

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
May 16, 2025  
8:00 AM**

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

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

Roll Call: Andrew Bramlett, Kevin Whipple, and Sharon Blandford

Absent: Rachel Butler

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

Speakers Present: Orlando Orochena (Property Owner), Scott Banks (Building Official)

**2. Approval of the Meeting Minutes**

**A. Approval of Meeting Minutes: April 25, 2025**

Chairman Gallagher asked the Commissioners if they had any comments or edits to the meeting minutes. Hearing no comments, Chairman Gallagher called for a motion. Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Chairman Gallagher proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

**3. Financial Report**

Mr. Darryl Simmons presented the financial report. There were no new expenditures for the Historic Preservation Commission (HPC). The current balance is \$23,398. In the past thirty days, there has been no change in expenditures for the HPC.

Chairman Gallagher called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Vice Chair Whipple.

Chairman Gallagher proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

**4. Old Business**

**A. Exterior Renovation (Alteration): 2981 North Main Street**

Consideration of approval of an amendment to the Certificate of Appropriateness submitted by Orlando Orochena for an alteration of the historic structure located at 2981 North Main Street. Said amendment includes alterations to the approved dormers to comply with building code requirements for an attic renovation. Case # COA2025-02

Mr. Darryl Simmons introduced this agenda item. This is a proposed amendment to a

previously approved Certificate of Appropriateness for 2981 North Main Street submitted by Orlando Orochena. The proposed amendment is to alter the design of the approved dormers. The applicant is returning to the HPC because the approved alterations were found by the building services department and building inspectors to not meet building code requirements. To meet building code requirements, the look, size, and orientation of the dormers would need to be changed. Staff recommended that the applicant adjust the design to comply with building code requirements and present the new design to the HPC. Mr. Simmons announced that the Building Official, Scott Banks, was available to provide additional information on what drove the design changes. He also stated that the applicant was available to provide a statement.

Mr. Orlando Orochena, property owner, explained that they had built the dormers as approved by the HPC but failed building inspection due to the egress ceiling height code requirement. He stated that the contractor was present to answer any questions on the proposed solution.

Vice Chair Whipple asked if the issue from the Building Department was the ceiling height and egress requirements. Mr. Orochena responded that there is a code requiring egress and a 6-foot-8 ceiling height requirement. He explained that the current dormer does not have the required height above the window.

Vice Chair Whipple observed that the previously approved dormers had the side dormers match the front dormer with the dormer roof connecting to the roof line. The proposed design adds perimeter walls on the dormers and modifies the roof slope so it no longer connects to the roof line. Mr. Orochena explained that the dormer roof would not connect to the roof line, noting that the change would allow for additional height to meet building requirements.

Vice Chair Whipple observed that the proposed design maintained the same or similar ridge height to the existing dormers. He asked what was being done with the chimneys. Mr. Orochena explained that the proposed design would help maintain the chimneys because they need to be braced and secured.

Vice Chair Whipple asked if the exterior materials were going to stay as previously discussed and approved. Mr. Orochena stated that the materials would remain the same.

Mr. Scott Banks noted that based on the elevation, the plan looked correct, but he had not seen a formal submission. He stated that a plan from an engineer that brings the building loads down to the foundation would be required. He also noted that the windows were the wrong size and an egress window was required.

Chairman Gallagher asked if the design change was required because the space is considered livable space instead of attic space. Mr. Orochena confirmed. Chairman Gallagher asked if the inclusion of livable space was a change from the original design. Mr. Orochena responded that the renovation was always meant for livable space.

Chairman Gallagher commented that other homes on Main Street have front and side dormers that attach to the roof line and are the same height. He asked if the alteration to the design was due to a code change or a use change. Mr. Banks responded that there was no code change. He explained that the space is considered habitable space. He stated that because the space was being used as a bedroom, an egress window is required. He added that upstairs rooms like an office or workout room do not require an egress.

Chairman Gallagher asked if there were any other questions from Commissioners. Hearing no other questions, Chairman Gallagher called for a motion.

Motion by Vice Chair Whipple to approve alterations to the previously approved COA with the following condition:

1. Engineering drawings or required documentation will be submitted to the City of Kennesaw for review and approval.

Seconded by Commissioner Blandford.

Chairman Gallagher proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

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

### **A. COAA2025-10 - 2250 J.O Stephenson Avenue**

This is a Certificate of Appropriateness application submitted by Joseph Bozeman for a roof replacement at 2250 J.O. Stephenson Avenue. This application was administratively approved on April 25, 2025.

### **B. COAA2025-11 - 3000 N Main Street**

This is a Certificate of Appropriateness application submitted by William Benson to augment the fence and replace the existing roof at 3000 N Main Street. This application was administratively approved on May 5, 2025.

## **6. Discussion**

## **7. Public Comments**

Chairman Gallagher opened the floor to public comments. Hearing no public comments, he closed the floor.

## **8. Staff Comment**

Mr. Darryl Simmons shared that the City of Kennesaw was receiving an award on Saturday from Cobb Landmarks for the renovation of Depot Station. He stated that the Mayor would be present to receive the award and invited the Commissioners to attend, noting that attendance was not required. The award will be presented at the Root House in Marietta. Once the award is official, the city will send out a press release. Mr. Simmons noted that the city was being recognized for historic preservation work in downtown and thanked the Commissioners for their hard work.

Chairman Gallagher congratulated the city on receiving the award.

**9. Adjourn**

Chairman Gallagher adjourned the meeting at 8:13 a.m.