

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
December 20, 2024
8:00 AM**

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:07 a.m.

Roll Call: Rachel Butler, Andrew Bramlett, Patrick Gallagher, Sharon Blandford and Zack Buffington

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Andrew Mackey (Property Owner / Applicant), Jason Scheidt (Project Designer)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: November 15, 2024

Chairman Whipple called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Gallagher.

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons presented the financial report. The financial report for November 30, 2024, shows a carrying balance of \$23,398 for the Historic Preservation Commission. The new fiscal year started in October, so there have been no expenditures to date.

Chairman Whipple asked if there were any questions from the Commissioners on the financial report as presented. Hearing no questions, Chairman Whipple called for a motion to approve.

Motion to approve by Commissioner Blandford

Seconded by Commissioner Buffington

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

4. Old Business

5. New Business

A. Addition: 2982 North Main Street

Consideration of approval of a Certificate of Appropriateness application submitted by Andrew Mackey for a new two-story addition to the existing house located at 2982 N. Main Street (20013900070). Case #COA2024-11

Chairman Whipple and Commissioner Butler recused themselves from this agenda item as their company had direct involvement with the application.

Mr. Darryl Simmons announced that with the remaining Commissioners there was still a quorum and

the Commission will be able to vote and act on the agenda item.

Mr. Simmons introduced this agenda item. The applicant submitted for a Certificate of Appropriateness for a two-story addition to the existing historic house. The home on the historic register is the J.V Smith House. The property is circa 1907 on 0.47 +/- acres. It is currently zoned R-20, Single Family Residential consistent with all residential homes along North Main Street in the Main Street Historic District. He stated that the applicant proposes the addition, which is two-stories, and are present to answer any questions from staff and Commissioners. A 3D rendering of the design shows the scope and shape of the proposed addition.

Mr. Andrew Mackey, the property owner and applicant, approached the podium. He explained that their family is expanding, and the current house is too small. Therefore, they are seeking approval for a Certificate of Appropriateness to add an addition to the house.

Vice Chair Gallagher inquired whether the proposed addition is a two-story extension located at the rear of the existing structure.

Mr. Mackey confirmed and stated that the addition would add twelve feet to the rear of the existing structure. The addition would have two bedrooms, a bathroom, and a bonus room or loft upstairs.

Vice Chair Gallagher inquired whether the materials for the proposed addition will be the same as the existing materials.

Mr. Mackey confirmed, noting that a few years ago they built a garage that was approved for Hardy Plank siding. Mr. Mackey inquired if there needed to be a distinction between material used for the historic structure and the new addition.

Vice Chair Gallagher stated that per Section 7.8 *Additions* of the Historic Preservation Commission Design Standards, the new material should be differentiated from the old.

Mr. Mackey explained that the addition will feature Board-and-Batten siding, while the existing house has 6-inch reveal Hardy siding.

Ms. Rachel Butler, design team member, further confirmed that the addition would be Board-and-Batten siding.

Commissioner Buffington asked if there would be any additional landscaping or hardscaping outside of any improvements to the structure.

Mr. Mackey acknowledged that additional landscaping would be necessary. He offered to develop a plan for the additional landscaping, noting that he had only recently realized that some existing landscaping would need to be redone.

Commissioner Buffington asked if the landscaping would be visible from the road.

Mr. Mackey mentioned that most of the landscaping would not be visible from the street, though a small portion might be.

Commissioner Bramlett commented that a second story addition would be very visible from the street.

Mr. Mackey confirmed that a considerable amount of the addition would be visible from the road.

Ms. Butler commented that the design team tried to minimize the addition's visibility from the road. The front of the house will retain its original appearance, the roofline will gable towards the back of

the house, and the second story addition is at the back of the house.

Commissioner Bramlett asked if the roofline was based on an existing roofline

Ms. Butler responded that the roofline was designed to minimize the addition's visibility from the road.

Vice Chair Gallagher expressed concern that a second story addition would result in a building size and scale that would dwarf the other historic buildings along North Main Street. Section 7.8.03 of the Historic Preservation Design Standards states "the addition will be limited in relationship to the historic building".

Mr. Simmons provided an explanation of the architectural features of existing homes along North Main Street. He noted that the rooflines are integrated with the set gables, and the architecture is continuous from the front to the back of the buildings. He further stated that the angles and scope of the proposed addition do not align with the existing architectural style. Additionally, he expressed concerns about the visibility of the addition from the street and the scale of a two-story addition on a one-story house, which is significantly different from the current structures along Main Street.

Commissioner Bramlett asked why the applicant chose to build up instead of back with proposed addition.

Mr. Mackey mentioned that the electric, water, and gas utilities would be affected if the addition was constructed as suggested. He also stated that he had previously received approval for a second story on the garage and had presented the garage's design to eventually match the house.

Mr. Simmons stated that the garage is a detached accessory structure. When the second story was approved on the garage it was deemed appropriate. The approval of a second story addition was not a condition or pretense to the approval of the two-story accessory structure.

Ms. Butler stated that the addition's second story was pushed to the back to try and reduce the size of the addition. The roof was also designed to slope up to minimize visibility of the addition from the front of the house. She also stated that the addition would be slightly visible from the road but that the size and scale correlated with the two-story garage on the property.

Vice Chair Gallagher stated that he took issue with the size and scale of the request in relation to the historic structure, notwithstanding the garage being a separate non-contributing factor and a detached structure.

Mr. Kevin Whipple, design team member, asked if the primary concern was the size and scale of the two-story addition or if the primary concern was design of the roofline.

Commissioner Blandford stated that the scale of the proposed addition to the historic building was problematic because it dwarfs the historic building.

Vice Chair Gallagher called for a motion.

Motion to deny by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Vice Chair Gallagher proceeded with a roll call for approval.

Vote taken, Commissioner Blandford, Commissioner Bramlett, and Vice Chair Gallagher voted to approve the motion. Commissioner Buffington voted to deny the motion. Motion approved 3-

1. Motion carried to deny the request made by the applicant.

B. Exterior Renovation (Alteration): 3059 Cherokee Street

Consideration of approval of a Certificate of Appropriateness application submitted by Jason Kisz for an alteration to the historic structure located at 3059 Cherokee Street (20012900940). Said alteration is to remove the rear non-historic addition to the historic structure. Case #COA2024-12

Mr. Darryl Simmons introduced this agenda item; a request to complete exterior renovation of an existing historical home located at 3059 Cherokee Street. The applicant wishes to alter the historic structure by removing the rear non-historic addition. The applicant was present to go over the details of the non-conforming addition and answer any questions regarding how this item fits in with the overall master plan, which is covered in agenda item C.

Jason Schiedt, Project Designer, stated that they have acquired parcel 20012900940 with the intent of developing along with previously approved phase one. He shared that a Historic Report was done on the home, and the report confirmed that the house is historic. The intent is to keep the historic house as part of the project while removing the non-historic addition on the rear of the home.

Chairman Whipple asked the Commissioners if they have reviewed the historic report from Mrs. Morrison with the architectural guidelines and assessment performed for the historic nature of the home.

Commissioners responded in the affirmative.

Chairman Whipple asked what type of work would be done on the exterior of historic home regarding broken siding and infill once the non-historic addition is removed.

Mr. Scheidt responded that the whole house would be renovated.

Chairman Whipple asked if the applicant would submit a second application for any renovations or alterations to the historic building.

Mr. Scheidt confirmed that a second application would be submitted for renovations and alterations to the historic building.

Chairman Whipple asked if the application was purely for the removal of the lean-to non-historic structure and securing any openings as needed to protect the structure pending submission of the renovation documentation.

Mr. Scheidt confirmed.

Chairman Whipple explained that for any renovation, the purview of the Historic Preservation Commission is purely the exterior, but usually there are some interior elements based on the intended use that may have some impacts beyond the exterior.

Mr. Scheidt responded that he understood.

Chairman Whipple asked if there were any additional questions or comments from the Commissioners. Seeing no additional questions or comments, Chairman Whipple called for a motion.

Motion to approve by Commissioner Blandford with the condition that the applicant submit full plans for approval prior to any renovation to the existing building.

Seconded by Commissioner Gallagher.

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

C. Central Business District Application: 3059 Cherokee Street

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3059 Cherokee Street (20012900940). Case #CBD2024-03

Mr. Darryl Simmons introduced this agenda item; a Central Business District project application which is a master plan that incorporated the previously voted on alteration to the historic house. The City of Kennesaw previously approved Phase 1 of this master plan, which is a mixed-use development along Cherokee Street. The application currently being presented is for Phase 2 of the project, which will add nineteen residential units and use the same architecture style as Phase 1. Residential units will consist of townhomes and stacked condo flats. The project will also include a two-story or three-story condos with 4,450 sq ft of commercial space on the ground floor along Cherokee Street. The total commercial square footage for the project will be 4,450 sq ft. The proposal also incorporates the renovated historic house. The final design and renovation plan for the historic house will be presented to the Historic Preservation Commission. The property lies along Cherokee Street in the historic district. This property and this project phase were reviewed by the Kennesaw Downtown Development Authority for their business plan and was unanimously approved. Once reviewed by the Historic Preservation Commission, this application will go before Mayor and Council for consideration on January 13th and January 21st.

Mr. Jason Scheidt, Project Designer, provided details for the site plans for the proposal. The site is located north of Galt Commons and consists of three contiguous parcels. The site plan shows the approximate size and scale of public realm spaces, which includes a northern plaza and a larger southern plaza. The northern plaza will have mixed-use buildings and a tower feature to create a gateway statement piece for downtown. The plaza spaces are intended to serve as activated, permeable public spaces where people can sit, gather, and engage with commercial retail options. Walk-up windows for coffee shops or food vendors are also included as part of the design to facilitate the feeling of an outdoor living room. Mr. Scheidt also stated that previously agreed upon build-to lines, set backs, and products will remain the same.

Chairman Whipple asked if the applicant will be bringing forward final design drawings for review and approval given undecided design elements like the tower and materials.

Mr. Scheidt agreed.

Mr. Simmons explained that Central Business District applications are a conceptual approval. The Historic Preservation Commission (HPC) can add conditions requiring the applicant to come back with the final designs at certain intervals. The landscaping plan for the property will also need to come back before the HPC.

Chairman Whipple asked if the residential section would be gated from the commercial section or if parking would it be open so the public could park throughout the site

Mr. Scheidt responded that there would be no gate, and that parking would be open throughout the site. Residential units will have two parking spaces allocated to each unit and those parking spaces will be located at the back of the site.

Chairman Whipple asked if the parking was underneath the units or was surface parking.

Mr. Scheidt stated parking will be surface parking.

Chairman Whipple asked if the townhomes would be two story.

Mr. Scheidt responded that everything will be three-story. The only non-three-story building will be the historic house.

Chairman Whipple inquired about the intended use for the historic house.

Mr. Scheidt stated the house will be commercial and not residential.

Commissioner Bramlett expressed concern that the historic house would be overshadowed by the three-story structures. He asked if plans would be submitted explaining how the structures will work together?

Mr. Scheidt responded that coming down Cherokee Street from the north, most of the homes are one to one-and-a-half stories. The historic house will stay as it is and there will be a graduation up to the next level.

Chairman Whipple suggested that for future presentations the historic house and three-story building with the icon tower be shown in context with each other. He stated that hopefully the plaza will help soften and buffer the single-story and expressed that the HPC was trying to avoid a little house surrounded by larger masses around it.

Commissioner Butler asked for clarification on the definition of a stacked flat.

Mr. Scheidt explained that a stacked flat is another term for multiple condos within one building.

Commissioner Butler asked if the stacked flats would be three-story buildings.

Mr. Scheidt confirmed the stacked flats would be three-stories. He stated that some buildings would have six 1,045 sq ft units with two units on each floor. Other buildings will be limited to three units with one unit on each floor. Mr. Scheidt also confirmed there would be an outdoor staircase.

Commissioner Bramlett asked if the additional parcel for this project slopes back.

Mr. Scheidt responded that the parcels do slope back. He stated that the configuration of the three parcels in context to the slope allows stormwater to flow from the frontage of the property to the stormwater amenity at the rear of the site.

Commissioner Gallagher asked for more details on the flow and connectivity between Galt Commons and the applicant's proposed development.

Mr. Scheidt responded that they designed the project so all the roadways and the greenways line up perfectly to Galt Commons.

Commissioner Butler asked if there was a fence separating this property from Galt Commons.

Mr. Scheidt responded that there is not a fence but there is a retaining wall. They plan to terrace the property to roughly match the height of the retaining wall. He stated that the appearance of the property line between Galt Commons and this proposal depends largely on the intended actions of the Galt Commons Homeowners Association (HOA).

Chairman Whipple commented that Galt Commons had previously come in for a fence but that it must have been along the back of the property. He asked if they had considered inter-parcel connection to Galt Commons

Mr. Scheidt responded that they wanted to extend Galt Commons' greenway with their development.

Commissioner Gallagher asked if the applicants have entered into any discussion with the Galt Commons HOA.

Mr. Scheidt responded that the Galt Commons HOA is aware of the concept. Opinions of the proposed development withing Galt Commons are mixed.

Ms. Chanelle Campbell stated that at the last rezoning, the connectivity between this project and Galt commons was discussed. In the conditions by Mayor and Council, if there is connectivity or any interactions between the parcels, the applicant will need approval from the HOA of Galt Commons.

Mr. Simmons stated that a condition should be added to clarify that the proposal is a concept by the applicant and builder. He noted that changes would likely be made to the architecture and facades. The condition would ensure that the applicants will need to return to the HPC with a final design after speaking with staff.

Chairman Whipple stated that he considered the next presentation to be when the applicant has finalized the design and the site plan with materiality, scale, massing, etc, and then whether they want that landscape plan to be part of that as well or whether they want to submit that separately when that's available.

Commissioner Butler asked what the size of the setback line is at the frontage.

Mr. Scheidt responded that the setback line is 21 feet, which was previously agreed upon at the last set of meetings.

Commissioner Butler asked if the townhouse porch would sit at the setback line

Mr. Scheidt responded that a porch would not sit at the setback line, rather it is a forward bump-out of the building itself. The front door to the townhome will be on the side so you'll go up a set of steps and be at the front door. Above it is the half bath for the second floor and the master walk in closet for the bedroom on the third floor.

Commissioner Butler asked if the townhomes would be three-story structures?

Mr. Scheidt confirmed. He stated that the 21 foot setback will give more relief from Cherokee street than is below in Galt Commons.

Commissioner Gallagher asked if the property's setback is consistent with the Galt Commons setback.

Mr. Scheidt stated that the setback is further back than Galt Commons.

Commissioner Buffington asked if a deceleration lane or right of way dedication was required for the proposal.

Mr. Simmons stated that three options were presented to the city including an option with a 10ft right of way dedication. Because Mayor and Council raised the issue of setbacks, the solution was to not have a 10 ft dedication. The applicant was given back the 10 ft resulting in a 21 ft setback. With phase 1 the applicant will put in sidewalks and other amenities, but the setback will be 21 ft.

Chairman Whipple called for a motion.

Motion to approve the conceptual plan by Vice Chair Gallagher with the condition that the final design plans be brought back before the commission at 60 percent for review and 100 percent for approval in addition to any landscaping plans.

Seconded by Commissioner Blandford.

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-20 - 2886 Cherokee Street

This is a Certificate of Appropriateness application submitted by Robert Milani with Lazy Labrador for the removal of a dead evergreen tree at 2886 Cherokee Street. The application was administratively approved on November 6th, 2024.

Chairman Whipple asked if the applicant would extend the pavers to fill in where the tree was removed.

Mr. Simmons confirmed that pavers would be extended.

B. COAA2024-21 - 2081 Cherokee Ridge Trail

This is a Certificate of Appropriateness application submitted by Andrew Renuart for the replacement of the backyard deck located at 2081 Cherokee Ridge Trail. This application was administratively approved on November 22, 2024.

Chairman Whipple asked if going forward with the survey for the historic districts and code changes, the intention is to remove places like Cherokee Ridge will from historic districts to take the onus off the homeowner with the extra step of approval.

Mr. Simmon stated that the goal of the survey and redoing the codes will be to remove properties and add properties to the historic districts based on the historic survey results. Places being considered for removal include Cherokee Ridge and Camp McDonald. Camp McDonald possesses few remaining historic attributes and if it were to remain listed, the area would be greatly reduced. The long-term goal is to revisit the nomination and have it submitted to the state for new historic boundaries.

7. Discussion

Mr. Simmons stated that 2024 was a busy year and that staff is happy to support the work of the HPC. The HPC had some big projects and made some tough decisions. He wished the commissioners a very Merry Christmas and a Happy New Year and looks forward to working with the Commissioners in 2025. Mr. Simmons stated that attending training opportunities and events throughout the state will be encouraged. He also expressed that compared to some other areas in the state, Kennesaw is forward thinking and being used as a model for some of the things done in downtown, at our parks, and on private property. He relayed to Commissioners that he believes they are doing a great job. He also stated that city staff are doing an outstanding job and are available as a resource for the Commissioners.

Chairman Whipple thanked Mr. Simmons. He also thanked city staff for their work in supporting the Historic Preservation Commission. He asked if there were any further questions or comments from the Commissioners.

Commissioner Bramlett stated he submitted an application with the Phoenix Flies Event at the Atlanta Preservation Center and the City Events Committee for a downtown Kennesaw walking tour. He expressed that the walking tour is a wonderful event done every March.

8. Public Comments

Chairman Whipple opened the floor for public comment. Hearing no public comment, Chairman Whipple closed the floor to public comment.

9. Staff Comment

10. Adjourn

Chairman Whipple adjourned the meeting at 9:03 a.m.