



Commissioners:

Kevin Whipple - Chairman

Patrick Gallagher - Vice
Chairman

Sharon Blandford

Mike Ferguson

Rachel Butler

**Historic Preservation Commission
Meeting Minutes
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

- Chairman calls the meeting to order at 7:59 a.m.
- Roll Call: Kevin Whipple, Patrick Gallagher, Mike Ferguson, Rachel Butler and Sharon Blandford
- Staff present : Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
- Speakers present: Katty Sanchez (2689 Summers Street) and Michael Judvytis (2971 N Main 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 June 16, 2023

- Chairman Whipple calls for a motion to approve meeting minutes from June 16th as submitted.
- Motion of approval by Commissioner Blandford
- Second by Vice-Chairman Gallagher
- Chairman Whipple proceeds with a roll call for approval.
- **All in favor, 4-0. Meeting minutes are approved.**

4. Financial Report

- Mr. Darryl Simmons says there is no change to the financial report for the last 30 days. The final balance is \$23,378 in addition to the \$1000 that is budgeted under planning and zoning for additional training.
- 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.
- Motion of approval by Commissioner Ferguson
- Second by Commissioner Blandford
- Chairman Whipple proceeds with a roll call for approval.
- **All in favor, 4-0. Financial report approved.**

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 #PA202305.

- Mr. Darryl Simmons comes to the podium and states “This is a public art exhibit application. I'm happy to report that as time has gone on, we're getting more applications and interest in property owners and developers and the art community to promote art installations in downtown Kennesaw. The property owner at 2689 Summer Street is the location of El Taco Azteca Mexican restaurant. As you know, the HPC did not too long ago approve some exterior improvements to make everything more cohesive with the siding and the color, and it turned out to be a great project, this is an addition to that. This is a fence mural that will be located on the right side on the existing fencing facing the right side of the building. It can be seen as you sit down in the dining area, so it's not a lot you can see from the street. The approval process will go through three stages; the Art and Culture Commission, Historic Preservation Commission and then finally Mayor & Council. The KACC will be meeting on the [August] 31st because of scheduling issues, then September 5th Mayor and Council meeting, which is a Tuesday, the day after Labor Day. I would add that because this mural is going to be on existing an existing fence, there is no impact to the historic structure at all. This project would have low impact as it relates to the art and the historic district. We think it will be a very colorful and

very nice mural for the folks who are dining there. I look forward to seeing it when it's done and probably stay a while and enjoy. So staff recommendation is for approval given the location and given the low impact for the historic [district]”.

- Vice-Chairman Gallagher asks if anyone from the KACC has provided any opinion on the project so far.
- Mr. Simmons responds not an official input but it has been mentioned to the commission. They are happy to see more applications coming in.
- Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- Motion by Vice-Chairman Gallagher to approve the application for a fence mural as presented.
- Seconded by Commissioner Butler
- **All in favor, 4-0. Motion approved.**

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.

- Mr. Albert Trevino comes to the podium to present the next business item. He states “Good morning Commissioners, agenda item #2 covers a vacant single-family historic home located in the North Main Street Historic District. It has been vacant for a few years now. The last time construction activity occurred here was in 2018, where an interior demolition permit was issued and the interior was gutted all the way down to the studs. Also, back in 2018, a COA was approved for 11 new 34” x 60” wooden double hung sash 2 over 2 windows replacing what rotted windows were there. This property was recently purchased by Mr. Michael Judvytis and he wishes to renovate it and call it his new home sometime in the very near future. We are here before you today with a list of requests to bring the property up to standard. The first request is to completely replace all siding on all four sides of the home with hardie plank 5/16 inch x 8.25 inch x 144 inch cement lap siding. The new siding will be painted in an off-white paint color. “7648 Big Chill by Sherwin Williams” with charcoal grey window frames to be exact. The second request is to install a new concrete driveway as shown on this slide. The third request is to remove the dense brush in the rear of the property. Because it is so dense, we don’t exactly know what is back there. Staff will be recommending that only the brush and non-specimen tree like flora be removed and that the applicant comes back to the HPC if he wishes to remove any specimen trees after the brush is cleared. But it is my understanding that the applicant would like for any specimen trees to remain to keep his rear yard shaded under what tree canopy is back there. The fourth request is to raise the roof in the back of the structure where a rear enclosed patio addition was added onto the structure and the applicant wishes to raise the ceiling to match the height of the original structure. This page shows where the current roof line sits shown in purple and

the red line shows where the proposed new roof line will be shifted up to. This page shows it at a side angle. The roof will keep its existing angle just raised a couple of feet. The fifth request is to add new windows in the rear and one on the side and a new rear patio door. The door will be a 64 inch by 80 inch fiberglass door. The windows will match what was used back in 2018. They will be wooden double hung windows. The sixth request is for a new 6-foot side and rear yard wooden privacy fence. The seventh request is to add new landscape in the front and sides of the home. The new landscape will consist of 1 gallon sprinter boxwood evergreen shrubs. The eighth and final request is for new roof skylights. This page shows where one will be. The next page shows where the other will be. The actual skylight will be a 46.5 square inch fixed curb-mount skylight with tempered glass. The purpose of these skylight additions is of course to add more natural light in rooms that are not getting adequate sunlight with the existing windows. Staff is recommending approval all eight items with a condition that the applicant come back before the HPC to remove any specimen trees in the rear yard, if he wishes to do so.”

- Commissioner Ferguson asks if the skylight will be visible from the street.
- Mr. Michael Judvytis (2971 North Main Street) comes to the podium and confirms the skylights will be visible from the street but only from the sides not the front. He says the windows are relatively small and they are looking to add additional light to the home.
- Mr. Simmons states the commission has had talks regarding skylights in regard to new construction and new designs on North Main Street. They have given some flexibility on skylights for rear additions and sunrooms that is not a part of the original home. It is not specific in the standards but they don't encourage it.
- Vice-Chairman Gallagher states skylights are mentioned in the HPC code section 7.5.07 stating that skylights may not be installed and in obtrusive locations, preferably at rear roof lines or behind dormers. He asks if there is a way to allow light by opening up the existing dormer instead of putting in a skylight.
- Chairman Whipple states his concern would be that the dormer is historic in nature and we want it to be retained. The skylights would be limited and it would be best to seek alternate locations at a later date for the rear of the property. He asks if the siding would be matching the same siding that is currently existing.
- Mr. Judvytis states yes it would be the same material.
- Mr. Simmons adds that the brick water table was already painted and the applicant would be allowed the flexibility of repainting the brick to match the house.
- Commissioner Ferguson asks about which side of the home the driveway will be located.
- Mr. Judvytis states it will be on the right side and at a later date they would be requesting to add a shed to the property.

- Chairman Whipple states any additional storage buildings or outbuildings will need to be come before the HPC for approval.
- Chairman Whipple states that the brush removal is fine as long as the stipulation of no specimen tree removals is upheld. The applicant will need to come back before the commission if any trees are needing to be removed.
- Mr. Judvytis states the rear roof is going to be the same material and the exact specifications are still being looked into at the moment.
- Chairman Whipple states the proposed change is fine and advised the applicant to follow the manufacturer specifications.
- Mr. Judvytis states there are three windows in the rear that will be replaced with the same type of window since they are currently in bad shape. They will all be the same look and uniform to bring in more light.
- Chairman Whipple states per the HPC guidelines, new windows and doors on the rear of the property are permitted or rear of the building are permitted. Plus this is in that kind of added on piece of the House that wasn't original already.
- Chairman Whipple asks if the fence is new or existing.
- Mr. Judvytis states it is a new fence is going to be on the side where the windows are going to be.
- Vice-Chairman Gallagher states the HPC guidelines section 4.1.08 states side yard fencing is permitted, but just caution them that make sure that it still does not go beyond the front setback of the house.
- Chairman Whipple says there was a landscaping plan which appeared to be more of foundation planting, woods and shrubs of that nature.
- Mr. Judvytis confirms this is correct.
- Commissioner Butler asks what was approved back in 2018 for this property.
- Mr. Simmons states just the demolition and new windows.
- Chairman Whipple asks if the applicant will be coming back regarding the existing deck.
- Mr. Judvytis states the deck is in pretty bad shape. We're looking to just basically keep everything the same material, same size, just replace and add new repairs to the deck at a later time.
- Mr. Trevino confirmed that back in 2018 all eleven windows from the property were replaced and should still be in good shape.
- Chairman Whipple asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- Motion by Vice-Chairman Gallagher to approve the application with the following conditions:
 - No specimen trees to be removed from property without approval from HPC.
 - New fence approved as presented but shall not go past the front yard setback.

- New siding will be the same reveal as the existing reveal and shall match the rest of the home as best as possible.
- The HPC takes no exceptions to the driveway as presented.
- HPC approval will be needed for any new exterior structures on the rear of the property.
- The HPC denies the request for skylights. Skylights cannot be installed at this time. The applicant may come back to HPC with a different proposal for a skylight to be located in the rear that is not visible from the front or sides of the home.
- New windows will match the existing windows. The new window on the rear side of the home must match the window line that is currently in place with the existing windows on the side of the home.
- Because the brick water table has already been painted a maroon color, the brick water table is allowed to be painted to match the rest of home.
- The HPC takes no exceptions to the proposed new rear roof line. New roof line can be changed per proposal.
- Seconded by Commissioner Ferguson
- **All in favor, 4-0. Motion approved**

6. Certificate of Appropriateness Administrative (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 #COAA202313.
 - Mr. Trevino talks about the applications that have been approved between the June's meetings to present day for Certificate of Appropriateness. He states the application didn't trigger a full body approval and staff felt it could go through administratively.

7. Discussion

- Chairman Whipple gives an update on The Depot that it has been placed on its new foundation and the construction is going well.

8. Public Comment

- None

9. Staff Comment

- Mr. Trevino thanks the Commissioners for signing up for the past training.
- Mr. Trevino states the proposed walking tour is set to be done in September and a preview will be given to the Commission hopefully after the September meeting.

9. Adjourn

- Time: 8:52 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.