be removed as part of the road project eventually and the city will come back to the HPC with an application at that time. For now, the city is happy to leave the trees to create a green space.

Commissioner Bramlett inquired about the timing of the demolition application, given that the actual construction of the project isn't set to start until around 2027. Facilities Director Robbie Ballinger responded that the city lacks funds for investing in a building that will eventually be demolished. If preserved, work must be done on the building to meet the same code requirements citizens are expected to adhere to. Chairman Whipple mentioned that Commissioner Bramlett's question is related to the standard in the HPC guidelines regarding the redevelopment plan and timeline. Chairman Whipple summarized that the application has been submitted now because of the ongoing deterioration of the house, the inability for it to be relocated, and the financial burden of maintaining the property in a safe manner until the start of road construction.

Commissioner Butler asked if seed or straw would be put down in place of the demolished building. Chairman Whipple stated the intent is for the tree canopy to

remain and seed and straw to be put in place of the foundation to match the existing grade. Commissioner Butler asked if that is the intent for the sidewalk as well, and Mr. Stewart asked if she is referring to the sidewalk to the entryway or the road sidewalk. Commissioner Butler clarifies that she is referring to the sidewalk going up to the house. Mr. Stewart responded that the intent would be to demolish all impervious surface including the driveway so it will be a clean grass parcel with the remaining trees.

Chairman Whipple opened the floor for public comment.

Mr. David Odom (2971 Moon Station Road) inquired about the city's plans for salvaging historically valuable items from the building, such as mantels, shiplap, and trim. In response, Mr. Ballinger stated that the city had already done so. He confirmed that several doors and mantles have been removed from the house, although he was unaware of their current whereabouts. Chairman Whipple referred to Ms. Morrison's report, which states that the building largely lacks historic integrity on the interior due to the replacement or covering of original materials with modern ones. The presence and condition of any remaining original materials are unknown.

Ms. Ashley Kemp (2280 Baker Station Drive) stated that when she was deciding where to buy a home, she chose Kennesaw because she appreciated how the city maintains its historical integrity. She expressed her concern for the number of demolitions on the agenda and asked how the city plans to continue to maintain its historical integrity. Mr. Simmons responded that staff has had internal conversations about this for a number of years. As mentioned at a previous HPC meeting, the Economic Development Department, Planning and Zoning Department, and the Downtown Development Authority are currently pursuing partnerships to create a rescue fund to give financial aid to downtown property owners to assist with the maintenance of historic structures. He acknowledged the fiscal burden for property owners to meet the HPC standards, and reiterated that research is being done to determine how city agencies could create a rescue fund where property owners could apply for the city to match their funds for residential and commercial properties.

Addressing Ms. Kemp's comment, Chairman Whipple expressed his discomfort and that of his fellow Commissioners regarding the current situation. He noted their struggle, given that they seldom deal with demolition projects. When they do, it's typically due to a homeowner's or contractor's negligence. He mentioned that demolition requests have been rejected in the past, with Hill Manor on Summer Street serving as a prime example. The property owner's poor decisions led them to request a demolition, and the Historic Preservation Commission denied the request. The building has since been transformed into a very nice residence thanks to an individual with the necessary funds and vision. Chairman Whipple acknowledged the challenges the Commissioners are facing with these requests, but also recognized that sacrifices are necessary for a city to grow and prosper. He pointed out the buildings on Main Street that have unfortunately been neglected to the point of being beyond salvage.

Mr. Stewart noted that there is a structurally sound historic building in the path of the Sardis Street Extension that the city intends to relocate. The extension project will result in the creation of new roadside frontage in an area where it currently does not exist. In ongoing talks, there's a suggestion to relocate some of the older buildings to this newly created frontage to ensure a seamless integration with the surroundings.

Mr. Hughes expressed his support for the demolition application for the Thompson house (2934 Moon Station Road) and his disapproval of the demolition application for the Pompham House (2933 Moon Station Road). He praised city staff for their handling of these road projects, from the perspective of a property owner who has also been significantly impacted. He mentioned that he previously considered purchasing 2934 Moon Station Road, and his analysis also determined that it would not be economically feasible to relocate this structure. Chairman Whipple responded to Mr. Hughes expressing his appreciation for his efforts to relocate and preserve historic buildings.

Chairman Whipple asked if there were any further public comments. Receiving no response, he closed the floor to public comments.

Commissioner Bramlett asked about an item in a photograph (figure 26) included in the report by Brandied History. Chairman Whipple responded by saying that the item has been relocated and is set to become a part of the museum's collection.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal subject to submittal of additional information per section 8.02.04 of the Historic Preservation Design Standards.

Seconded by Commissioner Bramlett.

Vote taken, motion approved 3-0. Commissioner Buffington recused. Motion carried.

D. Demolition Application: 2933 Moon Station Rd

Consideration of approval for the demolition of one (1) historic structure located at 2933 Moon Station Rd. Application submitted by the City of Kennesaw. Case#COA2024-04.

Mr. Simmons presented a demolition application for a historic structure at 2933 Moon Station Road, owned by the City of Kennesaw, which will also be impacted by the Sardis Street Extension project. He provided a brief history of the property's ownership and highlighted the long-term neglect of its maintenance. City staff observed structural issues, including wall cracks and foundation problems. The building, last used for business purposes, was inspected for potential renovation costs. It was estimated that a substantial amount of at least \$300,000 to \$400,000 would be needed to bring it up to code for business occupancy if it were to stay in its current location. Mr. Ballinger explained that a structural evaluation was performed for the building in conjunction with the analysis for 2934 Moon Station Road and was overseen by the city's legal team.

Chairman Whipple questioned the absence of a report from a structural engineer or architect. Mr. Ballinger clarified that a structural analysis was conducted for the building, alongside the analysis for 2934 Moon Station Road, and was managed by the city's

lawyers. Commissioner Butler inquired whether Commissioner Buffington continued to be recused because of his involvement in the analysis, even though it was not presented at that time. Mr. Ballinger affirmed this. Chairman Whipple observed that the application lacked documentation on the feasibility of relocation, the interior condition, and the potential salvage of historically significant items. The City of Kennesaw's Building Official, Scott Banks, informed the Commissioners that the structure's interior was in poor condition, meeting the definition of a blighted property, and would warrant multiple citations. He deemed the structure unsafe and uninhabitable. Chairman Whipple highlighted the uniqueness of the property, referring to it as the "Mullet Building" due to its appealing front and contrasting rear, and noted that it had been on the market for some time and had undergone significant work.

Chairman Whipple inquired about the intent for the appearance of the property post-demolition and whether any trees were also marked for removal. Mr. Stewart responded that, similar to the Thompson House at 2934 Moon Station Road, all impervious surfaces would be replaced with seed and straw. He pointed out a tree near the house's foundation that might need to be removed, but assured that the main canopy would be preserved as much as possible until road construction commences. Mr. Stewart further stated that an investigation into the feasibility of relocating the structure was done when the property was initially purchased by the city. Mr. Simmons added that after Mr. Popham's death, several parties expressed interest in purchasing the property, which was still part of Mr. Popham's estate. However, after conducting their own due diligence, these parties concluded that relocating the structure would not be economically feasible. In short, the city has neither received nor investigated any possibilities for relocating this structure since its acquisition last year.

Chairman Whipple expressed that without a structural analysis, the Commissioners are unable to ascertain the feasibility of relocating the structure. He requested to view the map of the Sardis Street Extension to evaluate if there would be sufficient space left on the property to move the structure out of the road's path while keeping it on the same property. Mr. Stewart responded that the remaining property wouldn't be spacious enough to accommodate the structure. He mentioned that the project would involve some horizontal adjustments to accommodate an overpass at the intersection of Moon Station and the Sardis Street extension, and whatever portion of the property that remains would be incorporated into that. Chairman Whipple asked about the intent for the corner of the property after the completion of the road, and Mr. Stewart responded that it has not been discussed. It may become an enlarged right-of-way for that intersection, or the city might offer to sell either of the adjoining properties. Chairman Whipple stated that if this turns into a streetscape corner, this could be a good location to memorialize both the Moon Station properties on the agenda and share a story about that area. He also confirmed with Mr. Stewart that should the demolition occur, the property would be grassed and seeded similar to the Thompson property pending road work construction. Mr. Stewart added that the main tree canopy would be preserved as much as possible. Chairman Whipple pointed out that there is a lot of impervious surface from the commercial operation, such as a small parking lot behind it and an old driveway, and asked if that would be taken out up to the sidewalk. Mr. Stewart

confirmed and added that there is a sidewalk from Moon Station Road to the front porch that would also be removed. Additionally, there is an old stack stone wall that will be salvaged and preserved for as long as possible.

Chairman Whipple inquired whether there were any questions from his fellow Commissioners regarding this application.

Commissioner Bramlett asked if there are any items of historical value such as mantels or windows that the city would try to salvage. Mr. Ballinger responded that he is unsure of the state of the inside of the structure as far as salvageable items, as he only went in to make sure the building was secure. However, if there are any the city would remove them before demolition.

Commissioner Butler recommended getting more documentation to determine whether the structure is salvageable or could be relocated. She requested to table the topic until the next meeting so the Commissioners could acquire and review the historical and architectural reports. Mr. Simmons confirmed that is possible but a motion must be made.

Chairman Whipple opened the floor for public comment.

Mr. David Odom asked how long a demolition permit is good for, and if the city has a timeline for scheduling this demolition work. Mr. Simmons responded that the Certificate of Appropriateness and demolition permits are good for 12 months from when they are issued. The city's goal is to demolish the structures as soon as possible.

Chairman Whipple asked if there were any further public comments. Receiving no response, he closed the floor to public comments.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to table this application until the meeting on May 17, 2024, to obtain additional structural and architectural information.

Seconded by Commissioner Bramlett.

Vote taken, motion approved 3-0. Commissioner Buffington recused. Motion Carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-06 - 2905 Galt Pl

Mr. Simmons explained that this Certificate of Appropriateness application was submitted by Michael Doan for the replacement of fencing along 2905 Galt Place. He referred to the packet and mentioned the approved fence materials and location were in accordance with the HPC standards. The application was approved administratively.

B. COAA2024-07 - 2976 N Main St

Kristen and Dane Thomas submitted this Certificate of Appropriateness application to remove a tree with a split trunk in their backyard at 2976 N. Main Street. The applicant identified some areas of the yard that would be cleaned up as well as the tree that

would be removed because of the split trunk.

C. COAA2024-08 - 3096 Cherokee St

Kristal Gonsalves submitted this Certificate of Appropriateness application for a 6-foot fence around the HVAC system behind the building at 3096 Cherokee Street.

7. Discussion

Mr. Simmons announced the city's dedication to exploring numerous strategies to reduce the number of demolition applications presented to the HPC.

8. Public Comment

9. Staff Comment

A. Certified Local Government (CLG) Program Renewal

Ms. Channele Campbell (Assistant Zoning Administrator and City Planner) spoke about the necessity of the Certified Local Government program for the city's recertification to receive support in historic preservation. She informed the commissioners that they would receive a resume form via email and asked them to complete it and return it to the Planning and Zoning Department.

B. Training Opportunities

Ms. Campbell noted that another one of the CLG requirements is training and discussed some of the upcoming options. Chairman Whipple requested that staff re-send the email detailing the training opportunities.

10. Adjourn

Chairman Whipple adjourned the meeting at 10:05 a.m.