



Commissioners:

Kevin Whipple - Chairman
Patrick Gallagher - Vice
Chairman
Sharon Blandford
Mike Ferguson
Rachel Butler

**Historic Preservation Commission
Special Called Meeting Agenda
August 25, 2023 8:00 AM
Council Chambers**

This meeting may be accessed in-person or by using the following link: www.Facebook.com/City of Kennesaw/. Comments on this video feed are not monitored.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),
Central Business District (CBD) project and Public Arts Exhibit (PA)

1. Call to Order / Roll Call

2. Announcements

- A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: <https://www.facebook.com/CityofKennesaw/>. Facebook Live is not monitored for public comment.
- B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email zoningdept@kennesaw-ga.gov no later than 7:00 AM the morning of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record.

3. Approval of the Meeting Minutes

- A. HPC Meeting Minutes from June 16, 2023

4. Financial Report

5. New Business

- A. Consideration for approval of a public art exhibit application submitted by El

Taco Azteca for the property located at 2689 Summers Street. Case #PA2023-05.

- B. Consideration for approval of a certificate of appropriateness application submitted by Michael Judvytis for the property located at 2971 North Main Street. Case #COA2023-14.

6. COAA Approval by City Staff and HPC Chair

- A. Administratively reviewed and approved certificate of appropriateness application on June 13, 2023 submitted by Cris Eaton-Welsh for the property located at 2847 South Main Street. Said request was for vinyl lettering on the front windows of the building. Case #COAA2023-10.
- B. Administratively reviewed and approved certificate of appropriateness application on June 23, 2023 submitted by Kristin Thomas for the property located at 2976 North Main Street. Said request was to install new wooden railings on the front of the home. The new railings will match the style of railings found within the North Main Street Historic District. Case #COAA2023-13.

7. Discussion

8. Public Comment

9. Staff Comment

- A. Training Today (8-18-2023): "Practices for Successful Meetings," provided by the City Clerk's Office. Two 2-hour sessions being offered at 9:30 a.m. and 2 p.m.
- B. "Historic Downtown Walking Tour," sponsored by the Historic Preservation Commission on Friday, September 22nd @ 2PM and 6PM and Saturday, September 23rd @ 10AM and 2PM presented by Andrew J. Bramlett. This event is free. Register online. Each tour is approximately half-a-mile, lasts 45-minutes and can accommodate up to 20 people.

10. Adjourn

The next scheduled meeting of the Historic Preservation Commission will be Friday, September 15, 2023 at 8:00 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.



Commissioners:

Kevin Whipple - Chairman

Patrick Gallagher - Vice

Chairman

Sharon Blandford

Mike Ferguson

Rachel Butler

John Greene

**Historic Preservation Commission
Meeting Agenda
June 16, 2023 8:00 AM
Council Chambers**

This meeting may be accessed in-person or by using the following link:
www.Facebook.com/City of Kennesaw/. Comments on this video feed are not monitored.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),
Central Business District (CBD) project and Public Arts Exhibit (PA)

1. Call to Order / Roll Call

- o Chairman calls the meeting to order at 8:01 a.m.
- o Roll Call: Kevin Whipple, Patrick Gallagher, Rachel Butler and Sharon Blandford
- o Absent: Mike Ferguson and John Greene
- o Staff present : Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
- o Speakers present: Andrew Mackey(2982 N Main Street) and Chris Cochran (2243 Lewis Street)

2. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link www.Facebook.com/City of Kennesaw/, however, comments made on Facebook Live will not be visible by City staff.

3. Approval of the Meeting Minutes

A. Meeting Minutes from May 19, 2023

- o Chairman Whipple calls for a motion to approve meeting minutes from May 19th as submitted.
- o Motion of approval by Vice-Chairman Gallagher
- o Second by Blandford
- o Chairman Whipple proceeds with a roll call for approval.
- o All in favor, 3-0. Meeting minutes are approved.

4. Financial Report

- o Mr. Darryl Simmons says there is no change to the financial report from May to June. The final balance is \$23,378 in addition to the \$1000 that is budgeted under planning and zoning for additional training. There hasn't been an update on the timeline from the consultant chosen, Ethos but hopes to have an update before the next meeting.
- o Chairman Whipple asks if there are any questions or comments on the financial report as submitted. After no response he proceeds to call for a motion to approve the financial report.
- o Motion of approval by Commissioner Blandford
- o Second by Commissioner Butler
- o Chairman Whipple proceeds with a roll call for approval.
- o All in favor, 3-0. Financial report approved.

5. New Business

A. Certificate of Appropriateness (#COA2023-11) - 2982 N Main Street

- o Mr. Albert Trevino comes to the podium and states "Thank you Mr. Chairman and good morning Commissioners. The first item of new business involves a single-family home located at 2982 North Main Street within the North Main Street Historic District and zoned R-20. Per City records, the house was built in 1907. The request up for consideration for approval was submitted by homeowner Andrew Mackey and is to repair and replace the existing wooden siding and wrap the entire structure with brand new 8.25 inch by 12 inch hardie plank cedar which will be painted white. Currently, there is a hodgepodge of exterior materials on this home ranging from vinyl siding, to wood siding, cedar shake siding and a small sliver of stone siding on the rear of the home. The intent is to make the exterior of the home uniform in look. Once the new siding is installed, it will be painted white. The new siding will match the homeowner's

- new detached garage which was built recently and is wrapped in hardie plank boards and painted white. Staff is recommending approval for this request.
- o Chairman Whipple states him and Commissioner Butler performed services for the applicant previously related to the garage but not directly related to the current application or the siding replacement on the residence.
 - o Vice-Chairman Gallagher states the garage looks like it has board and batten on the top portion elevation and asks if it is going to be similar on the front of the house or is it going to be horizontal plank all the way throughout.
 - o The applicant, Andrew Mackey, comes up to the podium to answer questions. He says "The house had board and batten on the new structure to differentiate it from the old historic portion of the house. That portion is the new portion of the addition that we plan on doing is supposed to be board and batten and will match the top of the garage. I had planned on the Cedar Shake area, replacing it with Hardy shake to remain the same look, just an updated material".
 - o Chairman Whipple says "So that is your current intent would be where the lap siding is currently shown, will be Hardy lap siding where the shake siding is currently shown will be Hardy or similar?"
 - o Mr. Mackey responds "It is basically to remain the same, just updated newer materials. I didn't want to change the look of anything".
 - o Chairman Whipple asks if the shutters will be taken off temporarily and replaced or put back on.
 - o Mr. Mackey states they will be replaced in the same kind because the current ones are rotten.
 - o Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
 - o Motion by Vice-Chairman Gallagher to approve the application with the condition approval for replacing siding on all sides of the single-family home. Material used will be Hardie Plank siding and cedar shake. These materials shall be installed in kind to what is currently existing. New window shutters shall be replaced in kind as well.
 - o Seconded by Commissioner Butler
 - o All in favor, 3-0. Motion approved.

B. Certificate of Appropriateness (#COA2023-12) - 2243 Lewis Street

- o Mr. Simmons comes to the podium to present the next business item. He states "The property is located at 2243 Lewis Street and the consideration is to review and approve some exterior renovations to an existing office building that will be converted to Piedmont Bank. The construction of the existing structure dates back to 1962. It's not a historic structure but it is in the historic district, in the Big Shanty Historic District category and it's approximately 0.10 plus or minus acres. It's located on Lewis St. just one structure off of Main Street, sandwiched between a smaller one story structures to the right. Looking at it from the front and of course the Collier building that's on the corner. So as you can see, the front facade existing brickwork, it was occupied

as a chiropractor and office use. The proposal is to remove the existing dormers. You could see there as well as reroofing and adding and blocking off one of the existing access doors, to the right of the awning. That door will be blocked off with additional brick and only having one main door. You see from the side, there isn't much as far as the structure goes. They are going to preserve the existing trees on the property. There is not much room for landscaping except for maybe bushes. There's a number of facilities that run along the side of the buildings between this building and the Collier building, making planting of trees with any type of root system very difficult. We would not encourage that. There's not much as far as landscaping that would be done in the front or the sides. We've already submitted our comments from Building Services and the Fire Marshal. They've already approved it, so the only remaining Zoning comment was the HPC review and approval, which is what we're trying to accomplish this morning. The plans shows the removal of the existing dormers, all of the proposed additions and enhancements to make sure it meets ADA compliance, and meets all of the commercial standards for both the Fire Marshall and the City of Kennesaw. A representative for the applicant for Piedmont Bank is here. If you have any questions but staff recommends approval for the proposed changes for the exterior”.

- o Chairman Whipple states him and Commissioner Butler performed services for the applicant previously but not directly related to the current application or the current project.
- o The representative, Chris Cochran, comes up to answer questions from the Commission. He states that he is the general contractor and the only additional item to add would be the painting of the brick. The applicant was originally the tenant but they have since acquired the property and want to do more improvements than originally presented if they could.
- o Chairman Whipple asks if staff was aware of the bricks being painted. They responded no. Chairman Whipple states the painting of brick and masonry is prohibited.
- o Chairman asks for clarification on the brick infill and if the intention is to match the existing brick within reason.
- o Mr. Cochran responds yes.
- o Chairman Whipple asks what the reasoning behind removing the dormers is.
- o Mr. Cochran responds that the bank president that will be managing the property didn't like the way they looked and felt it would look better without them.
- o Commissioner Butler asks if there was any water damage happening with the dormers.
- o Mr. Cochran states no and they are older dormers and they just have wood rot.

- o Commissioner Gallagher asks if there is a price comparison as far as removing the dormers and leaving them and are the dormers structurally stable.
- o Mr. Cochran states no it wasn't an issue with cost it was more aesthetic. The dormers serve no purpose on the building and don't provide light to the attic upstairs. There hasn't been an in depth analysis of the structure done yet.
- o Commissioner Butler references the HPC standards and guidelines Section 5.5.10- Painting a material that is not intended to be painted, such as brick, marble and granite, creates undue maintenance. The paint removal process is detrimental to the material's structural and visual integrity. Therefore painting of masonry is prohibited.
- o Vice-Chairman Gallagher references the HPC standards and guidelines Section 7.9.02- Proposed new uses for residential buildings will be compatible with the historic property so that minimal changes are necessary. When adaptive reuse is complete the property must still be recognizable as a residential property. Lewis Street if filled with dormers on building and leaving them in place would be consistent with what is already there.
- o Mr. Simmons chimes in to give a different perspective and states the construction of the building is from 1962 and the dormers don't serve a purpose for the building such as cross ventilation and is not an integral part of the structure. It is an architectural addition to make it look nice.
- o Chairman Whipple states he wishes the dormers were redone to scale better with the mass of the roof, and he doesn't believe he saw anything to further define the main entrance to the bank other than the door that's already there. He asks is there any proposed other modifications?
- o Mr. Cochran responds it hasn't been discussed as of yet. The plans call for a large ADA ramp and maybe a different similar style awning but nothing that would go up on the roof.
- o Mr. Simmons recommends based on the new information that staff approve the application on the condition that the dormers be revisited and give the applicant time to come up with a redesign.
- o Chairman Whipple and Commission agrees with the stipulation.
- o Mr. Cochran states he can go back to the bank and discuss a plan with the applicant and come back for the July meeting.
- o Mary Whitlock (2927 Lewis Street) comes up to the podium to ask the applicant to explain the courtyard and ramp for the bank and how the parking arrangement will work.
- o Mr. Cochran states there isn't a drive thru. The ADA ramp will be near the sidewalk on the right side of the courtyard. The existing parking lot will remain as is and there won't be any site modifications.

- o Mr. Simmons states that if any ADA modifications needs to be made it will go through the city for review and enforcement.
- o Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- o Motion by Vice-Chairman Gallagher to approve the application with the condition to come back to Commission with a new plan for the dormers on roof and the brick on building to not be painted per HPC guidelines.
- o Seconded by Commissioner Blandford
- o All in favor, 3-0. Motion approved

6. Certificate of Appropriateness Administrative (COAA) Approval by City Staff and HPC Chair

A. COAA2023-06 - 2904 Cherokee Street

B. COAA2023-09 - 2839 Cherokee Street

- o Mr. Trevino talks about the applications that have been approved between the May's meeting to present day for Certificate of Appropriateness. He states "These applications didn't trigger a full body approval and staff felt it could go through administratively. The first one is COAA2023-06. This is located at 2904 Cherokee Street at the corner of Cherokee and Boone. There was a very tall tree at the corner that was leaning towards The Lazy Labrador. We had a tree inspection report and arborists go out and deem it to be hazardous to the surrounding historic structures and so this request was to remove the tree for safety reasons. This was approved again between last meeting and this meeting. Our second administrative approval was for an existing monument sign located at 2839 Cherokee Street. This is an office that had an attorney sign on a monument. The name that appears on the screen towards the left, that gentlemen has retired, and the intent of the sign update was to remove the retired persons name and replace it with the name of the firm. They used the same materials as used before just with the firm's name and contact information. This also received an administrative approval and that Mr. Chairman were the only ones done for the past month".

7. Public Comment

- o None

8. Staff Comment

- o Mr. Trevino comes up to the podium and talks to the Commission about subscribing to the city's public portal website in order to get city communications.
- o Chairman Whipple gives an update on The Depot that it has been raised up successfully and they are beginning to do assessments.
- o Mr. Trevino states the proposed walking tour is set to be done in September and a preview will be given to the Commission soon.

9. Adjourn

- o Time: 8:45 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: August 25, 2023

TITLE: Consideration for approval of a public art exhibit application submitted by El Taco Azteca for the property located at 2689 Summers Street. Case #PA2023-05.

Summary:

The proposal is to install a permanent painted mural along a side yard fence. This mural will be visible primarily from the restaurant, more particularly, the outdoor side patio. However, it will also be able to be seen from the public right-of-way. The mural contains an image of Frida Kahlo who was a Mexican painter known for her self-portraits as well as iguanas and butterflies with a rainforest/tropical background theme. This public art application will go through the following public hearing process: the Kennesaw Art and Culture Commission on August 17, 2023, the Historic Preservation Commission (Special Call) on August 25, 2023 and Mayor and Council on September 5, 2023. The subject property is located within the Central Business District, has a designated contributing historic structure and contains approximately 0.885 acres and lies on Land Lot 167 Tax Parcel 24.

Recommendation:

The Zoning Administrator recommends approval of the public art exhibit application form as presented by the applicant.

Fiscal Impact:

Attachments:

1. Public Art Application
2. Mural Rendering and Location
3. Public Notice Sign Posted 080323
4. Adjacent Property Owner Notification Letter

Public Hearing Dates

M&C Work Session - 8/14/23

KACC - 8/17/23

HPC - 8/18/23

M&C Regular Meeting - 8/21/23



#PA2023-05

APPLICATION FOR PUBLIC ART EXHIBITS

Please complete and return to Kennesaw City Hall, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144, email dsimmons@kennesaw-ga.gov, or fax to (770-429-4548)

Contact the Planning & Zoning office for further information: 770-590-8268

Name: **Katty Sanchez**

Date Received: 07/25/2023

Business Name: **El Taco Azteca Mexican Bar and Grill**

Received by: AT

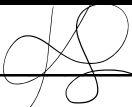
Address: **2689 Summers St. Kennesaw, Ga 30144**

Work Phone: [REDACTED]

Fax#:

Email Address: [REDACTED]

Cell Phone: [REDACTED]

Applicant Signature:  _____

2.03.05 Review and approval process of public art exhibits

A. All public art exhibits shall be required to submit a written application on forms provided by the City of Kennesaw Planning and Zoning Department for a site plan permit. A complete permit application will include an artist rendering or visual representation of the art work proposed, owners affidavits, photos of existing conditions on the property including location on permanent structures or buildings, description of materials to be used in association with art work, maintenance agreement and schedules of maintenance, a rendering or visual representation of the plaque or image of acknowledgements and titles, and permit fee as adopted in the City of Kennesaw fee schedule. A complete application packet will be submitted to the Planning and Zoning Administrator or designee.

B. The Planning and Zoning Administrator or designee will process the application and forward for review to the City of Kennesaw Art and Culture Commission on their prepared agenda within thirty days of receipt of application. The Planning and Zoning Administrator upon receipt of application, will review property for issues dealing with traffic issues and other city ordinances prior to processing for Art and Culture meeting agenda. The Planning and Zoning Administrator or designee will implement the following procedures for public notification: 1. Post a sign at the property alerting public of the time, date and location of the meeting where application will be considered; 2. Post application information and meeting information on the City of Kennesaw website; 3. Mailing of letters to property owners listed on the Cobb County Tax assessors records whose property are adjacent or about the property that is referenced on the application. Said letter will provide application information, time, date and location of the Art and Culture Commission and Mayor and Council meetings. After the application has been reviewed, a written recommendation is rendered by the Art and Culture Commission. The application will then be forwarded to the Mayor and Council for final review and action by vote.

C. The commission will review and render written recommendations to the Mayor and Council by vote on all submitted site plan permit applications during a scheduled meeting. The property owner(s) or an official representative must be present at all meetings. The commission will provide a findings document in the form of minutes that will provide the basis of decisions. Permit applications will reflect the recommendation of the commission to the Mayor and Council with the appropriate signature from the chairperson of said commission.

D. Any proposed locations in the Central Business District, Historic Preservation District or other historic districts will require a written recommendation from the Historic Preservation Commission.

E. The applicant shall be required to attend all scheduled meetings of the commission and all scheduled meetings of the Mayor and Council.

F. All approved site plan permits for permanent art exhibits will be in effect for seven years from the date of approval. The commission will accept a renewal application if art exhibit is to continue.

G. All site plan permits for temporary and rotating exhibits shall have expiration dates based on the time period scheduled for the exhibit.

H. All proposed changes to public art exhibits, including acknowledgement and titles, shall be submitted to the commission for review and approval.

(Ord. No. 2013-15, 9-16-13; Ord. No. 2014-09, 7-21-14; Ord. No. 2015-03, 2-16-15)

Briefly describe your artist rendering and submit a visual representation of the art work:

Location for the art exhibit:

Fence on outdoor patio, located on the right side of the building. Photo provided. We hope to bring some brightness into the area and will be visible from Summers St.

Supply description of materials to be used:

Paint and varnish, paint brushes, drop clothes and small ladder.

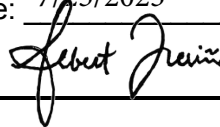
Additional information about proposed project

Mural of Frida Kahlo surrounded by a lush garden, butterflies and iguanas (patio is currently decorated with metal iguanas/ lizards and is known as out iguana patio). Will provide sketch made by artist, can offer a digital rendering if needed.

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 7/25/2023



Historic Preservation Commission

Date 8/18/2023

☐ GRANTED

☐ DENIED

Reason for denial _____

Arts and Culture Commission

Date: 8/17/2023

☐ GRANTED

☐ DENIED

Reason for denial _____

Mayor and City Council

8/14/2023 - Work Session

Date: 8/21/2023 - Regular Meeting

☐ GRANTED

☐ DENIED

Reason for denial _____

Proposed mural rendering



Proposed mural color palette

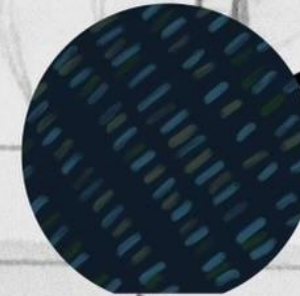
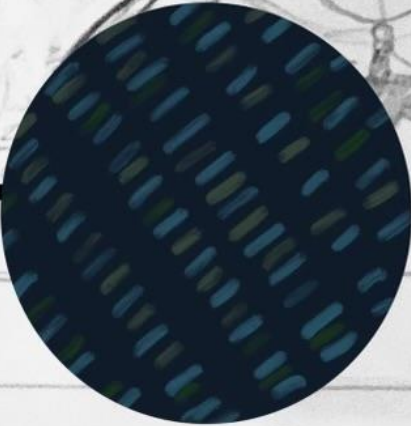
Piece palette:



palette type:



Green Dominant



Proposed mural location: on fence





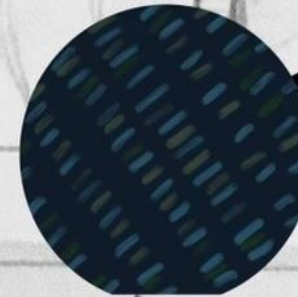
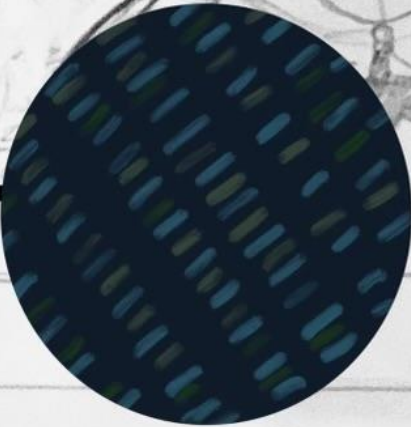
Piece palette:



palette type:



Green Dominant







Public Notice

Project Address: 2023 Summers St
This sign serves as written notice for public art
per section 2.03.05

The following public hearings will take place for a public art
exhibit application. All meetings will be held in the City
Hall Council Chambers at 2129 30th Street, N.W.

Meeting Dates

Historic Preservation Committee - August 16, 2023 (10:00am)

Art and Culture Committee - August 17, 2023 (10:00am)

Mayor and Council - August 23, 2023 (10:00am)

Should you have any questions, contact Planning & Zoning
at (770) 424-8274 or planning@cityofkennesaw.ga.gov

08.03.2023 09:13

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-
CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tracy Viars

Lynette Burnette

Pat Ferris

Antonio Jones

Trey Sinclair

July 31, 2023

Subject: Public Art Exhibit

2689 Summers Street Kennesaw, GA 30144

Dear Property Owner,

This letter serves as a written notice that the City of Kennesaw received an application that proposes a review and approval of an art display on the facade of the structure referenced above.

Please be advised that this application must go through a conceptual project review by the Art and Culture Commission, Historic Preservation Commission and the Mayor and City Council. The design will be presented to the Mayor and Council at a scheduled meeting referenced below. Please find enclosed with this letter a copy of the application.

The adopted zoning ordinance section 2.03.05 requires city staff to notify all owners whose property is adjacent or abuts to the property on the application. For a list of all of these requirements including permitted uses, restrictions and design standards, please consult the appropriate provisions which may be viewed online by visiting <https://www.municode.com/>. Please note the dates, times and location of the required public meetings where this project will be reviewed:

Meeting Dates: Art and Culture Commission: August 17, 2023 @ 5:30pm
Historic Preservation Commission: August 18, 2023@
8:00am
Mayor and Council: August 21, 2023 @ 6:30pm

All meetings will be heard in the City Council Chambers, City Hall or you can

City of Kennesaw 2529 J.O. Stephenson Avenue Kennesaw, Georgia 30144



follow the process on Facebook Live. Please visit www.kennesaw-ga.gov to view meeting agendas and access virtual meetings.

Thank you for your attention. Should you have any questions, you may call me at (770) 590 - 8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: August 25, 2023

TITLE: Consideration for approval of a certificate of appropriateness application submitted by Michael Judvytis for the property located at 2971 North Main Street. Case #COA2023-14.

Summary:

This proposal is for exterior renovations to the structure and improvements to the property. The house will be used as a single-family dwelling. The full scope of work includes the following: #1) replace current exterior siding with new hardie-plank, #2) pave new concrete driveway, #3) clear brush/trees in the back yard, #4) raise the roof of the back addition of the house, #5) replace one side window, one back window and add a rear patio door, #6) build a new side/rear yard wooden privacy fence, #7) plant evergreen bushes in the front and sides of home, and #8) add three roof skylights to add natural light inside the home. This is a contributing historic structure located within the North Main Street Historic District. The property is zoned R-15 (single-family residential), contains approximately 1.6 acres and lies in Land Lot 139 and Tax Parcel 20.

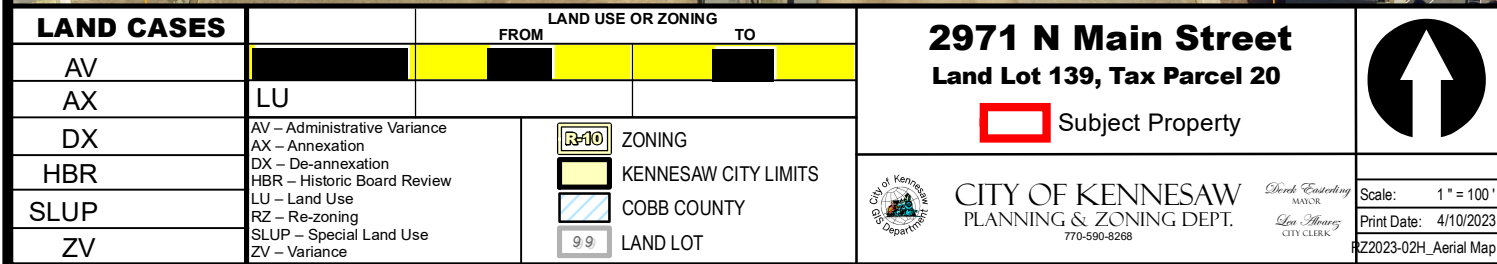
Recommendation:

The Zoning Administrator recommends approval of the certificate of appropriateness application with the following condition: #1) the applicant may clear the brush on the property only and will need to come back to the HPC to remove any trees.

Fiscal Impact:

Attachments:

1. Aerial Map - 2971 N Main Street
2. Application - 2971 N Main Street_Redacted
3. Kennesaw Historic Resource Book - 2971 N Main Street



1. **NAME OF APPLICANT:** Mindaugas "Michael" Judvytis
☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 411 Heritage Row
Woodstock, GA 30188

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2971 N Main Street

Land Lot _____ Tax Parcel _____ Lot Size _____ 1.6
acres

Current zoning on property: _____ R-15

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Mindaugas "Michael" Judvytis

(Home#) _____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

- ☐ New Construction
☐ Demolition
☐ Awnings
☒ Fence
☒ Repairs or Alterations
☒ Landscaping

- ☐ Exterior Architectural Features
☐ Exterior Environmental Feature Change
☐ Moving a Building
☐ Sign Erection
☐ Sign Placement *

*(NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

1. Replace current exterior siding with new Hardie Plank 5/16 in x 8.25 in
2. Pave concrete driveway. (details provided in extra sheet)
3. Clear brush & some trees in the back yard. (extra sheet)
4. Raise the roof of the back addition of the house.
5. Replace one side window & one back window & add patio door.
6. Build fence 6ft around back yard. (extra sheet)
7. Plant evergreen bushes at front & sides of the home.
8. Add 3 roof skylights to add natural light.

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Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 -Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

Mundaygas Judytis
Signature of Applicant

07/28/23
Date

Same as applicant

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)

ADDITIONAL INFORMATION

1. **Replace current exterior siding with new Hardie plank 5/16 x 8.25 in. EXHIBIT 1A**
 - Remove old siding and install OSB 7/16 sheathing panels onto the existing framing with nailing patterns and panel spacing according to building code.
 - Wrap the panels with Tyvek Homewrap house wrap weather shield.
 - Install new **Hardie plank 5/16 x 8.25 in siding.**
 - **Paint the house off-white paint color (7648 Big Chill – Shewin Williams) with window frames charcoal grey.**
2. **Pave concrete driveway. Please find the dimensions, location and layout of the driveway attached EXHIBIT 2A.**
3. **Clear brush and some trees and grade the backyard. Please find the proposed clearing location in the attached EXHIBIT 2A.**
4. **Raise the roof on the back addition of the home. Please find the proposed roof image document in the EXHIBIT 4A, 4B, 4C.**
 - Increase the current rise of the roof of the back addition of the home from 122 inches to 138 inches. Rise (M) 138 in. Run (R) 168, Pitch 9.86 Angle 39.4 degrees, 217 7/16-inch rafter length.
 - We will keep material of the updated section of the roof the same as previously with asphalt shingles and pine wood 2x4in rafters and framing.
5. **Replace rear 60 in x 35-inch window # 1 with patio doors 64 in x 80 in. Replace rear 60 in x 35in window # 2 with two new Jeld-Wen 37 in x 64 in pine wood windows to match existing new windows that were already approved. Replace side 25in x 35in window # 3 with two new Jeld-Wen 37 in x 64 in pine wood windows. Refer to EXHIBITS 5A, 5B, 5C, 5D.**
6. **Build 6 ft fence around perimeter of the back yard. Dimensions and location provided in EXHIBIT 2A and look and product description in the EXHIBIT 6A.**
7. **Plant Sprinter Boxwood evergreen shrubs 30 in height on the bottom of the front porch area and on the side of the home. Location of plants provided in the attached EXHIBIT 7A,**
8. **Add 3 46-1/2 in. x 46-1/2 in. roof skylight windows two in the front of house and one in the rear. Please note that skylights would be on the sides of the roof that are not facing N Main street and would not be visible from the street. Location and the look of the skylights provided in the attached EXHIBIT 8A, 7C, 8B.**



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

- ☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



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Internet #100064049 Model #215572 Store SKU #462260

Best Seller

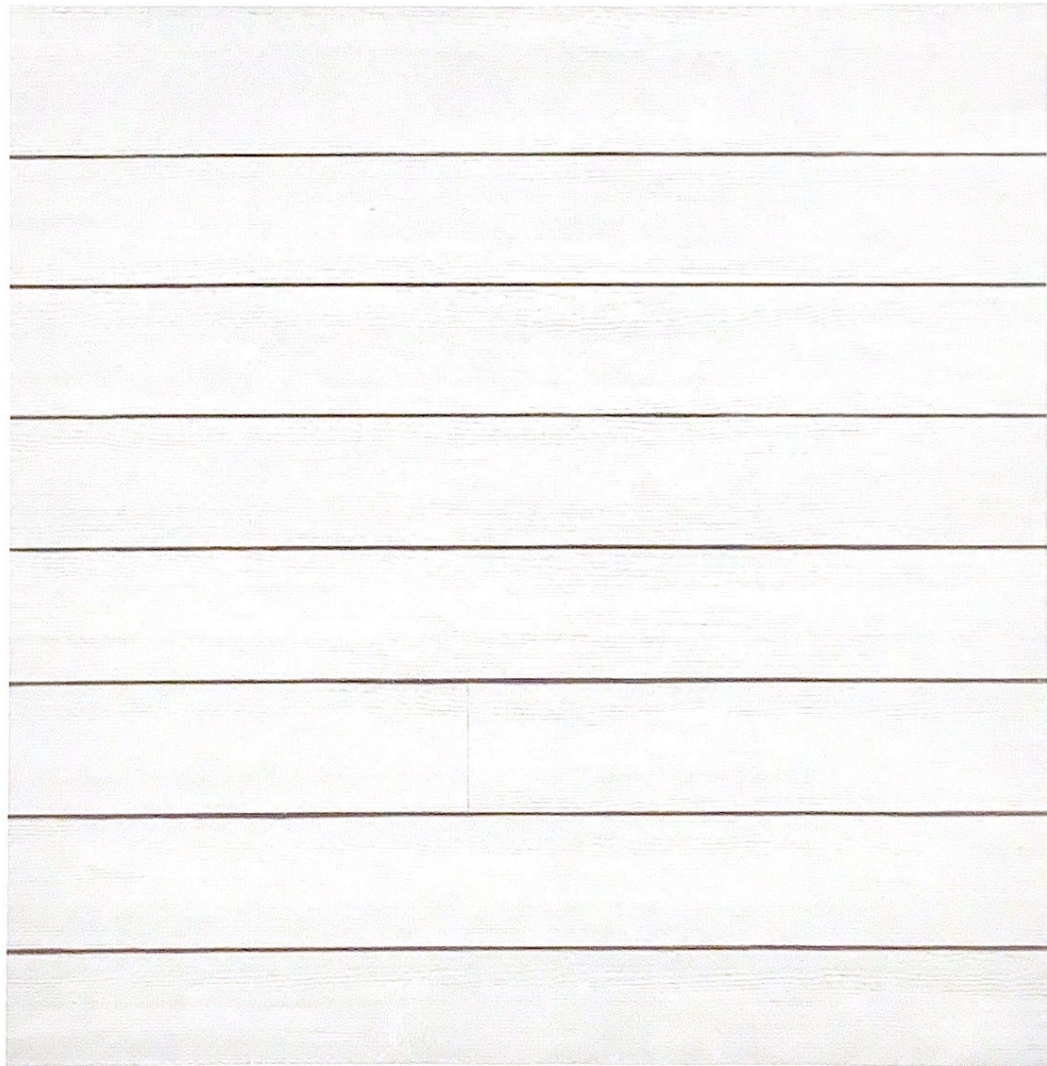
Exhibit 1A.

♡ 2.2k

James Hardie

Hardie Plank HZ10 5/16 in. x 8.25 in. x 144 in. Primed Fiber Cement Cedarmill Lap Siding

★★★★★ (392) ▾ Questions & Answers (373)



Hover Image to Zoom

Live Chat

Feedback

Exhibit 2A - Shows the location of the proposed paved driveway

Exhibit 3 - Shows location of brush and trees being removed

Exhibit 6A - Shows location of proposed fence. See page 20 for fence details.

Exhibit 3



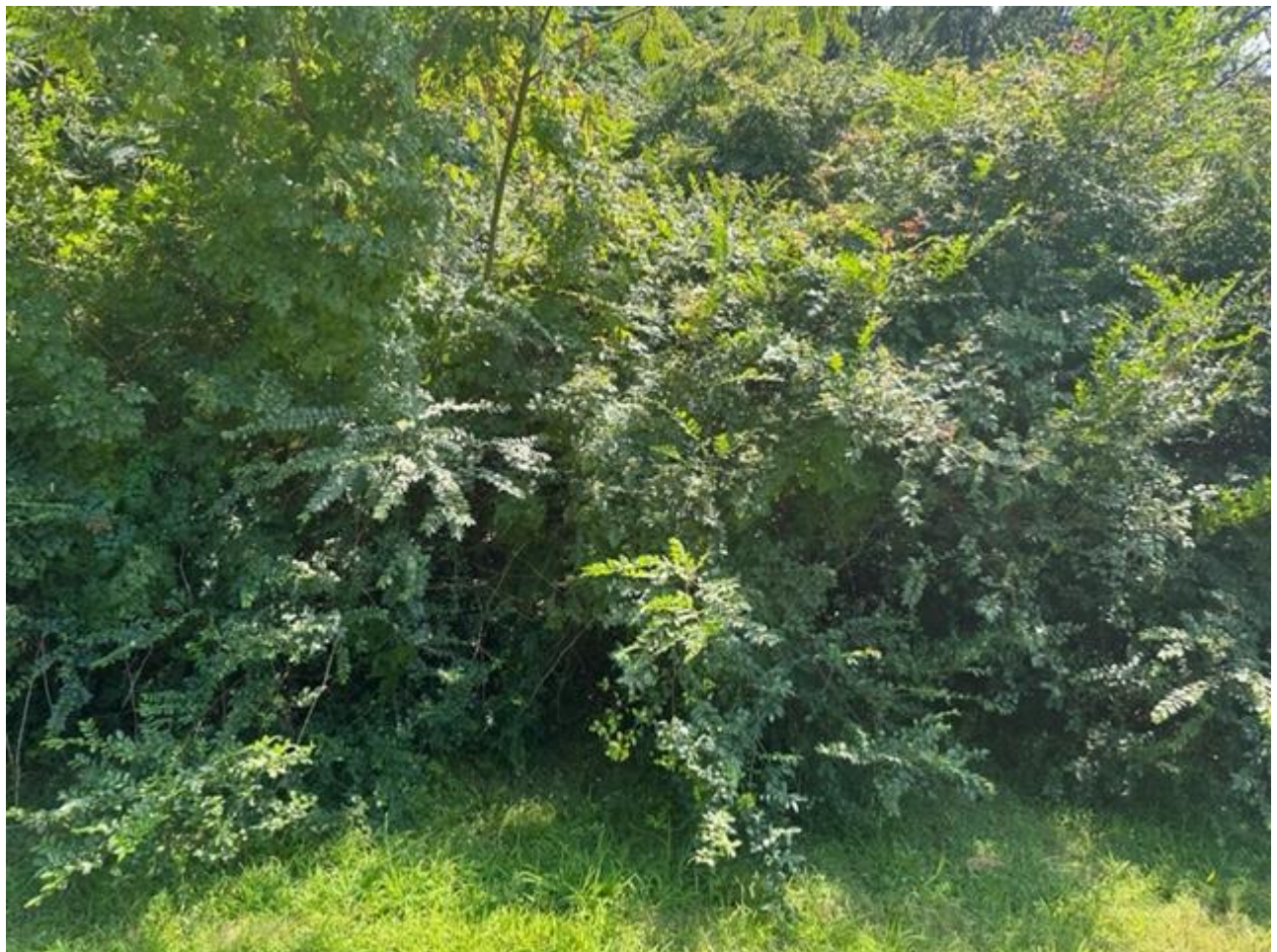












Exhibit 4A - Shows the location of the current rear roof line (highlighted) and the new roof line that is being proposed.



Exhibit 4B.

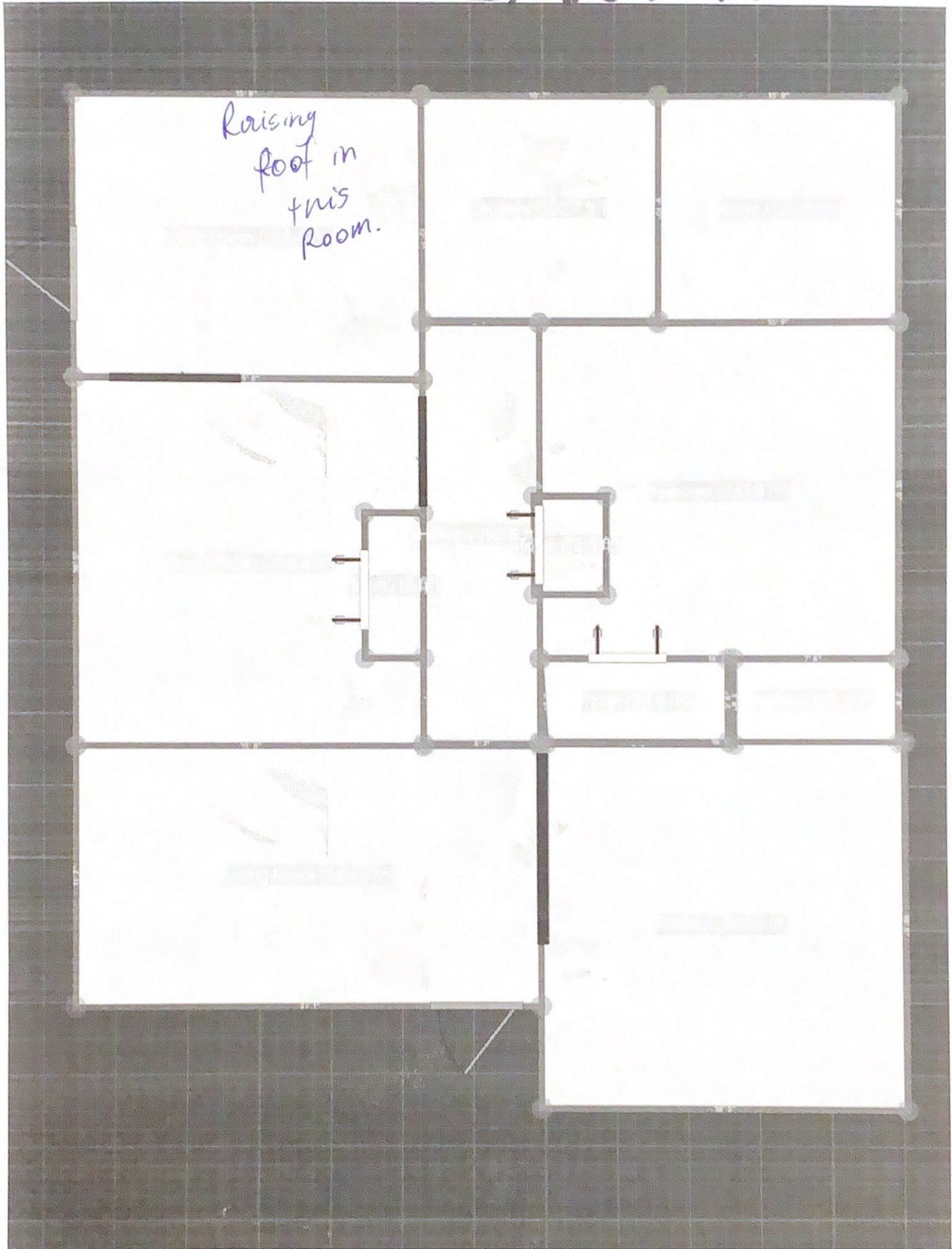


Exhibit 4C

NEW ROOF LINE

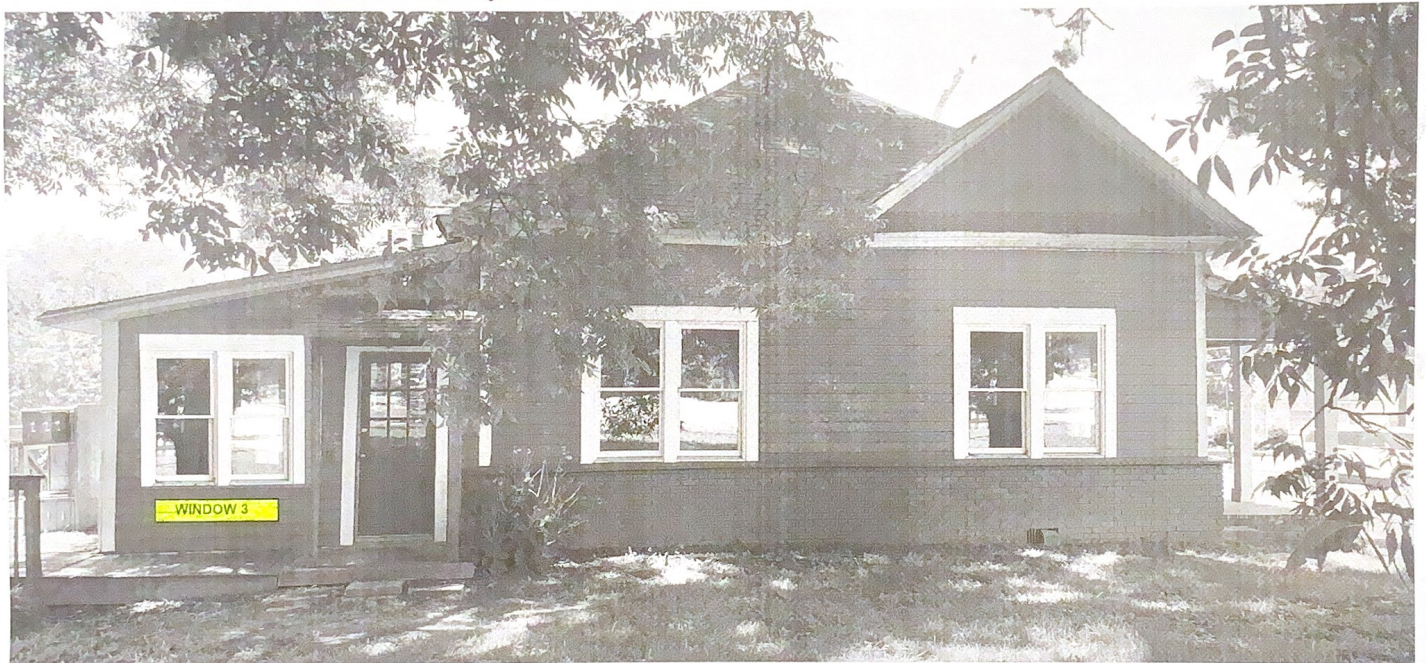
OLD ROOF LINE





Exhibit 5B - Shows proposed rendering of a new side window

Exhibit 5B





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Home / Doors & Windows / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

Internet #311789783 Model #553802

Steves & Sons

Reliant Micro Blind Collection Fiberglass Door

★★★★★ (27) Questions & Answers (72)

♡ 983

*Exhibit
5c*

64in x 80in



Hover Image to Zoom

Share Print

\$512.55 ~~\$603.00~~
Save \$90.45 (15%)



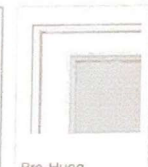
Pay **\$462.55** after **\$50 OFF** your total qualifying purchase upon opening a new card. ⓘ
Apply for a Home Depot Consumer Card

Choose Your Options

Door Type: Slab ⓘ



Slab



Door Blind



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30066 ▾

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Internet #202985800 Model #Z40042 Store SKU #1000097562

Exhibit 5D

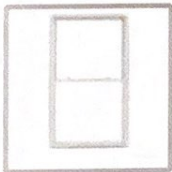
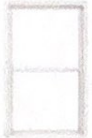
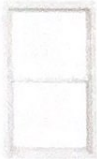
JELD-WEN

37.375 in. x 64.5 in. W-2500 Series Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass

★★★★★ (29) ▾ Questions & Answers (24)

Live Chat

Feedback



Interior View

Hover Image to Zoom

Exhibit 6A

6ft Height



Feedback



Hover Image to Zoom

 Share  Print

\$74⁹⁷



Pay **\$49.97** after **\$25 OFF** your total qualifying purchase upon opening a new card. ⓘ

Apply for a Home Depot Consumer Card

Exhibit 7A



SUPER SAVINGS Up to 50% Off Select Items. >



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30144

evergreen bushes



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[Home](#) / [Outdoors](#) / [Garden Center](#) / [Outdoor Plants](#) / [Bushes](#) / [Shrubs & Hedges](#)

Internet #206829615 Model #BUXPRC1006101

Top Rated

635

PROVEN WINNERS

1 Gal. Sprinter Boxwood (Buxus) Live Evergreen Shrub, Green Foliage

★★★★★ (511) Questions & Answers (96)

Exhibit 7B



Hover Image to Zoom

Share Print

\$31.99 ~~\$39.99~~

Save \$8.00 (20%)

Pay **\$6.99** after **\$25 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

Container Size: 1 Gallon(s)

1 Gallon(s)

4.5 in. Quart(s)

Live Chat

Feedback

Exhibit 7C

✓ skylight #2

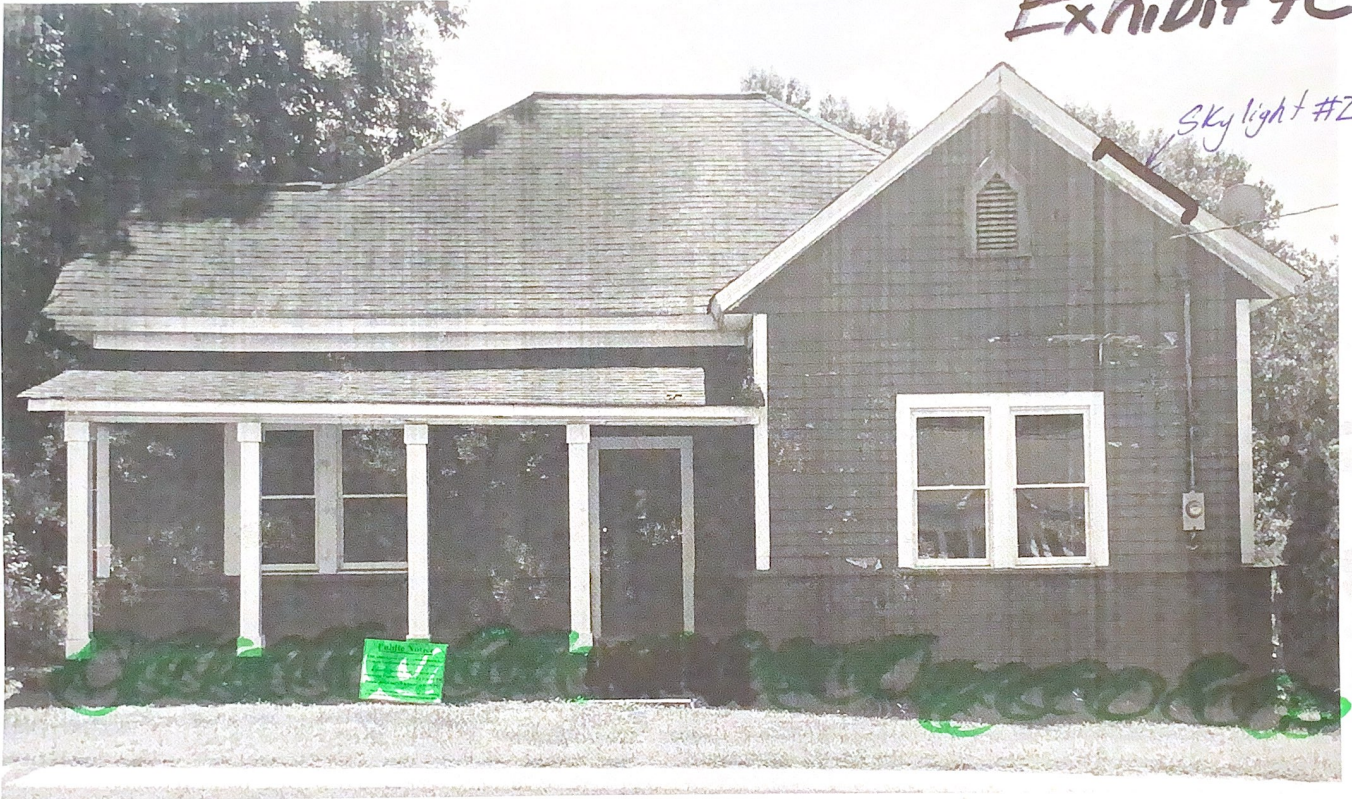
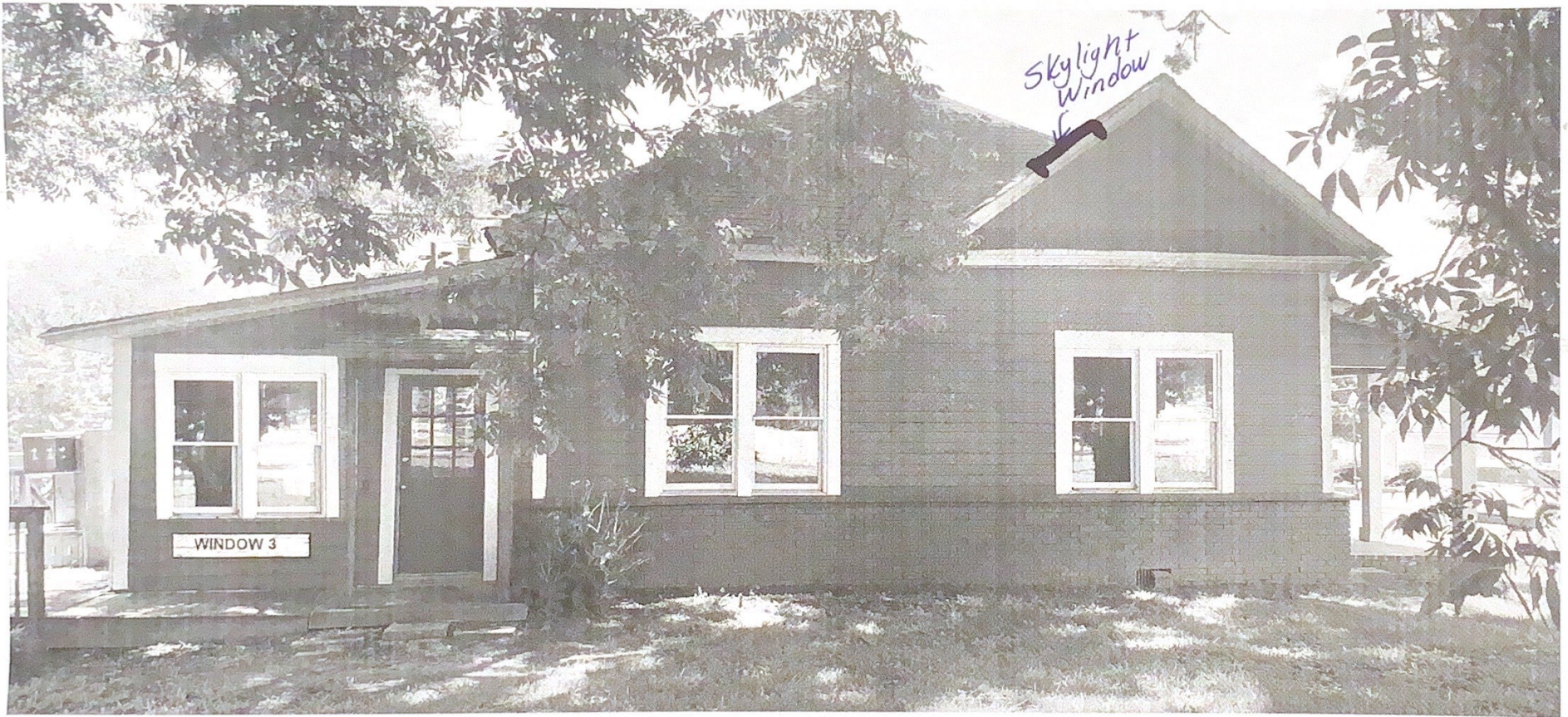


Exhibit 8A



SUPER SAVINGS Up to 50% Off Select Items. >



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skylight



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Internet #202842949 Model #FCM 4646 0005

VELUX

46-1/2 in. x 46-1/2 in. Fixed Curb-Mount Skylight with Tempered Low-E3 Glass

★★★★★ (1145) Questions & Answers (504)



Hover Image to Zoom

Share Print



\$349⁷⁸

Limit 60 per order

~~\$411.50~~

Save \$61.72 (15%)



Pay \$299.78 after \$50 OFF your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

Rough Opening (W x H): 46.5 in x 46.5 in

46.5 in x 46.5 in

Pickup at Sandy Plains

Delivering to 30066

Exhibit
8B

Live Chat

Feedback



**The W.B. Adams
House**

**2971 North Main
Street**

Date of Construction: 1907

Historic Use: Residence

Current Use: Residence

Developer: E.G. Hill

Contractor: Unknown

The W.B. Adams House was constructed in 1907 by Edward Griffin Hill, a local merchant. Hill was the younger brother of B.H. Hill, owner of the Hill Store on South Main Street. Among other enterprises, E.G. Hill was a real estate developer. He was responsible for building at least one other house on Acworth Street, and others on Cherokee St. This is only house, other than Hill Manor on Summers Street, built by Hill that is extant. W.B.. Adams purchased the home upon its completion. Adams worked for the railroad as a brakeman, mechanic, and engineer. In total, this home has been sold eighteen times since its construction in 1907.

The E.G. Hill House is a New South Cottage, though alterations have eroded its architectural integrity. All windows in the house are of recent vintage, an addition was constructed on the south façade, and the porch extended.

References:

Clerk of Cobb County Superior Court—Real Estate Division
Georgia Historic Resource Survey (CO-K-61)
Census of the United States (1900-1930)
The Marietta Journal—7 February 1907, 26 June 1907

Property Owner Information	
<u>Name</u>	<u>Date of Purchase</u>
E.G. Hill	
W.B. Adams	1907
Lizzie Perkins	1923
T.A. Harper	1954
James P. Atwell	1955
Wayne H. Smith	1958
F.W. & M.S. Bennett	1960
Belle Cooper	1961
Clinton E. Vining	1961
Carl Brown	1963
Murrell G. Hale	1964
Elizabeth Goodson	1966
Ernest Mabry	1968
James E. Allen	1978
Kathryn Collier	1991

Approved Administratively on 06/13/23

1. NAME OF APPLICANT: Cris Eaton Nelson

☒ Owner

☐ Other

☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2847 S. Main St.

Kennesaw, GA 30144

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: same

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

none

(Home#) n/a (Cell#) n/a (Email) n/a

NAME OF OWNER:

same as applicant

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☒ Sign Placement *

* (NOTE – Business License required before signage installation)

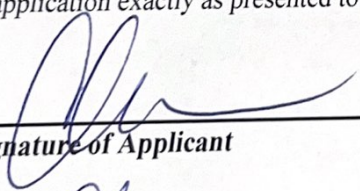
Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Vinyl logo cut out on window

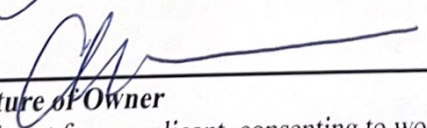
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Signature of Applicant

6/18/23
Date


Signature of Owner

6/18/23
Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 6/13/2023

Ken B. Whipple

(Application Administratively Approved)
HPC Chair

Date: 06/13/2023

☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

cornerstone

PRINTING



Administratively approved on June 23, 2023

1. **NAME OF APPLICANT:** Kristin Thomas
☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2976 N Main St NW, Kennesaw, GA 30144

(Home#) _____ (Cell#) (Email)

PROPERTY ADDRESS: 2976 N Main St NW, Kennesaw, GA 30144

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: _____

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Kristin Thomas

(Home#) _____ (Cell#) (Email) _____

3. **ACTIVITY**

- ☐ New Construction
☐ Demolition
☐ Awnings
☐ Fence
☒ Repairs or Alterations
☐ Landscaping

- ☒ Exterior Architectural Features
☐ Exterior Environmental Feature Change
☐ Moving a Building
☐ Sign Erection
☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

We are replacing the porch railing due to rotting wood. We currently have rounded baulsters and will be replacing the railing with square baulsters to match the farmhouse style seen on other Main Street historic homes. We will be using real wood and will paint it to match the current railing (white).

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

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Kristin Thomas

6-21-2023

Signature of Applicant

Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: 06/23/2023



☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

Current Railing:



Style of new railing will match homes at 2990 N Main and 3002 N Main:



Historic Kennessaw Walking Tour

Andrew J. Bramlett

Proposal for the Historic Preservation Commission

Brief Overview

- ½ Mile tour of Downtown Kennesaw
- 45 minutes, 175 years of history
- Designed to be an easy walk with a wide variety of stories from Kennesaw's history.
- Cost: Free

End

Start

Dallas St

Old Georgia 293

City of Willis

Watts Dr

Watts Dr

Lil General Cloggers Ln

Watts Dr

City of Kennesaw
City Hall



Kennesaw Police
Department



Studio 22



BurgerFi
Hamburger • \$\$



Bernardo's Modern Mex



Bernie's Social Bar
American



Revival on Main
Apartment Homes



Cherokee

Historic

Stop #1 – Big Shanty Spring

- Start of tour and discussion of Native Americans, along with origin of the name “Kennesaw.”



Stop #2 – Camp McDonald Park

- This stop, across the street from City Hall, would cover both Camp McDonald and the Kennesaw City Cemetery.



Stop #3 – The Tunnel

- This stop on the tour would highlight the importance of transportation in Kennesaw history; both the railroad and Old 41.



Stop #4 – Ellis House and Office

- Traveling north along Main Street, this brief stop would cover one of the most interesting men to have lived in Kennesaw, Dr. John W. Ellis.



Stop #5 – Studio 22

- The building that houses Studio 22, the Hill Building, would be covered here.



Stop #6 – Main and Cherokee Streets

- This site was the location of Kennesaw's previous City Hall.



Stop #7 – Commemorative Park

- The history of the Great Locomotive Chase, *General*, and Southern Museum would be covered inside the park.



Stop #8 – Little General Cloggers Avenue

- The origins of Kennesaw street names, including J. O. Stephenson, Little General Cloggers Avenue, and Main Street would be covered here.



Stop #9 – City Hall

- The tour would end in front of City Hall with a history of the building, and of the original 1930s building which was located on the same site.

