

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING**  
**CITY OF KENNESAW**  
**Council Chambers**  
**(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**  
**May 17, 2024**  
**8:00 AM**

---

**1. Call to Order / Roll Call**

The meeting was called to order by Chairman Whipple at 8:00 a.m.

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

Absent: N/A

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

Speakers Present: Eugene Williams (Kennesaw Property Owner), Bob Hupp (Traton Homes Vice President of Construction) and Richard Parvey (Traton Homes Vice President of Land Acquisition)

**2. Approval of the Meeting Minutes**

A. Approval of Meeting Minutes: April 19, 2024

Chairman Whipple inquired whether Commissioners have any questions, comments, or amendments for the April 19, 2024 meeting minutes.

Hearing no response, Chairman Whipple called for a motion to approve the April 19, 2024 meeting minutes.

Motion to approve by Commissioner Blandford

Seconded by Commissioner Bramlett

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

**3. Financial Report**

Mr. Simmons reported that there have been no additional expenses since last month's financial report. He expressed his appreciation to Commissioner Bramlett for his donation of \$20, which was additional income from the historic walking tours, to the Commission. This contribution is currently being processed and is scheduled to be incorporated into the HPC funds. Next month's financial report will reflect this donation.

Chairman Whipple called for a motion to approve the financial report as presented.

Motion to approve by Commissioner Gallagher

Seconded by Commissioner Butler

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

**4. Old Business**

**A. 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 revisited the topic of the demolition application for one (1) historical structure at 2933 Moon Station Road and provided a summary of the decisions made in the previous meeting regarding this matter. He informed the Commissioners that the documents that were absent in the previous meeting have been compiled in the packet for the current meeting. He further confirmed that all necessary procedures for public notification were followed for this public hearing.

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.

Chairman Whipple, while reviewing the report, identified items of historical significance that could potentially be preserved prior to the proposed demolition. A discussion was held regarding the items seen in the photos in the report from Brandied History that may be salvageable.

Commissioner Gallagher inquired whether the condition of the structure would have any effect on the Sardis Street Extension, specifically, if a better state of the structure would have led to the street being routed around it. Public Works Director Ricky Stewart clarified that if the structure was in a more stable condition, the plan would have been to relocate it rather than reroute the street, as doing so would affect more properties. The current design proposal aims to minimize the impact on surrounding properties. Mr. Simmons, having attended numerous meetings regarding this extension project, reassured the Commissioners that the proposed path is designed to affect the fewest structures possible.

Commissioner Butler asked about another structure that lies in the path of the Sardis Street extension. In response, Mr. Stewart explained that avoiding this building would inevitably affect other structures. In response to inquiries about the future of the mentioned structure, it was stated that the city has not yet initiated negotiations with the property owner, but has plans to do so. Commissioner Butler voiced her concerns about the potential loss of this structure, citing its contribution to the downtown area's character. Mr. Simmons stated that city staff explored numerous scenarios to design the street in a way that minimizes impact on structures before deciding on the plan presented today.

Commissioner Butler inquired whether the purpose of the Sardis Street extension was to shut down the railroad crossing at the junction of Cherokee Street and Main Street, given the safety issues with tractor trailers getting stuck there. Mr. Simmons confirmed that this was one of the considerations, but the project also aims to reduce traffic congestion and enhance pedestrian safety. The location of the proposed new railroad crossing behind the museum was discussed. Mr. Stewart highlighted the need for a

higher elevation to facilitate this crossing and mentioned the potential impact of this change on nearby properties.

Chairman Whipple opened the floor for public comment.

Mr. Eugene Williams provided public feedback concerning the Sardis Street extension, suggesting a roundabout between Moon Station and Main Street to improve traffic flow. In response, Mr. Stewart explained that a roundabout at a four-way stop would need to be significantly large, resulting in more properties being affected than the current proposed plan. Mr. Simmons redirected the Commissioners' attention to the meeting's main agenda item, which is the demolition of a historic structure at 2933 Moon Station Road, and urged them to remain focused on the topic. He noted that staff members are available to answer questions about transportation projects and plans outside of this meeting. Mr. Williams acknowledged Mr. Simmons' remark and voiced his dissatisfaction about not being informed of this proposed transportation project until the public notice for this hearing was issued. Mr. Simmons clarified that this is a SPLOST project that was approved by a public vote.

Chairman Whipple asked for further public comment. Receiving no response, he closed the floor to public comments.

Chairman Whipple initiated a short discussion on the appropriate wording for the motion, referring to the meeting minutes approved on April 19 for guidance. Mr. Simmons brought up several points from the previous meeting, including the need to seed the property post-demolition, the proposal of a commemorative plaque, and the preservation of any historically significant items from the structure.

Chairman Whipple called for a motion for the demolition application.  
Motion by Commissioner Gallagher to approve the application for demolition with the following conditions:

- (1) Salvage any and all interior and exterior historic components possible to the structure to be repurposed and made available for use in future projects,
- (2) The applicant shall submit a future dedication plaque or memorial for HPC approval,
- (3) Any remaining area of the property that is not used for the Sardis Street extension project shall be allocated for permanent greenspace and vegetation,
- (4) The applicant must provide additional information and photos per section 8.02.04 of the Historic Preservation Design Standards,
- (5) The applicant must seed and stabilize the site after demolition.

Seconded by Commissioner Butler

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

## **5. New Business**

## **6. COAA Approval by City Staff and HPC Chair**

### **A. COAA2024-09 - 2976 N Main St**

Kristen and Dane Thomas submitted the application for this Certificate of

Appropriateness. This application involves the removal of existing shrubbery and a chain-link fence at their property located at 2976 N Main Street, and the subsequent installation of a new fence. The style of the new fence will be consistent with the style seen on Historic Main Street and comply with the city's Historic Design Standards.

**B. COAA2024-10 - 2879 N Main St**

This Certificate of Appropriateness application was filed by Marjorie Lyon, aiming to replace the handrail on the upper balcony porch of the property situated at 2879 N Main Street. The proposed replacement rail will be constructed from wood and painted white, mirroring the design of the rail depicted in a photograph of the building from the 1920s. It has been confirmed by the applicant that the construction of the rail will adhere to the current building standards, specifically in terms of the height and the spacing between the spindles.

**7. Discussion**

**A. Follow up with Traton Homes regarding the TUG property townhomes.**

Bob Hupp, Vice President of Construction at Traton Homes, and Richard Parvey, Vice President of Land Acquisition at Traton Homes, introduced themselves and inquired about any questions or concerns the Commissioners may have regarding the Duncan Drive townhome project. Commissioner Butler highlighted an inconsistency between the townhome plans presented to the HPC and the construction she observed. She questioned if there were any factors, such as an easement, that could have altered the plan between its presentation and the commencement of construction. Mr. Hupp acknowledged the existence of a 50 ft easement that influenced the position of the townhomes but noted that they still maintained a 20-foot front setback from Duncan Drive as required. When Commissioner Butler inquired about the landscaping plan, Mr. Hupp confirmed its submission to the city. Mr. Simmons assured that the landscaping plans would be emailed to the Commissioners for review, in line with the agreement that it would be examined by the HPC prior to the project's completion. Mr. Hupp offered to return for the review of the landscaping plan should there be any questions.

**8. Public Comment**

**9. Staff Comment**

Mr. Simmons expressed his gratitude to Ms. Channele Campbell (Assistant Zoning Administrator & City Planner) for her diligent work on the CLG application and commended the Commissioners for their promptness in providing the requested resumes to the staff. He stated the staff would continue communicating with the Commissioners to gather the necessary information to submit a complete CLG application.

**10. Adjourn**

Chairman Whipple adjourned the meeting at 8:36 a.m.