

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
November 15, 2024
8:00 AM

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:08 am.

Roll Call: Patrick Gallagher, Andrew Bramlett, Rachel Butler, and Zach Buffington

Absent: Sharon Blandford

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

Speakers Present: Kris Vanhemert (Applicant and Property Owner), Colby Collie (Property Owner)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: August 16, 2024

Chairman Whipple called for a motion to approve the meeting minutes from August 16, 2024.

Motion to approve meeting minutes from August 16, 2024, by Commissioner Gallagher.

Seconded by Commissioner Bramlett.

Chairman Whipple proceeded with a roll call for approval of the meeting minutes.

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

3. Financial Report

Mr. Darryl Simmons stated that there have been no new expenditures over the past 30 days, maintaining a balance of \$23,398. The Planning and Zoning Department's budget for the HPC remains unchanged, encompassing funds for special projects and any additional training the Commissioners wish to partake in.

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

Motion to approve the financial report by Commissioner Bramlett.

Seconded by Commissioner Gallagher.

Chairman Whipple proceeded with roll call for approval.

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

4. Old Business

5. New Business

A. COA2024-09 3011 North Main Street (20012800190)

Consideration of approval of a Certificate of Appropriateness application submitted by Kris Vanhemert to enclose the existing floor plan with exterior

walls, create a 5ft recess under the roof line to be used as a sitting area, and install new windows and a double door set at 3011 N. Main Street.

Mr. Simmons introduced this agenda item. This is a Certificate Appropriateness application submitted by Kris Vanhemert for 3011 North Main Street. The applicant seeks to enclose the existing floor plan with exterior walls, create a 5ft recess under the roofline to be used as a sitting area, and install new windows and a double door. The property is in the North Main Street Historic District; however, the structure itself is not historic in nature.

Mr. Simmons stated that the applicant was present to walk through the proposal and answer any questions the commission may have.

Mr. Kris Vanhemert (applicant) approached the podium and stated his name and address for the record.

Chairman Whipple asked if there are any modifications to the existing roofline.

Mr. Vanhemert confirmed that the roofline will not change.

Chairman Whipple asked if the primary siding material will be Hardie Lap Siding.

Mr. Vanhemert confirmed and stated that the siding will have a 4 inch reveal.

Chairman Whipple asked if the existing residence is 4-sided brick.

Mr. Vanhemert stated that the residence is brick facing all the way around.

Chairman Whipple asked if the new addition will have Hardie Lap Siding down to the slab.

Mr. Vanhemert confirmed.

Commissioner Gallagher asked if the double doors matched the existing front door in style and configuration.

Mr. Vanhemert stated that the doors will be two projecting thirty-two inch doors with hinges on the sides. The existing door is a standard construction door with an aluminum storm door. He stated that the new door will be far from the old door and have a minimal impact on the original door's aesthetic.

Chairman Whipple confirmed with staff that the structure is in the historic district but is not a contributing structure.

Chairman Whipple inquired whether the applicant plans to make any additional site improvements, such as landscaping enhancements, or if the application solely involves enclosing the carport.

Mr. Vanhemert responded that the project only entails enclosing the carport.

Chairman Whipple asked for any additional questions or comments from the commissioners.

Commissioner Butler asked if the siding was the original material used. She also asked why the proposed building design does not continue a brick wainscot around the building.

Mr. Vanhemert responded that the original building, built in the 1950s, was board and batten overlaid with brick facing. He stated that brick facing is the current exterior material. Rather than

repeating the brick facing, he wanted to use Hardie Plank to match the color of the existing brick because he likes the appearance.

Chairman Whipple asked if there were any additional comments or questions from the commissioners. Hearing none, Chairman Whipple called for a motion for the Certificate of Appropriateness application.

Motion to approve by Commissioner Gallagher for the alterations of the structure as presented.

Seconded by Commissioner Buffington.

Chairman Whipple proceeded with a roll call for approval.

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

B. COA2024-10 2986 North Main St (20013900080)

Consideration of approval of a Certificate of Appropriateness application submitted by David Brown for a new addition to the existing house located at 2986 N. Main Street.

Chairman Whipple and Commissioner Butler recused themselves from the hearing on this agenda item due to direct involvement with the applicant.

Mr. Simmons introduced this agenda item. This is a Certificate of Appropriateness application submitted by David Brown at 2986 North Main Street. Said request is to add a new addition to the existing house. The structure is in the North Main Street Historic District and is a contributing structure. The proposal is for a rear addition to the existing house. The applicant submitted existing photos, identified the existing facade, materials, and roofline, and showed how the new addition would tie into those features. Mr. Simmons announced that the applicant was present to answer any Commissioner questions.

Mr. Colby Collie (Property owner) stated his name and address for the record.

Vice Chair Gallagher asked if the new addition will match the existing roofline and if the front elevation would be shielded by the south-facing elevation.

Mr. Collie confirmed that the addition will match the existing roofline and that the front elevation would be shielded by the south-facing elevation.

Vice Chair Gallagher asked about the plans for the siding material for the new addition and if it was Hardie Plank.

Mr. Collie responded that the siding material would be Hardie Plank to match the existing reveal at the front of the house.

Vice Chair Gallagher asked if the applicant would try to match the existing color and carry it through to the back.

Mr. Collie confirmed.

Vice Chair Gallagher asked if the windows are the same double hung with two-over-one.

Mr. Collie stated that they would attempt to match the same look. The front five windows are original. The remaining windows are different, but they will try their best to match the windows on the front.

Vice Chair Gallagher asked if the roof shingles would match the existing roof.

Mr. Collie responded that the roof shingles will also match and will be charcoal singles.

Vice Chair Gallagher asked if there were any other questions from Commissioners.

Commissioner Bramlett asked how visible the new addition would be from the road.

Mr. Collie stated that the new addition should not be visible from the road. He stated that someone would need to stand in the driveway to see the addition. He shares that he currently cannot see his back patio unless he is halfway down the driveway.

Vice Chair Gallagher asked if there would be any additional landscaping or hardscaping done.

Mr. Collie stated that any landscaping or hardscaping would only be done out of necessity for erosion control, but that there was currently no other landscaping planned.

Vice Chair Gallagher asked if there were any additional Commissioner questions. Hearing none, Vice Chair Gallagher called for a motion for the Certificate of Appropriateness application. Motion to approve by Commissioner Buffington for the addition to the structure located at 2986 N. Main Street as presented.

Seconded by Commissioner Bramlett.

Vice Chair Gallagher proceeded with a roll call for approval.

Vote taken. Commissioner Buffington, Commissioner Bramlett, and Vice Chair Gallagher voted to approve. Motion approved 3-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-15 - 1924 Galt Commons

This Certificate of Appropriateness application was submitted by Galt Commons for the installation of a new sign along Cherokee Street. The sign met the required design standards and was administratively approved on September 3, 2024.

B. COAA2024-16 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application submitted by Geoffrey Drake for a re-roofing at 2078 Cherokee Ridge Trail. Cherokee Ridge Trail is located along the Cherokee Street historic district, but the subdivision is modern and is not subject to HPC standards. It was administratively approved on October 3, 2024.

C. COAA2024-17 - 2975 N. Main Street

This is a Certificate of Appropriateness application submitted by Kimberly Watkins for the installation of a walkway for 2975 North Main Street. This property is in the North Main Street historic district and is a contributing historic structure. This application was not brought before the Historic Preservation Commission for a hearing because there were not structural changes to the home. The application was administratively approved on October 17, 2024.

D. COAA2024-18 - 2065 Cherokee Ridge Trail

This is a Certificate of Appropriateness application submitted by Chad Everett for the replacement of the front and rear deck at 2065 Cherokee Ridge Trail. The application

was administratively approved on October 17, 2024.

E. COAA2024-19 - 2990 N. Main Street

This is a Certificate of Appropriateness application submitted by Brittany Haugen for the removal of an 80 foot water oak tree at 2990 N. Main Street. The water oak tree on the property was extremely damaged and caused an immediate threat to the property and the public. This application was administratively approved on October 24, 2024.

7. Discussion

Ms. Channele Campbell provided an update on the HPC Guidelines and Survey. On Tuesday, staff met with Kennesaw State University (KSU) and Department of Community Affairs (DCA) to detail the kick-start for the survey that will be completed by KSU with guidance from DCA, which is set to start in January. They will have a training with KSU to ensure an adequate and efficient survey can be completed.

Once the survey is completed, staff will move forward with updating the ordinance. There were discussions pertaining to the ordinance, boundaries, and areas affected to see whether changes could be made on those items. There will be more updates as the survey begins. KSU will potentially be present to meet the Commissioners, so they can meet the individuals who will be conducting the survey.

Chairman Whipple asked if New South had started the project.

Ms. Campbell confirmed. She stated that KSU will be using the data that New South started as foundation and build on that to complete the survey according to the guidelines and requirements of DCA.

Commissioner Bramlett asked if Dr. Dickey's class was completing the survey.

Ms. Campbell confirmed that Dr. Dickey would be leading the project. She asked Commissioner Bramlett if he was in the class.

Commissioner Bramlett stated that he was not in the class.

Chairman Whipple asked if Dr. Dickey would be with the project throughout.

Ms. Campbell responded that Dr. Dickey will be with the class. The goal is to complete the survey by the summer, but staff is aware of factors that may impact that timeline. Ms. Campbell stated that there was a discussion about a contingency if the timeline extended past the summer and a back-up plan was formed as a precaution. The survey would still be completed by KSU.

Mr. Simmons provided an update to Commissioners on a text amendment being brought before Mayor and Council. The text amendment is to restructure the Art and Culture Commission. If passed, the approval process will occur at the staff level rather than going before Mayor and Council. The text amendment would also dissolve the Art and Culture Commission created in 2013. Murals and art installed on historic structures,

facades, or properties will still go before the Historic Preservation Commission for review. Mr. Simmons will no longer be managing the application process. It will be given to a designee by the City Manager. The position will be called Arts Program Coordinator. Ms. Vanita Keswani, who currently works at Smith Gilbert Gardens, will be selected for the position. Ms. Keswani has an extensive art programming background. Mr. Simmons enjoyed managing the process but looks forward to handing over responsibilities to someone with the proper background.

Mr. Simmons also announced that a couple of CBD projects would likely come before the Historic Preservation Commission in 2025. Some of the projects will be additional phases to items already approved by the Historic Preservation Commission.

Mr. Simmons shared that there are currently no applications on the agenda for December. The December meeting will likely be canceled.

Commissioner Butler asked if the art restructuring means the applications will go through Mayor and Council.

Mr. Simmons explained that public art applications will not be reviewed by the Mayor and Council. Instead, applications for public art exhibits on private property will be handled by the Arts Programming Coordinator. The Coordinator will ensure that all required materials are submitted and that the City of Kennesaw's criteria are met. Before final approval, the application will be forwarded to the City Manager's office. The process includes informing the Mayor and Council about applications in advance, providing them with sufficient time to express any concerns to staff. Mr. Simmons also mentioned that, in addition to the Arts Coordinator, a new Art Advisory Committee will be established. Members of this committee will be appointed by the City Manager's office and will need to have a background in arts and programming to serve as a resource for the Arts Coordinator.

Chairman Whipple asked what the Historic Preservation Commission's mandate is in terms of approving free standing art pieces that are not attached to a historic structure. He wanted to ensure that the Historic Preservation Commission will not be tasked with becoming art critics.

Mr. Simmons stated that in the case of a permanent sculpture in the courtyard or front yard, the Historic Preservation Commission would be tasked with ensuring a piece does not disturb the structure or the character of a historic property.

Commissioner Butler commented that in the past the Historic Preservation Commission has been tasked with selecting their favorite pieces for a particular project.

Mr. Simmons stated that staff wanted the Commission's feedback in that situation because it was on the city's property. That kind of feedback would no longer be requested because the Art Advisory Committee would be in place. If however, an

application would change the character of the building, the Historic Preservation Commission would be asked to review it.

Commissioner Butler asked if an old application for a vinyl art piece in a building would come before the Historic Preservation Commission again.

Mr. Simmons stated that the main street application that Commissioner Butler was referencing had expired. Staff contacted the property owner and the property owner did not want to pursue an extension. The property owner presented a master concept to Mayor and Council at the past work session that included the whistle stop and other structures.

8. Public Comments

Chairman Whipple opened the floor for public comment. Hearing none, Chairman Whipple closed the floor to public comment.

9. Staff Comment

10. Adjourn

Chairman Whipple adjourned the meeting at 8:37 am.