

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 20, 2025
8:00 AM**

1. Appointment of Temporary Chair

Mr. Darryl Simmons explained that a special election would be held for a temporary Chair who would only hold the position for the June 20, 2025, Historic Preservation Commission (HPC) Meeting. Commissioner Bramlett nominated Commissioner Butler for temporary chair. Commissioner Blandford seconded the motion. Commissioner Butler accepted the position for Temporary Chairwoman.

2. Call to Order / Roll Call

Temporary Chairwoman Butler called the meeting to order at 8:06 a.m.

Roll Call: Rachel Butler, Andrew Bramlett, and Sharon Blandford

Absent: Patrick Gallagher, Kevin Whipple

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

Speakers Present: Mark Allen (Applicant), Dale Hughes (Applicant), Brandy Morrison (Architect)

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: May 16, 2025

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

4. Financial Report

Mr. Darryl Simmons presented the financial report. The current balance is \$23,398.

There have been no new expenditures by the HPC for the last 30 days. There are no new encumbrances to date.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

5. Old Business

6. New Business

A. Central Business District: 2690 Keene St

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of a distillery and restaurant on 0.61 +/- acres located at 2690 Keene Street (Parcel # 20016700640). Case #CBD2025-02

Mr. Darryl Simmons introduced this agenda item. This is a Central Business District (CBD) project application submitted by Mark Allen. The parcel is 0.61 +/- acres located at 2690 Keene Street. The property is part of the downtown master plan for the mixed-use development that was approved by the city of Kennesaw. This remaining piece will bring the master plan into compliance with a commercial entity. The proposed use is for the Lazy Guy Distillery, which is an existing business within Kennesaw that wishes to relocate to this property from Moon Station Rd. The applicant is in attendance and has a presentation, including renderings and schematics. Mr. Simmons reminded the commissioners that CBD applications carry a conceptual approval and the HPC can require the applicant to return with additional details.

Mr. Mark Allen, applicant, presented the CBD project application proposal. He explained that Lazy Guy Distillery has been in the city for the past twelve years and was looking to expand the location. The property on Keene Street is currently undeveloped. The proposed building would be an approximately 7,000 square-foot production facility. The facility would consolidate the business's two locations, one on Moon Station Road and one near Jiles Rd, into a single location. Mr. Allen reviewed the proposed floor plan, which detailed the locations for manufacturing, storage, and bottling, an indoor hospitality area, outdoor covered seating, and outdoor uncovered seating. The indoor hospitality area is approximately 2,000 square feet and includes a 500 square-foot kitchen and 1,500 square feet of seating with a merchandise shop. The space is a larger footprint compared to the current location, which can only accommodate outdoor seating. The second floor is a proposed 2,000 square foot owner's suite that is not publicly accessible.

Mr. Allen reviewed the elevations and highlighted the locations of different uses for the space. The lower level distillery portion will have arched windows. The hospitality side will have some glass features and metal doors. Roll-up doors will be located at the front of the building to open the space up to the outside. The rear of the building will have a roll-up door for forklift access.

The renderings for the site were presented. Exterior features of the building will include eyebrow features above the windows, a two-color brick scheme to mimic the neighboring apartment complex, and a water-tower-like feature on the roof of the building. The hospitality space will be located towards the front of the building with a landscaping feature and the distillery portion will be located at the back of the building. The front of the building will include a roll-up door feature and outdoor seating. The design of the building is meant to give a mill or industrial appearance to match the use of the building, which is industrial manufacturing.

Commissioner Bramlett asked if the property was within the historic district. Mr. Allen stated that the property was flanked by the historic district, but the property is not within the historic district.

Commissioner Bramlett asked if HPC requirements like a landscaping plan applied to the property. Mr. Simmons responded that there is an overall landscaping ordinance. He stated that since the property is part of a master plan, the commission can request an update for the final landscaping plan. Mr. Simmons reiterated that the property would fall under the overall landscaping ordinance for the city, not the HPC landscaping ordinance.

Temporary Chairwoman Butler asked if a motion would be required for the agenda item. Mr. Simmons responded that a motion was required in order for the HPC to make a formal recommendation to the Mayor and Council.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

B. Addition and Exterior Renovation (Alteration): 2871 N Main Street

Consideration of approval for a Certificate of Appropriateness application submitted by 2871 N. Main St LLC for an addition and alteration to the historic structure located at 2871 N Main Street. Said alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Case # COA2025-08

Mr. Darryl Simmons introduced this agenda item. This is a consideration of a Certificate of Appropriateness submitted by 2871 N. Main St. LLC for an addition and alteration to the historic structure located at 2871 N Main Street. The alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Mr. Simmons explained that the Certificate of Appropriateness application was part of a larger Central Business District Project and that the applicant would give a single presentation for both agenda items.

Mr. Dale Hughes, applicant and managing member of the 2861 N Main St LLC and 2871 N Main Street LLC, explained that he would provide an overview of the project and then have Ms. Brandy Morrison, the architect for the project, present on the elevations and materials. He highlighted Ms. Morrison's previous historic preservation work, including working to place a historic church in downtown Kennesaw on the historic register. The project consists of 2861 N Main Street and 2871 N Main Street, which fronts N Main Street and J.O. Stephenson Avenue. 2861 N Main Street is an empty lot both in the front, and the back is separated by an alleyway that goes behind the properties on the block. The second parcel, 2871 N Main Street, consists of the historic Whistle Stop Café and a strip of land behind it.

Mr. Hughes shared that the previously approved proposal for the properties had a two-story building located at the rear of the property. The two-story building has been moved to N Main Street and will abut the Whistle Stop. Reformation brewery will use the two-story building for their operations and the Whistle stop will be the location for the food vendor. The back of the lots will feature a stage area for stationary art and performing arts through a supplemental program with the city and Kennesaw State University (KSU). The stage will also function as hidden keg storage on high-volume weekends. There will also be a production facility at the back of the property along Lil General Cloggers Ln to produce Reformation Brewery's products. He stated that the buildings along N Main Street would be similar to the Red Top building in downtown Acworth with a two-story building adjoining a single-story production facility.

Mr. Hughes shared that additional work would be done to repair the historic building. The roof will be replaced due to fire damage. The boarded-up windows and doors will be replaced. The intent is to preserve the historic roll-out windows and re-insert glass. An awning will also be installed to replace the awning that was destroyed in a storm.

Ms. Brandy Morrison, architect, introduced herself, noting her previous work in Kennesaw's historic district and her specialty in historic preservation. The design for 2861 N Main Street continues the two-story porch colonnades and covered walkway features from the rest of the block with wood columns and wood railings. The floor plate proportions and the porches at 2861 N Main Street align with those of the Collier building. Ms. Morrison noted that the porches on the building enter the public right-of-way to cover the sidewalk, but added the porches would be pushed back if needed.

The building will have flat lintels, brick detailing similar to what exists on the Collier building, and awnings. Ms. Morrison stated that they are flexible with using fabric for the awnings instead of metal if needed. For the windows, the intent is to keep the original windows on 2871 N Main Street and replace the glass, but the plywood will need to be removed to assess the windows' condition to determine whether that is possible. The current door on 2871 N Main Street is a non-original modern aluminum that the applicants propose to replace with wood doors with a single glass lite. Ms. Morrison stated she looked for historic photos of the building but could not find any depicting the original doors.

Ms. Morrison reviewed the J.O. Stephenson elevation of the project. The J.O. Stephenson elevation features a wrap-around porch on the two-story building, a production building, a stage, and bathrooms. The production building is a smaller, simplified version of the building at 2871 N Main Street without quoin details. The design, size, and materials for the stage have not been finalized. The bathrooms were designed with brick detailing.

Temporary Chairwoman Butler asked what the window material was being proposed for 2861. Ms. Morrison responded that the windows would either be composite or wood. Her recommendation was a composite material, like aluminum-clad wood, for durability. She stated the windows were designed without mullions because modern mullions do

not look like historic mullions and there is precedent for single-pane windows on the block.

Temporary Chairwoman Butler shared that she had attended a presentation about historic windows the day prior to the meeting. Ms. Morrison asked what the meeting was. Temporary Chair Butler responded that it was a presentation from Graham Architectural Products out of New York.

Commissioner Bramlett asked how the setbacks, per section 5.1.02, functioned for the project and whether the J.O. Stephenson side of the project needed to align with the house behind the property. Mr. Simmons stated the build-to line on J.O. Stephenson Avenue would not align with the adjacent house. Commissioner Bramlett asked how close the project would be to the house on Lil General Cloggers Lane. Mr. Simmons estimated that the distance was around 10ft, but noted the final site design would likely be influenced by other requirements like fire safety and our access requirements for Lil General Cloggers Lane. He stated that staff spoke with the applicant about how to orient the building to maximize their logistics without causing a circulation problem for trucks and deliveries that go onto the property. Setbacks will be determined when the applicant has more detailed plans to submit for a site review, which will be completed by city staff and other entities like the Fire Marshal.

Temporary Chairwoman Butler asked what the height of the building was at the back of the property. Ms. Morrison stated she would need to check the measurements, but believed the height was between twelve and fourteen feet. She added that she knew the production facility needed more ceiling height for clearances for some of the equipment and one of them was eleven feet tall with two feet of clearance required. The taller section will be placed at the front of the building where there is more room for height. Temporary Chairwoman Butler stated that her concern was based on a previous proposal with a three-story building in the back. Ms. Morrison responded that the building would be one story. Temporary Chairwoman Butler expressed concern about overpowering any residential buildings. Ms. Morrison stated the design would be within residential building heights for a single story.

Temporary Chairwoman Butler asked for additional details about the plans for the stage area, particularly about the storage of kegs underneath. Mr. Hughes responded that the stage would have a flat surface on the front with hidden storage. The stage is located adjacent to the street so the feature could be opened to load kegs onto a truck. The feature is used at other locations to manage empty keg storage on high-volume customer days. The vendor will be working with the architect to ensure the stage has sufficient hidden storage. He stated that the vendor would be present at the Mayor and Council meetings to give further explanation. Temporary Chairwoman Butler asked what company would be in the space. Mr. Hughes responded that the space was for Reformation Brewery.

Commissioner Bramlett asked where the applicant would be placing signage. Mr. Hughes suggested hanging the sign from the balcony to create a view from uphill near the railroad tracks that will look onto the Common Grounds plaza. He also expressed

an interest in coming back before the commission to get approval for a silo-like feature and sign along J.O. Stephenson Avenue.

Temporary Chairwoman Butler asked if the project was conceptual only. Mr. Simmons confirmed that the application was at a conceptual stage for the CBD application with an option for the commission to have the applicant come back with more details as they progress with the design.

Temporary Chairwoman Butler asked if any demo work had been done on the roof of 2871 N Main Street to determine if the material is just roof or if it includes structural work. Mr. Hughes responded that a structural analysis was done by Gay Construction. The analysis found that only one of the trusses would need to be replaced. He stated that the roof is an older roof that needs to be replaced. Mr. Hughes also shared that an environmental analysis to check for lead paint and asbestos was completed. The analysis did not find either.

Commissioner Blandford asked for additional insights into the landscaping plan, specifying that sections 5.1.04, 5.1.07, and 5.1.10 in the design guidelines refer to landscaping requirements. Ms. Morrison stated that the design was preliminary and once approved, would be sent to the landscape architect. She stated she would send the design guidelines to the landscape architect.

Temporary Chairwoman Butler asked if the door on 2871 N Main was the previous door that would be put back in place. Ms. Morrison stated that the door was non-historic. The intention is to replace the old door with a wood door and keep the windows, which appear to be historic. Mr. Hughes agreed that the windows are historic and stated they had a unique roll-out feature he wanted to preserve. He also stated that Ms. Morrison added a transom above the door, which was a feature that had previously been covered-up. He added that a shopping center-like aluminum door was currently installed. Temporary Chairwoman Butler asked if there were any historic photos with the door. Ms. Morrison stated she found a historic photo, but the photo only showed the Collier building, Wildman's, and the quoins on 2871 N Main. She stated that the design guidelines have a similar picture that does not include the door. Without photographs of the door, a simple style door was proposed instead of anything more elaborate. Ms. Morrison estimated that the building was from the 1930s or 1940s and stated that the door was meant to reflect a door appropriate to the period. Commissioner Bramlett shared that the building was built between 1948 and 1950 by Owen Wooten of Wooten Lake. Commissioner Bramlett stated he had the information. Ms. Morrison responded that if they could get that information, she would be happy to review it. Commissioner Bramlett agreed to share the information.

Commissioner Bramlett asked what material the awnings would be. Ms. Morrison stated she had drawn in metal awnings, but stated they were flexible on the material. She stated she would look at the photos and use fabric if that was the original material. Temporary Chairwoman Butler shared that Section 5.7.02 states awning materials for windows may be canvas, metal-coated canvas, or metal standing seam. Ms. Morrison

stated the awnings were metal standing seam, but would look at the photos to see if there was a better indication of the original material. Commissioner Bramlett asked if the section applied to new buildings. Commissioner Blandford responded that the section applied because the building was existing. Temporary Chairwoman Butler stated that fabric was encouraged but not necessarily required. Ms. Morrison responded that fabric was acceptable if the client agreed.

Temporary Chairwoman Butler called for a motion

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

C. Central Business District: 2861 & 2871 N Main Street

Consideration to review a Central Business District project application to construct a commercial development consisting of a brewery and public plaza on 0.545 +/- acres located at 2861 and 2871 N Main Street (Parcel # 20013801060 & Parcel # 20013801080). Case # CBD2025-04

This agenda item was presented concurrently with agenda item 6.B. A separate vote was held for this agenda item.

Temporary Chairwoman Butler called for a motion.

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on the design of the stage area and landscaping drawings.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.
3. The applicant will submit the build-to line and offset distance from the project to the adjoining structure on J.O Stephenson Avenue for review.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

7. COAA Approval by City Staff and HPC Chair

A. COAA2025-08 - 2839 Cherokee Street, Unit D

This is a Certificate of Appropriateness application for an under-canopy sign at the rear of the property for an existing business. The application was submitted by Bangqiong Li, and was approved on June 16, 2025, following site verification.

B. COAA2025-12 - 2939 Cherokee Street

This is a Certificate of Appropriateness application submitted by Doug Connor for a screened porch at 2939 Cherokee Street. The structure was non-historic and the porch was not considered a major alteration to the structure. The application was administratively approved on June 16, 2025.

C. COAA2025-13 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application for 2078 Cherokee Ridge Trail submitted by Geoffrey Drake for a fence replacement. The fence was galvanized pine, three rail, and met the City of Kennesaw's design criteria. The Certificate of Appropriateness was administratively approved on June 16, 2025.

8. Discussion

Mr. Darryl Simmons stated that Planning and Zoning would send out a webinar opportunity that was submitted to staff for Historic Preservation. The webinar will be held July 8th. Mr. Simmons encouraged commissioners to participate in the training opportunity.

9. Public Comments

Temporary Chairwoman opened the floor to public comment. Hearing no public comment, she closed the floor to public comment.

10. Staff Comment

Temporary Chairwoman Butler stated that she attended a session on historic windows. She asked if she needed to submit a form for Staff to have the certification on file. Mr. Darryl Simmons responded in the affirmative. He asked the commissioners to forward staff any webinars or seminars they feel would benefit the HPC, so staff can circulate the opportunity to the other commissioners.

Mr. Simmons stated that there were no additional staff comments. He thanked the commissioners and stated that the action minutes and draft minutes would be looked over carefully and submitted to the Commissioners.

11. Adjourn

Temporary Chairwoman Butler adjourned the meeting at 9:03 a.m.