



Commissioners:

Kevin Whipple - Chairman
Patrick Gallagher - Vice
Chairman
Sharon Blandford
Andrew Bramlett
Rachel Butler
Zach Buffington

**Historic Preservation Commission
Meeting Agenda
January 19, 2024 8:00 AM
Council Chambers**

This meeting may be accessed in-person or by using the following
link: [www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/City%20of%20Kennesaw/). 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. Election of Officers**
- 3. Approval of the Meeting Minutes**
 - A. Meeting Minutes from December 6, 2023
- 4. Financial Report**
- 5. Old Business**
- 6. New Business**
- 7. COAA Approval by City Staff and HPC Chair**
 - A. COAA2023-23 - 3000 N Main Street
- 8. Discussion**
 - A. Discussion of Kennesaw Ordinance Revisions as prepared by Ethos Preservation
- 9. Public Comment**
- 10. Staff Comment**

11. Adjourn

The next scheduled meeting of the Historic Preservation Commission will be

Friday, February 16, 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.

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
December 6, 2023
8:00 AM**

1. Call to Order / Roll Call

The meeting was called to order by Chairman Whipple at 8:05 a.m.

Roll Call: Commissioner Ferguson, Commissioner Butler, Commissioner Gallagher, Commissioner Buffington

Absent: Commissioner Blandford

Staff Present: Darryl Simmons (Planning and Zoning Administrator) and Natalie Faustine (Community Development Administrative Assistant)

Speakers Present: Michael Miller (Applicant, Piedmont Residential), Nate Sirang (Applicant, Concord Wilshire), and Scott Peters (Applicant's Attorney).

2. Approval of the Meeting Minutes

A. Meeting Minutes from October 20, 2023

Chairman Whipple calls for a motion to approve meeting minutes from the meeting on October 20, 2023.

Motion by Commissioner Butler to approve.

Seconded by Commissioner Gallagher.

Chairman Whipple proceeds with a roll call for approval.

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

3. Financial Report

Mr. Darryl Simmons reports that since the last meeting there have been no new expenditures by the HPC or by staff on their behalf. All the current amounts of training dollars and donated dollars remain unchanged. There is a \$1,000 budget item under Planning and Zoning, as well as \$3,000 for related training for use by the HPC. \$23,179 has been put in a special account for donated dollars per year.

Chairman Whipple calls for a motion to approve the financial report as submitted.

Motion by Commissioner Gallagher to approve.

Seconded by Commissioner Butler.

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

4. Old Business

5. New Business

A. Consideration for approval of a variance application submitted by Kennesaw

Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130, 20016701190), 2570 N Cobb Parkway (20016700730, 20016701180), and 2590 Keene Street (20016700420). Case #ZV2023-04.

Mr. Simmons states both agenda items pertain to the same project, the development of Kennesaw Square. Since part of the project is near downtown and within the Camp McDonald Historic District, the project must be approved by the Kennesaw Downtown Development Authority, the Historic Preservation Commission, the Planning Commission, and the Mayor & Council. He explains that the applicant will do their presentation, then the items will be addressed separately. One item deals with two variances in the proposal, and the other item is the overall Central Business District project approval. He yields the floor to the applicant.

Mr. Nate Sirang (Applicant) introduces his real estate development company, Concord Wilshire, and tells the Commissioners about previous and current developments. He describes the proposed project as a Cobb Parkway corridor improvement project that is intended to create a destination mixed-use development located along the northeast side of Cobb Parkway.

Mr. Michael Miller (Applicant) explains that the proposed site of this development consists of several parcels of land. Their vision is to build a mixed-use development containing commercial and residential space. They wish to incorporate a central plaza to be used as common space for the community to host seasonal events, farmers markets, and so forth. Four buildings are proposed to be strictly commercial retail, three are to be residential over commercial, and one is to be residential over an entertainment facility such as a theater. There will also be a parking garage to provide parking not only for the residents, but 500 additional spaces for the public.

Mr. Miller reviews the entrances to the proposed development and highlights its pedestrian-friendly connectivity to Main Street and vehicular traffic connectivity to Cobb Parkway. Various architectural renderings are presented to portray what the development is expected to look like from different points in the city, as well as to convey the proposed architectural style. He points out that they are aware the development will be next to the city's cemetery. During a survey of the property, they identified certain elements that are part of the cemetery that encroach on the property they acquired. He states that it is not a problem, and they are willing to work with the city to deal with those encroachments.

Mr. Scott Peters (Applicant's Attorney) goes to the podium to introduce the two variances they are seeking from the HPC. He briefly reviews the current zoning of the area and explains they have also submitted a rezoning application, so all parcels included in this project will be in the Central Business District. According to the Unified Development Code Section 4.02.03.B.4, site design standards for the Central Business District are subject to Historic District Design guidelines.

The first variance request is to vary from the Historic District Design Standard Section 5.2.03, non-

residential buildings shall not exceed 3 stories in height. This project proposes buildings that are four, five, or six stories in height. He mentions that apartments are being built next door that are four stories in height and are on a higher topography, so the development they are proposing will be consistent with that. He continues to explain that the purpose of the code is to ensure that buildings in the historic district match the existing downtown area, but this project is located in the Camp McDonald Historic District, which does not have any buildings to match. Given it is a Cobb Parkway redevelopment project, Mr. Peters states he believes that the proposed development is consistent with the city's vision, and they are asking for a variance for the height of the buildings.

The second variance request is to vary from section 5.4 of the Historic District Design Standard regarding exterior walls. Again, the purpose of the Historic District Design Standard is to ensure that new developments are designed to match the character of the existing buildings, but there are no existing buildings in this historic district. He mentions that they are conscious of the fact that the cemetery is right next door and, as a result, they are looking at using materials that are consistent with the cemetery from an appearance standpoint, such as stack stone and brick. He reiterates that this project is geared towards Cobb Parkway, not downtown, and the architectural standards for downtown are not consistent with those of Cobb Parkway.

Mr. Simmons presents a map of the five historic districts in Kennesaw. He points out Camp McDonald's location along Cobb Parkway and its closeness in proximity to modern buildings such as a car wash, pawn shop, bank, and dental offices. There is very little as far as historic assets to reference, so staff recommends this is looked at as a non-contributing district. He proposes that a monument or plaque should be built into the project to identify the history of the site.

Chairman Whipple asks about an ongoing survey of the historical districts and what their stance is on the Camp McDonald district. Mr. Simmons responds that they recommended the land area for the Camp McDonald district to be reduced to solely include land that still has historical significance, or that the district may be eliminated altogether. The Commission will ultimately determine what course of action is appropriate.

Commissioner Gallagher asks whether the external building materials will match the Historic District Design Standards or if they are seeking a variance for that as well. Mr. Peters responds that they are not seeking a variance for the materials, they are seeking variance for the style. He states they are comfortable with the permitted materials.

Chairman Whipple briefly reviews the variance requests and highlights some factors of consideration that are important to the HPC. He asks if there are architectural renderings of the view of the project from the cemetery or if the builders have ideas on how they plan to soften the look. Mr. Peters responds that they are still working on the design, and they are willing to have the design and materials go through HPC approval. Mr. Simmons adds that they also discussed the buffering of the cemetery for the project, so that it will be included in a resubmittal to the HPC once they determine what is suitable.

Commissioner Ferguson asks if the Cemetery Preservation Commission has been apprised of this project. Mr. Simmons responds that the project was presented to Mayor

& Council, and the council liaison to the Cemetery Preservation Commission is well aware of the project. However, the final submittal of the project will not be required to go before the CPC.

Commissioner Buffington asks if the buffer for the cemetery will go past the developed portion of the property onto the undeveloped portion that stretches to Keene Street. Mr. Simmons responds that the final landscaping plan will determine that, but for now they are focusing on the cemetery. He states that this project would be developed in one phase, so there will not be too much back and forth as far as revisions go.

Commissioner Gallagher asks where they are in the design phase of the structure and finishes. Mr. Sirang responds that they are still in the preliminary phase, which is why they do not have details regarding the materials to share at this time.

Commissioner Butler brings up her concern about building a five-story structure right behind our historic site on Summers Street and the six-story structure behind the cemetery. She expresses that she does not want the historic sites to be overshadowed by bigger buildings, as has been done in the city before.

Chairman Whipple comments that previously with large developments, the HPC has requested that developers present progress updates for review and approval and suggests the same is done with this project. He asks Mr. Simmons if there have been any similar motions made by other Commissions, so they could align what those progress updates will look like. Mr. Simmons responds that there have not. He explains the CBD project approval goes before the KDDA for the business plan, then it goes before the HPC and Planning Commission before going to the Mayor and Council. He reminds the commissioners that with some of the previous mixed-use developments, updates were requested for key milestones in the project, such as at twenty-five percent completion, fifty percent, seventy-five percent, and one hundred percent. He asks the Commissioners to keep in mind that at this point this project is entirely conceptual. As the design process progresses, other agencies outside the city will be required to weigh in, such as Cobb Water and Sewer as well as the Cobb County Fire Marshall. He states that conceptually it will be appropriate to ask for a timeline or milestone-based status report.

Chairman Whipple returns to the topic of a commemoration to the Camp McDonald historical site. He suggests the applicant works with Mr. Andrew Bramlett in developing the verbiage for a commemoration of Camp McDonald for review and approval by the HPC.

Mr. Miller says they would be happy to do that and mentions that Piedmont Residential previously built a commemoration to Mayor Pritchard in the Pritchard Park development here in Kennesaw.

Chairman Whipple thanks Mr. Miller and goes over the conditions that must be mentioned in the motion.

Chairman Whipple calls for a motion.

Motion by Commissioner Gallagher to approve under the following conditions:

- Design may vary from Kennesaw Historic District Design Standard 5.2.03 regarding building height.
- Design updates must be submitted at 25, 50, 90, and 100 percent completion until the approval of the final project.
- Design updates must include landscaping plans.
- Applicant will maintain consistency with HPC guidelines with the variance approval for section 5.4 of the Kennesaw Historic District Design Standards regarding exterior features.
- The mass and scale of the buildings that face the cemetery should be considered in the plan review process.
- A commemorative plaque or monument approved by the HPC should be prominently placed within the development to recognize the historical area of Camp McDonald.

Seconded by Commissioner Ferguson.

Chairman Whipple proceeds with a roll call for approval.

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

- B. Consideration to review a CBD project application request for a mixed-use development on five parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130, 20016701190), 2570 N Cobb Parkway (20016700730, 030016701180), and 2590 Keene Street (20016700420). Case #CBD2023-02.

Mr. Simmons briefly introduces the next item, which is the CBD project approval.

Chairman Whipple calls for a motion to approve the application with conditions outlined in item A.

Motion by Commissioner Gallagher to approve.

Seconded by Commissioner Buffington.

Chairman Whipple proceeded with a roll call for approval.

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

6. COAA Approval by City Staff and HPC Chair

- A. COAA2023-19 - 2910 Cherokee Street NW, Suite 101

This Certificate of Appropriateness application was submitted by Katie Matthews on behalf of High Stakes Creative to change the face of a sign at 2910 Cherokee Street NW to reflect a business name change. There were no structural changes to be made. It was administratively reviewed and approved on October 26, 2023.

- B. COAA2023-20 - 2243 Lewis Street

This Certificate of Appropriateness Application was submitted by Kim Wakefield on behalf of Denyse Companies Inc to install two non-illuminated wall signs on the front

elevation of the building at 2243 Lewis Street. It was administratively reviewed and approved on November 9, 2023.

C. COAA2023-21 - 3001 N Main Street

This Certificate of Appropriateness Application was submitted by Fred Moore to re-roof his home at 3001 N Main Street with shingles matching the existing roof. It was administratively reviewed and approved on November 9, 2023.

D. COAA2023-22 - 2237 Whitfield Place NW

This Certificate of Appropriateness Application was submitted by Katie Matthews of High Stakes Creative to install a stand-alone sign at 2237 Whitfield Place NW. It was determined that the height and type of sign is appropriate, as it does not cause any motorist or pedestrian visibility issues. It was administratively approved on November 10, 2023.

7. Discussion

Mr. Simmons introduces the newest member, Commissioner Buffington, and mentions that there is still an opening on the Commission that needs to be filled.

8. Public Comment

Chairman Whipple calls for public comment, to which he receives no response.

9. Staff Comment

Chairman Whipple opens the floor for staff comment.

Mr. Simmons explains that this is Commissioner Ferguson's last meeting as a member of the HPC and thanks him for his consistent participation and thoughtful questions.

Chairman Whipple mentions that the next meeting is scheduled for Friday, December 15th but will be canceled if no new applications are received.

10. Adjourn

Chairman Whipple adjourned the meeting at 8:57 a.m.



Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission*

to: William Benson

For: 3000 N Main Street

Scope of Work: Tree Removal

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

12/08/2023

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

12/08/2023

Date

*Expires
12/08/2024*



CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: \$50.00

☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section 950
Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

COAA2023-23

Recieved 12/6/23 NF

1. NAME OF APPLICANT: William Benson

- ☒ Owner
- ☐ Other
- ☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 3000 N Main Street NW, Kennesaw GA

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

PROPERTY ADDRESS: 3000 N Main Street NW, Kennesaw GA

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: _____

2. NAME OF ATTORNEY OR REPRESENTATIVE:

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

NAME OF OWNER:

(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).**

Tree pruning and removal of one tree causing damage to roof and likley damage to foundation.

Recommendations by tree company and home inspector to remove tree posing risk. (Letters

are included). Tree is very close to home and is hidden by the canopy of other large tree on that

side of house.(Pictures included)

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**.

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.



12/06/2023

Signature of Applicant

Date

Signature of Owner

Date

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

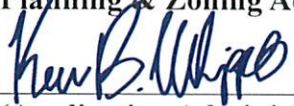


CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 12-8-23


(Application Administratively Approved)
HPC Chair

Date: 12/08/2023



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



To whom it may concern,

My name is Devin Miller and I am studying to be an arborist and have worked in the field for over 8 years.

In Mr. Benson's front yard is a large Oak Tree roughly 28 inches in diameter and 45 feet tall. It is located at the top right corner of the driveway, catty corner to the house, and a mere 6 feet from the house/foundation in multiple directions. Given the tree's size and age, if it has not already breached the foundation, it almost assuredly will given the large reach of its canopy. A tree's root system can grow between 1.5 to 8 times the size of the width of the canopy. The canopy spreads out over the house with large branches almost a foot in diameter (guesstimate) hanging directly over the house in each direction. The majority of the canopy grows over the house and many of the large branches are only 5-10 feet above the house if not less. Given the proximity of the branches and the tree itself, there is no way to prune it to stop squirrels and other critters from accessing the roof easily. Although this issue is secondary to the foundational issue it is an issue, nonetheless. Lastly, given the tree's age and the general likelihood of at least one branch snapping over the next few years, the tree is a threat to the home and Mr. Benson's family.

Furthermore, the tree's entire root system is covered by the driveway (not concrete but stones) and it has little to no grass area around its base. This most likely was an aesthetic decision by the builders or previous owners but it is not conducive to a long and healthy tree life. Compaction will be a long term issue with the tree that could cut its life short, and given the proximity of large branches to the home further heightens the risk of property damage and risk to Mr. Benson's family.

It is my professional opinion that the tree needs to be removed. What may have been a fun and eye-pleasing idea by the builders is unfortunately not good for the future of the house itself, and a possibly high financial burden on the Bensons. The very high risk to the roof and more importantly the foundation and most importantly the family cannot be ignored.

Thank you for reading this if anyone has any questions, I will leave my work number below.

Regards,

Devin Miller
Appalachian Tree Service





November 17, 2023

To Whom It May Concern,

We inspected the property located at 3000 N Main St, Kennesaw, GA on May 15, 2023 and observed a tree with large roots in close proximity to the house. Tree roots can compromise the foundation and cause structural damage and as such we recommend for the tree to be removed.



Sincerely,

Paul Kirby, Certified Professional Inspector





Tree is hidden.



Tree is hidden



KENNESAW ORDINANCE REVISIONS

DECEMBER 2023

PREPARED BY ETHOS PRESERVATION
FOR THE CITY OF KENNESAW, GEORGIA



INTRODUCTION AND SCOPE OF WORK

The City of Kennesaw contracted with Ethos Preservation to provide preservation consulting to include recommendations on revising its historic preservation design standards to meet current State Law, ensure consistency with historic preservation best practices and the existing Central Business District regulations, and incorporate into the Central Business District zoning regulations.

METHODOLOGY

As part of the project, Ethos Preservation reviewed the following documents:

- Georgia Historic Preservation Act
- 4.02.01 General Regulations and Design Standards for Historic Districts
- 4.02.03 Site Design Standards for the Central Business District
- Design Standards for the City of Kennesaw

Ethos Preservation completed interviews with a diverse group of community stakeholders over the course of four meetings in August, 2023. The following stakeholders were invited to participate: Darryl Simmons, Albert Trevino, Luke Howe, Kevin Whipple, Rachel Butler, Sharon Blandford, Todd Vandezande, Tracy Viars, Brandy Morrison, Mayor Easterling, Lexie Newhouse, Jeff Drobney, Dale Hughes, Bob Milani, Trey Sinclair, Mark Allen, Travice Obas, Dennis Bradish, Carlene Fregeolle, Dwain Phelps, and James Friedrich. The stakeholder list was developed by City Staff.

SUMMARY FEEDBACK FROM STAKEHOLDER INTERVIEWS

- The loss of historic buildings has resulted in the loss of context. The historic standards require context, what is the dominant historic character to build to?
- The intent of the downtown district was to promote infill, some conflicts with materials, build-to lines.
- Interpretation of language is inconsistent. The decisions of the Fire Marshall can lead to costly design changes. Sometimes it seems building inspectors don't understand the historic code.
- Unclear hierarchy regarding CBD vs. HPC taking precedent.
- The area is a rural farm type district that is suddenly seeing urban pressures for real estate development.
- Some of the areas are zoned commercial instead of residential, it's applying pressure to demolish.
- Upgrading to commercial standards is a significant investment.
- Executive summary or high-level cheat sheet would be useful.
- For areas that have lost historic context, the process is too burdensome.

RECOMMENDATIONS

1. **Section 4.02.01 General Regulations and Design Standards for Historic Districts (see Appendix 1)**

A. All buildings and districts listed on the National Register are automatically included in the local overlay historic district (Section 4.02.01.C.1.).

Recommendation: Revise so that the local district is separate from the National Register District.

Reason: National Register designation and local historic designation are two separated processes and have very different impacts on the property owners within the district. National Register designation is coordinated and facilitated by the State Historic Preservation Office (SHPO) and the National Park Service Department of the Interior. It provides recognition and access to tax incentives but does not provide protections for historic properties unless federal funds or permits are involved. Local historic designation requires legislative action by City Council and provides for real protection of historic resources by requiring a Certificate of Appropriateness (COA) for any exterior alterations before a building permit can be issued.

B. All properties are required to be designated as historic, historic-obscured, non-historic, intrusion, vacant (Section 4.02.01.E.2.).

Recommendation: Simplify the classification of buildings as historic or non-historic only.

Reason: There are no differing regulations for historic-obscured, intrusion, or vacant. Five classes of properties may be confusing and cumbersome and also difficult to keep updated.

C. Paint color is reviewed (Section 4.02.01.I.1.b.).

Recommendation: Remove provision to review paint colors.

Reason: The review of paint colors is specifically not permitted within the Georgia Historic Preservation Act.

RECOMMENDATIONS CONT.

2. 4.02.03 Site Design Standards for the Central Business District (see Appendix 2)

A. It's not clear which standards (CBD or historic) should apply if there is a conflict.

Recommendation: Where conflicts existing between the CBD standards and the historic district standards, the historic district standards shall apply (Section 4.02.03.A.4)

Reason: The historic district standards are more stringent and therefore have the final say. A variety of case law including the Penn Central Transportation Co. v. New York City, 438 U.S. 104 (1978) Supreme Court case supports this.

B. There is inconsistent use of terminology when referencing the historic district standards- often referred to as "guidelines."

Recommendation: Refer to historic district standards consistently.

Reason: The term "guidelines" implies that they are suggestions or recommendations and not legal requirements.

3. Design Standards for the City of Kennesaw (see Appendix 3)

A. In general, the design standards are very verbose and contain a considerable amount of information that is subjective, repetitive, overly explanatory, and sometimes not relevant.

Recommendation: Remove subjective, repetitive, explanatory and irrelevant information. Note that associated photographs and illustrations should also be removed.

Reason: While providing additional information can be helpful, it can also make it difficult for citizens to quickly and easily locate the necessary information.

RECOMMENDATIONS CONT.

B. The ordinance lists all application materials necessary for each review type on pages 1-2 through 1-5.

Recommendation: Move this information to application forms.

Reason: It is unnecessary in an ordinance and should not require legislative action to change the application materials needed.

C. The local historic district is comprised of Kennesaw's five National Register Historic Districts: Big Shanty Village, Camp McDonald, Cherokee Street, Main Street, and Summers Street. These districts were listed on the National Register in 1980. Since that time, many historic buildings have been demolished, or otherwise lost their historic integrity, and many new infill projects have occurred, sometimes sensitively, sometimes not. The result has been a partial loss of character and integrity of the districts as a whole. In 2018, New South Associates, Inc. (NSA) was contracted by the City of Kennesaw to conduct an architectural inventory of historic resources and make recommendations for the National Register of Historic Places boundary revisions. NSA's report documented both contributing and non-contributing buildings in the five districts and recommended creating a single new district, reducing the boundaries of the five original districts, and expanding the boundaries to include some more contemporary residential areas.

Recommendation: Revise the boundaries of the local historic district to match the reduced boundary recommended by NSA. Do not include the new areas in the local district until after they have been listed on the National Register and sufficient public outreach has been completed. Revise the local historic district building map to reflect NSA's findings.

Reason: The original boundaries of the local district mirrored the National Register boundaries. In the forty years since the National Register boundaries were drawn, the districts have lost numerous buildings and historic integrity. Reducing the local boundaries to the NSA's recommended boundaries ensures that remaining historic resources and character is protected while not over-burdening property and

RECOMMENDATIONS CONT.

business owners with a strenuous Certificate of Appropriateness process. Leaving the newly surveyed areas out of the district until listed on the National Register ensures property owners can take advantage of historic tax incentives, which can help offset any additional costs associated with being part of a local historic district. This also allows ample time for community outreach.

D. The design standards include lists of recommended plantings on pages 4-3, 4-4, 5-3, and 6-3.

Recommendation: These lists could be moved to an appendix.

Reason: Recommended plantings aren't typically included in design standards and are better left as reference material.

E. The design standards include many unenforceable provisions or suggestions. For example, on page 4-3 has a provision stating, "The planting of trees on private property in new residential developments is encouraged when interference from utilities (above or below) prevent the planting of street trees on public right-of-way."

Recommendation: Remove unenforceable provisions or suggestions.

Reason: These provisions can be confusing to a reader and may seem subjective and arbitrary. As a legal document, the required provisions should be clear.

F. The design standards define "historic residential districts" on page 4-5 as including Cherokee Street, North Main Street, and Summers Street Historic Districts, but later in the document, on pages 5-4, 5-5 and 5-7 there are provisions which apply to "residential neighborhoods (as defined by the HPC)."

Recommendation: Provide a clear and consistent definition for residential neighborhoods.

Reason: To allow the HPC to define residential neighborhoods on a case-by-case basis can lead to a lack of consistency in interpretation, and result in a lack of predictability for petitioners.

RECOMMENDATIONS CONT.

G. Some of the design standards appear overly prescriptive and unnecessary. These include the design standards require that siding reveal be between 4.5" and 5" on pages 4-6, 5-7, and 7-3. The standards regarding light fixtures are also overly restrictive and unnecessary on pages 4-13, 4-14, 5-10, 5-11, 6-9. The signage provisions also appear overly prescriptive, governing font types, colors and borders, pages 4-15, 5-12, and 5-13. The provision disallowing masonry to be painted on non-historic buildings seems arbitrary, pages 4-8 and 5-8.

Recommendation: Remove these provisions.

Reason: These standards are overly prescriptive and do not necessarily relate to the historic context.

H. The use of hardiplank as an approved material on historic buildings is not appropriate and not consistent with preservation best practices page 7-2. It is appropriate on new buildings or new additions to historic buildings.

Recommendation: Remove this as a permitted material on historic buildings.

Reason: Not consistent with the Secretary of the Interior's Standards for Rehabilitation and preservation best practices.

I. Only wood windows are permitted on new residential construction by right, page 4-9.

Recommendation: Allow clad windows on new residential constructions by right.

Reason: Clad windows are visually compatible with the historic context when used on new construction.

J. The standards require that architectural details on new construction be from the period of significance and within the area of influence pages 4-10 and 5-10.

Recommendation: Remove these provisions.

Reason: These standards have the potential to create a false sense of history and are not consistent with the Secretary of the Interior's Standards for rehabilitation. New buildings should be visually compatible with their historic context but should not be copies of historic architecture.

RECOMMENDATIONS CONT.

K. There are sections on outdoors spaces which don't provide any standards page 5-14 or provide standards which are unenforceable page 6-11.

Recommendation: Remove these sections.

Reason: Without enforceable standards, these sections are unnecessary.

L. The standards require Historic American Building Survey (HABS) level documentation for any building approved to be demolished or relocated pages 8-3 and 8-4.

Recommendation: Remove the requirement for HABS level documentation for non-historic buildings. Remove the requirement for HABS level documentation for relocations.

Reason: HABS level documentation is not necessary for non-historic buildings. HABS level documentation is not necessary for relocated buildings as the buildings still exist.

M. Many of the appendices contain outdated information pages A-1 to A-54.

Recommendation: All appendices should be updated to include the latest versions of the documents, or links to current websites.

Reason: Applicants should have access to current information.

NEXT STEPS

1. Create an updated map (see Recommendation 3C) to reflect the revised boundaries and contributing status of buildings based on the 2018 New South Associate's report (excluding the expansion areas NSA recommended).
2. Define and create maps for Residential Districts (see Recommendation 3F).
3. Revise the Kennesaw Design Standards document to add and remove language as recommended, remove associated photographs and illustrations which corresponds to removed language, and revise maps.
4. Conduct public outreach to provide an opportunity for public comment on the proposed changes.
5. City Council to adopt revised ordinances.
6. Revise application forms to include information removed from Design Standards (see Recommendation 3B).
7. Consider NSA's recommendation to revise the National Register boundaries.

APPENDIX 1: SECTION 4.02.01 GENERAL REGULATIONS AND DESIGN STANDARDS FOR HISTORIC DISTRICTS- RECOMMENDED REVISIONS

4.02.01 General Regulations and Design Standards for Historic Districts

- A. *Purpose and Intent.* The historical and architectural heritage of Kennesaw is among its most valued and important assets. The purpose of the Kennesaw Historic District (KHD) is to promote the cultural, economic and general welfare of the city, and the preservation and protection of the old, historic or architecturally worthy structures in quaint areas or neighborhoods which impact a distinct aspect of the city and which serve as visible reminders of the cultural, social, economic and architectural heritage of the city, the state, and the nation.
- B. *Creation of Historic Preservation Commission.* See Section 8.03.02 of this UDC for creation of the Kennesaw Historic Preservation Commission.
- C. *Boundaries.*
1. The boundary of the historic properties shall be those specific properties as specified by the Kennesaw Historic Preservation Commission and so designated by ordinances adopted by the Mayor and City Council, ~~or designated on state or national registers, pursuant to the provisions of O.C.G.A. § 44-10-26 (the Georgia Historic Preservation Act—Acts 1980, pages 1723—1729).~~ All historic properties shall be designated on a map entitled "Official Historic District Map of the City of Kennesaw," which shall be as adopted by the Mayor and City Council, and the same required boundaries to be shown on the "Official Zoning Map of the City of Kennesaw."
 2. Any amendment to the boundary of historic properties or the "Official Historic Properties Map of the City of Kennesaw" shall be recommended by the Historic Preservation Commission and adopted by the Mayor and City Council. The Historic Preservation Commission and the Mayor and Council will each hold public hearings before taking action of any proposed district changes in accordance with ~~the provisions of the O.C.G.A. § 44.10.26 (the Georgia Historic Preservation Act, 1980) appropriate State Historic Preservation Office approval.~~
 3. Notice of the public hearing held by the Mayor and City Council and the public hearing held by the commission shall be advertised in accordance with Chapter 10 of this UDC, and the following:
 - a. An advertisement providing notice of the hearing shall be published at least two times in the principal newspaper of general circulation within the municipality.
 - b. The commission shall cause written notice of the hearing to be mailed to all owners and occupants of the property(ies) proposed to be designated.
 - c. All written notices to property owners or occupants of property(ies) shall be mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing before the commission and again for the public hearing before the Mayor and City Council.
 - d. At least one (1) published notice shall appear in the principal newspaper of general circulation within the municipality not less than fifteen (15) days nor more than twenty (20) days prior to the date set for the public hearing before the Historic Preservation Commission and Mayor and City Council.
 4. The commission shall make or cause to be made an investigation and shall report on the historic, cultural, architectural, or aesthetic significance of each place, district, site, building, structure, or work of art proposed for designation or acquisition. This report shall be submitted to the historic preservation section of the Department of ~~Natural Resources~~Community Affairs or its successor at least thirty (30) days prior to any public hearing held to designate any property or any amendment thereto as a historic property.
- D. *Relationship to zoning district.*

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1. All that tract and parcel of land delineated on the ~~historical district map of historic properties for the City of Kennesaw, dated May 19, 1978, presented on August 20, 1979, by Phil Secrist (Chairman of the Kennesaw Historical Society), and approved by Georgia Department of Natural Resources in October, 1979, and approved for the National Historic Register in April, 1980,~~Kennesaw Historic District which map is hereby incorporated by reference, shall be classified for zoning purposes as KHD (Kennesaw Historical District) and shall be designated as being a part of zoning district KHD (Kennesaw Historical District). Such zoning classification and designation shall be in addition to and not in lieu of the zoning classification and zoning designation applicable to such property at the time such property is designated as being a part of the historic district or is designated as historic property.
 2. If a conflict exists with regard to ~~a use which is available to property having more than one zoning classification or zoning district designation which design standard to apply~~, then the ~~more liberal or less restrictive use shall apply to such property; however, the minimum dimensional requirements applicable to such property shall be those requirements applicable to zoning district KHD (Kennesaw Historic District)~~ Design Standards shall apply.
- E. *Classification of historic properties and development standards.*
1. The commission shall evaluate all properties as designated on the Official Historic Properties Map of the City of Kennesaw, and the Official Zoning Map of the City of Kennesaw.
 2. All properties so designated shall be classified as one of the following categories:
 - a. ~~Historic~~Historic. More than fifty (50) years old and contributing to the community's historic character;
 - b. ~~Historic-obscured. More than fifty (50) years old but not contributing to the historical character of the community due to unsympathetic but not irreparable alterations;~~
 - c. ~~Non Historic~~Non-historic. Less than fifty (50) years old and ~~not considered to contribute to the community's historic character~~contributing to the historic character of the community by possessing architectural character;
 - d. ~~Intrusion. Structures of any age which detract from the historic character of the district; and~~
 - e. ~~Vacant~~
 3. All historic ~~and ,historic-obscured,~~ non-historic, ~~and intrusion~~ property classifications in the Kennesaw Historic District shall be shown on the Official Historic Properties Map of the City of Kennesaw, and the Official Zoning Map of the City of Kennesaw. In the event a question arises over the classification of the property, the property owner may file an appeal stating the reason(s) for the appeal with the Zoning Administrator. On such appeal, the commission shall reconsider their original finding and classify the property based on their current evaluation. If such appeal has not been remedied, the commission shall submit a report to the Mayor and City Council indicating the reason(s) for their classification of the individual property. After considering the appeal as requested by the individual property owner on the classification of the property, the Mayor and City Council may reclassify the property or any portion thereof as they determine.
- F. *Development standards and general regulations of historic properties.* Design Review ~~Standards~~Guidelines as adopted by the Mayor and City Council and incorporated hereto.
1. A building or structure classified as historic, ~~historic-obscured, or non-historic,~~ or any part thereof, or any appurtenance element related thereto shall only be moved, reconstructed, altered or maintained in a manner that will preserve the historical and/or architectural character of the building, structure or appurtenance element thereto.

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2. Any change materially affecting the exterior architectural appearance of any historic property will be compatible with other buildings and structures within the historic district and particularly historic buildings ~~classified as historic and with historic squares and places~~ to which it is visually related.
 3. On any building ~~classified as historic, historic-obscured, or non-historic~~ where the commission fails to approve the issuance of a Certificate of Appropriateness, such building or structure shall not be demolished or in any way altered unless specific approval is granted by the Mayor and City Council upon an appeal of the commission's decision.
 4. A historic building shall not be relocated onto another site unless it is shown that the preservation on its existing site is not consistent with the purpose(s) of this section.
 5. In the review of the application for a Certificate of Appropriateness for any structure, the commission shall not consider interior arrangement or interior use having no effect on exterior architectural features.
 6. On any ~~historic~~ property where a Certificate of Appropriateness has been issued, any change to the property shall be completed in accordance with the approved application material.
 7. All historic property shall be maintained in such manner to ensure no destruction, deterioration or other harmful effect by virtue of neglect occurs. Any such structure or property determined by the commission to be affected by neglect of maintenance shall be restored by the property owner to such condition as specified by the building official within the time period prescribed by him.
 8. Any historic property wherein destruction, deterioration, or other harmful effect has been determined by the commission to exist due to neglect, accident or intentional damage, the commission at its discretion may require the property to be restored to its original condition prior to such change resulting from the neglect, accident or intentional damage or impose other conditions as appropriate. If restoration is required, such action taken by the commission shall be recorded as a matter of record with the office of the clerk of the Superior Court of Cobb County or other appropriate agency.
 - G. *General landscaping requirements.* An application for Certificate of Appropriateness shall be required to submit a landscaping plan which is designed to be consistent with the structures proposed and designed in accordance with the Kennesaw Historic District Design Standards, the adopted Landscaping Ordinance as part of the UDC amended from time to time.
 - H. *Duties, responsibilities, and powers of the Historic Preservation Commission.* The duties responsibilities and powers of the Kennesaw Historic Preservation Commission are provided in Chapter 8 of this UDC.
 - I. *Certificate of Appropriateness required.*
 1. A Certificate of Appropriateness issued by the Zoning Administrator after approval by the commission shall be required before any of the following conditions occur within the boundary of a designated historic property or district:
 - a. Any new construction of a principal building or accessory building or structure;
 - b. Any change in the exterior architectural appearance of existing buildings by additions, reconstruction, alteration or maintenance, ~~including exterior color changes~~;
 - c. Demolition of ~~a historic~~ any building or structure ~~classified by the commission as historic, historic-obscured, or non-historic under Section 4.02.01(E).~~
 - d. Moving of ~~a historic~~ any building or structure ~~classified by the Commission as historic, historic-obscured, or non-historic under Section 4.02.01(E), and~~
 - e. Any change in external environmental features.

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2. After the designation by ordinance of a historic property or of a historic district, no material change in the appearance of the ~~historic property~~building or of a structure, site or work of art within the historic district shall be made or permitted to be made by the owner or occupant thereof unless and until all requirements of this ordinance are met.
- J. *Application for Certificate of Appropriateness.* An application for a Certificate of Appropriateness shall be made in the office of the Zoning Administrator. See Chapter 10 of the UDC (10.3.13) for procedural requirements.
- K. *Exclusions.* Nothing in this section shall be construed to prevent the ordinary maintenance and/or repair of any exterior elements of any building, structure or property nor shall anything in this section be construed to prevent the construction, reconstruction, alteration or demolition of any such element which any authorized public official shall certify as required by public health or safety. Nothing in this section shall be construed to void any plan(s) or permit(s) having received approval from any appropriate officer, board or commission of the city for a project prior to the enactment of this section. The Zoning Administrator shall determine the validity of any prior approval of any plan(s) or permit(s) as applied in this section.
- L. *Undue hardship.* Where, by reason of unusual circumstances, the strict application of any provision of this section would result in an exceptional and practical difficulty or undue hardship upon any owner of a specific property, the Mayor and City Council, in passing upon any application, shall have the power to vary or modify strict adherence to said provisions, or to interpret the meaning of said provisions, so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property shall be conserved and substantial justice done. In granting variances to this section, the Mayor and City Council may impose such reasonable and additional stipulations and conditions as will, in their judgment, best fulfill the purpose of this ordinance. A situation of the person's own making shall not be considered an undue hardship.
- M. *Administrative Approvals for Certificate of Appropriateness*
1. Authority. The Director for Museum and Preservation Services or a designated City of Kennesaw staff member qualified in Historic Preservation may issue certificates of appropriateness for minor works projects that otherwise meets all requirements. Minor works projects are limited to the following:
- a. Alteration or removal of existing accessory structures or buildings.
 - b. Additions to existing accessory structures or buildings with a total additional floor area not exceeding 300 square feet
 - c. New accessory structures or buildings less than 300 square feet
 - d. Alterations, additions or removal of existing awnings, canopies or shutters
 - e. Installation of new awnings, canopies or shutters
 - f. Alteration, addition or removal of existing decks with a maximum height of 42 inches that do not require the removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
 - g. Construction of new decks with a maximum height of 42 inches that do not require removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
 - h. Alteration, addition or removal of exterior doors
 - i. Installation of new exterior doors
 - j. Installation, alteration or removal of storm doors

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- k. Construction of new fences, walls, hedges or other screen plantings with a maximum height of 42 inches
 - l. Removal of existing fences, walls, hedges or other screen plantings with a maximum height of 42 inches
 - m. Alteration of exposed foundations
 - n. Installation addition or removal of gutters and downspouts
 - o. Installation of house numbers and mail boxes
 - p. Pruning of shrubbery, limbs of trees eight inches in diameter and greater measured 4.5 feet from the ground level
 - q. Removal of dead, diseased or dangerous trees
 - r. Installation, alteration or removal of exterior lighting fixtures
 - s. Installation of mechanical equipment such as heating and air conditioning units provided that all units are provided with appropriate screening
 - t. Installation of window mounted air conditioning units
 - u. Alteration, addition or removal of existing patios provided the patio is not visible from the right-of-way
 - v. Construction of new patios provided the patio is not visible from City right-of-way
 - w. Installation, removal or alteration of signs
 - x. Replacement of roof coverings when proposed materials are similar to existing materials and the roof pitch or slope is not being altered
 - y. Installation of satellite dishes or television antennae
 - z. Alteration, addition or removal of exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
 - aa. Construction of new exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
 - bb. Renewal of expired certificates of appropriateness provided there are no changes to the original approved certificate
 - cc. Emergency installation of temporary features or repair measures to protect a historic resource or structure that do not permanently alter the structure or resource. Temporary features are limited to a maximum of twelve months.
 - N. *Removal or destruction of documented historic structures in violation of Section 4.02.00*
 - 1. The City of Kennesaw after confirming that a historic structure was removed from historic property or demolished destroyed or partially dismantled without following the approval process specified in this chapter and UDC will be determined to be in violation of this code.
 - 2. The City of Kennesaw will issue citations through the Municipal Court of the City of Kennesaw and assess the replacement value of the structure removed, damaged, partially dismantled or demolished.
 - 3. The Building Official of the City Kennesaw will be required to provide to the Municipal Court of Kennesaw and all parties an estimate of the replacement value of subject structure.
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4. The City of Kennesaw shall impose a fine equal to the replacement value assessed for the replacement of the structure removed, demolished, destroyed or partially dismantled without approval by the City of Kennesaw. The assessments shall be determined by estimates submitted by the Building Official of Kennesaw and official values on record of the Cobb County Tax Assessors office whichever is higher. The City of Kennesaw shall submit these estimates for determination of replacement value to the municipal court and all appropriate court jurisdictions for resolution of the violation.

APPENDIX 2: 4.02.03 SITE DESIGN STANDARDS FOR THE CENTRAL BUSINESS DISTRICT- RECOMMENDED REVISIONS

4.02.03 Site Design Standards for the Central Business District

A. *Purpose and intent.*

1. The Central Business District (CBD) is established in order to preserve and protect the cultural and historic aspects of downtown Kennesaw and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.
2. The classification is primarily intended for a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the Central Business District (CBD) is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of Historic Downtown Kennesaw.
3. The CBD is designed to achieve the following:
 - a. Create an environment where residents and visitors can live, work, meet, and play.
 - b. Promote a balanced mix of retail, office-professional, entertainment, residential, civil, and cultural uses in the core downtown area.
 - c. Allow for growth of a healthy economic business district.
 - d. Incorporate aesthetically compatible design from gateway points to the core of the city to improve the aesthetics of street and built environments.
 - e. Ensure compatibility with the historic district to achieve architectural and design integrity and consistency.
 - f. Provide accessible and sufficient parking that is unobtrusive by encouraging shared, underground, and deck parking and alternative modes of transportation including pedestrian and bicycles.
 - g. Promote a pedestrian environment through sidewalk-oriented buildings and attractive street-facing façades that encourage pedestrian activity.
 - h. Provide safe and accessible parks and public and private open space.

4. Where a conflict exists between the CBD standards and the historic district standards, the historic district standards shall apply.

B. *Lot size, setback and building height requirements.* Within the CBD the following lot size and setback requirements shall apply.

1. Minimum lot size, widths and depths: None. It is the intent that each enterprise or use be located on a site commensurate with its use and sufficient to meet the requirements of off-street parking, loading and unloading, and setback requirements, where applicable.
2. Maximum lot coverage: Not more than eighty-seven (87) percent of the area of any lot may be covered by buildings structures or storm water facilities.
3. Minimum setbacks:
 - a. Front - Established to "build-to-line" which equals the averaged distance from the property lines measured from existing structures along right-of-way adjoining properties as measured from existing structures.
 - b. Side - None, except when abutting a residential zoning district where there is no intervening right-of-way, the setbacks requirement is ten feet. Where alleys exist between districts, the setbacks shall be five feet from the property line/alley right-of-way.

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- c. Rear - None, except when abutting a residential district where there is no intervening right-of-way the setback requirement is 25 feet.
 - d. Where an alley exists between districts, the setback shall be five feet from the property line/alley right-of-way.
4. Maximum building height: Subject to the Historic District Design [Guidelines Standards](#)
5. Maximum floor area ratio (FAR) - 1.10
- Calculations for FAR: Floor Area/Lot Area = FAR
- C. *Permitted uses.* Within the CBD, the following uses shall be permitted:
- 1. General retail uses:
 - a. Antiques
 - b. Animal hospitals
 - c. Appliance store
 - d. Arts and crafts
 - e. Bakery
 - f. Bicycles shop
 - g. Book store
 - h. Butcher
 - i. Carpet and floor covering
 - j. Cosmetics
 - k. Draperies and slipcovers
 - l. Fabric store
 - m. Farmers market (fully enclosed and open-air)
 - n. Flower shop
 - o. Food
 - p. Fraternity and sorority houses/residence halls (must be university authorized dwellings)
 - q. Fruit/vegetable stand
 - r. Garden supplies
 - s. Gift shop/glassware
 - t. Growler establishments
 - u. Hardware store
 - v. Home/office furnishings
 - w. Ice cream shop
 - x. Jewelry store
 - y. Leather goods/luggage
 - z. Massage therapy establishments

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- aa. Massage therapy associated with the following uses:
- As part of a salon service establishment
 - As part of a medical, chiropractic or sports medicine establishment
- bb. Medical and surgical equipment
- cc. Music shop
- dd. Nautical supplies
- ee. Office supplies
- ff. Pets and pet supplies
- gg. Pharmacy
- hh. Photographic equipment/supplies
- ii. Spa and salon establishments
- jj. Sporting goods
- kk. Toy store
2. Services and professional uses:
- a. Banks/financial institutions limited to one drive-through and/or automated transaction machines
 - b. Interior decorating establishments
 - c. Medical and dental clinics
 - d. Medical and dental laboratories
 - e. Photographic studios
 - f. Printing and publishing
 - g. Professional offices
 - h. Sports medical physical therapy
3. Services and facilities:
- a. Auction
 - b. Barber/beauty shops and salons
 - c. Bed and breakfast inn and residential-type inns
 - d. Broadcast studios
 - e. Butcher shops
 - f. Caterers
 - g. Dry cleaning and laundry pick-up stations limited to off-site processing for customer pick-up.
 - h. Exercise facilities e.g. gyms and clubs
 - i. Galleries
 - j. Alternative wireless communications facilities (Special land use approval required)
 - k. Government facilities including but not limited to the following:

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- i. Government offices
 - ii. Public works facilities
 - iii. Community centers
 - iv. Public parks, clubhouses
 - v. Amphitheaters
 - l. Hotels
 - m. Laundromats limited to self-service facilities
 - n. Libraries
 - o. Motels
 - p. Museums
 - q. Newsstands
 - r. Outdoor cafes
 - s. Parking lot and garages (commercial or public)
 - t. Pet grooming
 - u. Religious assemblies
 - v. Restaurant excluding drive-in and drive through
 - w. Rest/personal care/convalescent homes
 - x. Small item repair
 - y. Tailoring
 - z. Tobacconist
 - aa. Taverns/cocktail lounges
 - bb. Vocational schools some examples being: arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling and karate-judo.
 - 4. Residential uses:
 - a. Condominiums
 - b. Mixed use residential/commercial
 - c. Single family detached
 - d. Townhomes
 - 5. The permitted uses under this section shall be allowed in such a way as to promote a diverse mixture of the uses so as to avoid concentrations of such uses within close proximity of which may cumulatively create a nuisance, safety or health hazard or parking problem that may negatively affect the overall financial stability of surrounding uses.

All retail and professional uses varied in nature that meet the CBD vision and adopted comprehensive plan and all other adopted planning studies for the City of Kennesaw that is not listed as a prohibited use under Section 4.02.03E.

D. *Special exception uses.* Within the CBD the following uses shall be permitted by special exception as per Section 4.04.01.

1. Cemeteries
2. Private community centers
3. Private schools of general and special education
4. Religious assemblies' accessory cemeteries and schools.

E. *Use limitations.* Within the CBD the following use limitations apply:

1. All projects located within the historic district shall meet the City of Kennesaw design review guidelines standards as may be amended from time to time.
2. No (new or used) car lots
3. No car repair shops to be established
4. No sexually oriented businesses as defined in the Kennesaw Code of Ordinances Business Licenses shall be allowed.
5. No overnight outside storage shall be allowed.
6. No more than five percent of total store inventory may be displayed outside.
7. All items stored outside shall be moveable to indoor without compromising accessibility to the building.
8. No items shall be displayed on paved areas or parking lots, except for temporary permits for special sales events not to exceed seven days more than four times per calendar year.
9. Items may be displayed on porches or adjacent to primary structures only in non-paved areas.
10. Sidewalk/yard sales shall only be conducted after issuance of the proper permit.
11. All abandoned or disposed items including recycling and trash shall be removed within three days.
12. No chemical manufacturing, storage or distribution shall be allowed.
13. No enameling, plating or paint (except for artist studios) shall be allowed.
14. No detention centers or halfway houses shall be allowed.
15. No tire shredding or recycling centers shall be allowed.
16. No manufacture or disposal of hazardous or radioactive waste materials shall be allowed.
17. No scrap yards shall be allowed.
18. No manufactured/mobile homes shall be allowed.
19. No commercial sand, gravel or other mineral extraction shall be allowed.
20. No indoor or outdoor shooting ranges shall be allowed.
21. No tattoo parlors shall be allowed.
22. No body piercing facilities, as a primary use shall be allowed.
23. No extended stay hotels/motels shall be allowed.
24. No chain link fences shall be permitted.
25. No overnight parking of commercial vehicles (except for mini-vans or cars) shall be allowed.

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26. No uses that emit noxious odors, fumes or sounds shall be allowed.
 27. No outside animal runs with any veterinary office or kennel shall be allowed.
 28. No detention or retention or wet weather ponds allowed.
 29. No gas stations to be established. The wholesale and retail sale of all fuel sources are governed by this restriction.
 30. No automobile, truck, motorcycle or recreational vehicle rental facilities to be established
 31. No drive-through amenity to be established in association with any eating and drinking establishments located within the Central Business District.
 32. No funeral homes allowed.

F. *Gateway corridors:*

1. Cherokee Street
2. Watts Drive
3. North Main Street (Old Hwy 41)
4. South Main Street (Old Hwy 41)
5. Summer Street

G. *Residential development standards:*

1. Condominiums: Minimum floor area for all units - 1,000 square feet
2. Mixed use retail/residential with residential on second floor
 - a. The non-residential portion of the development shall obtain a certificate of completion before the issuance of the certificates of occupancy for the last 20 percent of residential units for the residential portion.
 - b. The gross floor area occupied by residential uses shall not exceed seventy-five (75) percent of the total gross floor area of the buildings or individual structures.
 - c. Minimum floor area for all residential units—1,000 square feet
3. Single family, detached: The minimum floor area of residential dwellings shall be 1,100 square feet.
4. Townhouses: The minimum floor area of all residential units—1,000 square feet
5. For-Rent Residential Apartment units:
 - a. To be allowed only in mixed use residential/commercial projects
 - b. Rental apartment units will be allowed subject to specific development agreement conditions as part of the Central Business District project approval process as per UDC Section 4.02.03(H).
 - c. Minimum floor area for all residential units in mixed use residential project to average 1,000 sq feet.
 - d. Units with a floor plan totaling the minimum of 850 square feet can be utilized for no more than 30 percent of the total apartment units for the project.

H. *Approval process for projects.* Projects to be processed in the following order:

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1. City of Kennesaw staff shall conduct a minimum of one consultation with applicant to review project concept and factors to consider in the planning and design phase prior to initial site plan and architectural review.
 2. Conceptual site plan and architectural review by City of Kennesaw staff
 3. Submittal to the Kennesaw Downtown Development Authority (KDDA) for review and comment only.
 4. Submittal to the Historic Preservation Commission (HPC) for certificate of appropriateness approval if within a historic district. If subject property is not in the historic district then concept approval will be required.
 5. Site Plan review and approval by City of Kennesaw staff required.
 6. Final plan approval by Mayor and Council
 - I. The site plan of the project shall be consistent with the City of Kennesaw adopted Comprehensive Plan, Depot Master Plan and LCI study.
 - J. The project shall be designed as to provide a proper transition, land use and design so as not to negatively affect surrounding properties.
 - K. The site plan of the project shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses.
 - L. Each applicant shall submit a business plan which contains at a minimum the following information:
 1. Type of business
 2. Projected market targeted
 3. Projected customer generation
 4. Plan on traffic control for ingress/egress of property
 5. Study on similar uses in area
 6. Projected economic impact to City of Kennesaw
 - M. *General requirements:*
 1. Compliance to downtown redevelopment plan vision
 2. A balanced mixture of uses to meet downtown redevelopment plan vision
 3. Positive economic development impact
 4. Architectural design and quality shall be consistent with City of Kennesaw Design [Guidelines-Standards](#) and compatible with the city's architectural heritage.
 5. Pedestrian and vehicular connectivity shall be incorporated into site design.
 6. The height of fences and walls located between the building façade and a street shall not exceed forty (40) inches and in other areas shall not exceed six (6) feet.
 7. No barbed wire, razor wire, chain link or similar elements shall be visible from any street, public park, sidewalk, public or private open space or outdoor dining area.
 8. Loading docks and dumpsters shall be entirely screened from view with vertically enclosed opaque walls.
 9. Utilities shall be placed underground.

-
10. Building mechanical and accessory features:
 - a. Shall be located to the side or rear of the principal structure or on rooftops and shall not be visible from any public open space or sidewalk area.
 - b. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.
 11. Any project permitted within the CBD which proposes a lighted facility including signs, parking lots, and entrance ways shall have an approved lighting plan consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.
 12. All sign locations located within historic district will be subject to review and approval by the HPC.
 - a. City staff will review and process the sign permit application as per design standards as set forth in Chapter 5.03.00 of the sign ordinance after review and approval from HPC.
 - b. All temporary signs will be regulated as per Chapter 5.03.00.
 - N. *Parking, road and access requirements.* Overall parking plans for the entire project site shall be approved by city staff through the plan review process. All parking requirements can be provided off-site. No alley parking is permitted.
 1. Angled on-street parking on both sides shall be permitted dependent upon site plan review and approval.
 2. Rear access shall be provided to townhouse and multifamily garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible.
 3. Bicycle or moped parking spaces are required as follows: All new non-residential uses shall provide one (1) such space for every twenty (20) automobile spaces but not less than one (1) space and new residential uses shall provide one (1) such space for every five (5) units. Such spaces shall be located a maximum distance of 100 feet from the primary pedestrian entrance.
 - O. *Incentive/zoning bonuses.*
 1. Common access drives and access curb cuts: All projects incorporating common access drives for multiple parcels along the identified gateway corridors in this section will be granted an increase of floor area ratio by .10, subject to all other limitations.
 2. Pedestrian linkage: All projects that promote pedestrian/bicycle pathways and inter-parcel access will be granted an increase of floor area ratio by .10
 - P. *Landscaping design guidelines.* All CBD project applications will include a landscape plan that has location and type for benches, waste receptacles, lighting, paving material, bicycle racks, newspaper stands, plant material, fencing, private open space, internal sidewalks and trails. The following components will be incorporated into the plan:
 1. Use of sod on yard areas facing public right-of-way
 2. Compliance to tree ordinance in UDC chapter three
- (Ord. No. 2012-15, § 1, 12-17-12; Ord. No. 2015-05, § 5, 4-20-15; Ord. No. 2016-06, 3-7-16; Ord. No. 2016-07, 3-7-16; Ord. No. 2016-21, 9-6-16)

APPENDIX 3: DESIGN STANDARDS FOR THE CITY OF KENNESAW- RECOMMENDED REVISIONS



DESIGN STANDARDS

City of Kennesaw, Georgia



AUGUST 2006

ACKNOWLEDGEMENTS

The City of Kennesaw gratefully acknowledges the Georgia Department of Natural Resources (GA DNR) for providing the City with a matching grant to fund the publication of the Design Standards for the City of Kennesaw. The total grant value was \$15,000 with matching funds provided by the City of Kennesaw. The Community Development Department managed the grant project with consulting services provided by The Jaeger Company.

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City Council

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DESIGN STANDARDS

City of Kennesaw, Georgia



AUGUST 2006

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CHAPTER ONE: INTRODUCTION

This manual provides specific ²development and rehabilitation standards for all new construction, ¹as well as rehabilitation, ³construction and stabilization of historic properties within the Kennesaw Historic District. This local district is made up of four National Register-listed districts (Big Shanty Historic District, Cherokee Street Historic District, Summers Street Historic District and North Main Street Historic District), as well as one National Register-listed site (Camp McDonald Historic Site). The majority of this local historic district is also within the Central Business District of Kennesaw, which has a zoning ordinance (Ordinance Number 2005-20, 2005) that is complimentary to these standards. ⁶During the design review process if there is a conflict between this ordinance, or other ordinances, and those standards ⁷the most stringent ⁸standards apply. The Kennesaw Historic District and the Central Business District were both created to preserve and protect the cultural and historic aspects of downtown Kennesaw. They also provide for the stimulation and enhancement of the vitality and economic growth of Kennesaw.

The goals of Downtown Kennesaw are:

- Create an environment where residents and visitors can live, work, meet, and play.
- Allow for growth of a healthy economic business district with a balanced mix of retail, office-professional, entertainment, residential, civil and cultural uses in downtown Kennesaw.
- Improve the aesthetics of the streetscape to promote a pedestrian environment through sidewalk-orientated buildings and attractive street-facing facades.
- Ensure the compatibility of new construction ¹⁰with the existing National Register-listed districts within the local historic district.

¹¹The Kennesaw Historic Preservation Commission (HPC) shall consider a variety of issues in rendering its decision including, but not limited to, the following: surrounding development, best interest of the community, previous studies undertaken by the city and the standards contained herein. These standards are adjunct to the building, fire and life safeties codes, as mandated by the Georgia Department of Community Affairs (DCA), State Minimum Standard Codes (with GA amendments), which are updated on a regular basis as required by the DCA. ¹²When conflicts occur between requirements of these various regulatory documents, the most strenuous standard applies as interpreted by the HPC. Questions the HPC should consider when this situation arises are:

- 1) What is the conflict, and how does it conflict with the Kennesaw Design Standards?
- 2) Will this conflict visually impact the character of the Kennesaw Historic District, or can the conflict be mitigated in such a way that it would not be obtrusive?
- 3) Does this conflict arise from a health, or life safety standard that could not be reasonably addressed by the section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Standards for Accessible Design?
- 4) Will this conflict create a precedent that would be detrimental to the Kennesaw Local Historic District?

Summary of Comments on KDG Title TOC.indd

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Design Review Application Process

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the HPC. A Certificate of Appropriateness (COA) shall be obtained from the HPC prior to the issuance of a building permit. The HPC shall consider a variety of issues in rendering its decision including, but not limited to, the following: surrounding development, best interest of the community, previous studies undertaken by the City as well as the standards contained herein. When conflicts occur between requirements of these various regulatory documents, the most stringent standards should be followed. If a new construction or remodeling project is within the CBD but not a part of local historic district, the HPC still required to comment on the project although final approval will be from Mayor and Council.

The following information should be moved to application forms.

Design Review Submittal Scenario Requirements

1. Minor Land Disturbance (garden wall, fence, require the building of a structure):

- a. Existing Conditions Site Plan
- b. Proposed Site Plan
- c. Elevation(s) as needed to illustrate the work to be done

Refer to Chapter Four, section 4.1 and Chapter Five, section 5.1.

2. Major Land Disturbing Activities (regrading of a site for the construction of a building):

- a. Existing Conditions Site Plan provided by a licensed surveyor
- b. Proposed Site Plan provided by a licensed surveyor
- c. If these activities include construction of a structure other submittal requirements will apply, refer to the appropriate scenario

Refer to Chapter Four, section 4.1 or Chapter Five, section 5.1 as appropriate.

3. Change to a Major Facade of a contributing building within the district

- a. Existing Conditions Elevation of facade to be altered
- b. Proposed Elevation of facade to be altered
- c. Detail of trim to be utilized on facade
- d. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch
- e. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered

Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; and 6.9, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; and 7.6 as appropriate.

4. Addition to a contributing building within the district of less than 1,000 SF

- a. Existing Conditions Site Plan depicting location of addition in relation to the existing property
- b. Existing Floor Plan of building
- c. Proposed Floor Plan of building including portions not to be altered
- d. Elevations of all exterior facades of addition including relationship to existing building
- e. Detail of trim to be utilized on facade
- f. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch
- g. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered

Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; 6.9 and 6.10, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; 7.6 and 7.8 as appropriate.

5. Addition to a contributing building within the district of greater than 1,000 SF

- a. Existing Conditions Site Plan depicting location of addition in relation to the existing property
- b. Proposed Site Plan depicting the alterations to the existing conditions caused by the addition
- c. Existing Floor Plan of building

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- ~~1. Proposed Floor Plan of building including portions not to be altered~~
- ~~e. Elevations of all exterior facades of addition including relationship to existing building~~
- ~~f. Detail of trim to be utilized on facade~~
- ~~g. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch~~
- ~~h. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered~~

~~Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; 6.9; and 6.10, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; 7.6; and 7.8 as appropriate.~~

- ~~6. Remodel of a noncontributing building within the district (facades) only~~
 - ~~a. Proposed Elevation(s)~~
 - ~~b. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch~~
 - ~~c. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered~~

~~Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; and 6.9, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; and 7.6 as appropriate.~~

- ~~7. Addition to a noncontributing building within the district of less than 1,000 SF~~
 - ~~a. Existing Conditions Site Plan depicting location of addition in relation to the existing property~~
 - ~~b. Proposed Floor Plan of building including portions of original building not to be altered~~
 - ~~c. Elevations of all exterior facades of addition including relationship to existing building~~
 - ~~d. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch~~
 - ~~e. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered~~

~~Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; 6.9; and 6.10, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; 7.6; and 7.8 as appropriate.~~

- ~~8. Addition to a noncontributing building within the district of greater than 1,000 SF~~
 - ~~a. Existing Conditions Site Plan depicting location of addition in relation to the existing property~~
 - ~~b. Proposed Site Plan depicting the alterations to the existing conditions caused by the addition~~
 - ~~c. Proposed Floor Plan of building including portions of original building not to be altered~~
 - ~~d. Elevations of all exterior facades of addition including relationship to existing building~~
 - ~~e. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch~~
 - ~~f. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered~~

~~Refer to Chapter Six, sections 6.2; 6.3; 6.5; 6.6; 6.8; 6.9; and 6.10, or Chapter Seven, sections 7.1; 7.2; 7.3; 7.4; 7.5; 7.6; and 7.8 as appropriate.~~

- ~~9. New Nonresidential Construction~~
 - ~~a. Existing Conditions Site Plan provided by a licensed surveyor~~
 - ~~b. Proposed Site Plan provided by a licensed surveyor~~
 - ~~c. Proposed Floor Plan(s)~~
 - ~~d. Elevations of all exterior facades~~
 - ~~e. Detail of trim work, entablature/cornice, window and door surrounds to be utilized on facade~~
 - ~~f. Manufacturer's Specifications for windows, doors and lighting that will be installed including a photograph or sketch~~
 - ~~g. Photographs of existing site; existing structures adjacent to property; and views from the site~~

~~Refer to Chapter Six.~~

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~~10. New Residential Construction~~

- ~~a. Existing Conditions Site Plan – provided by a licensed surveyor~~
- ~~b. Proposed Site Plan – provided by a licensed Surveyor~~
- ~~c. Proposed Floor Plan(s)~~
- ~~d. Elevations of all exterior facades~~
- ~~e. Detail of trim work, entablature/cornice, window and door surrounds to be utilized on facade~~
- ~~f. Manufacturer's Specifications for windows, doors and lighting that will be installed – including a photograph or sketch~~
- ~~g. Photographs of existing site; existing structures adjacent to property; and views from the site~~

~~Refer to Chapter Seven.~~

~~11. Demolition of a property within the Kennesaw Local Historic District~~

- ~~a. Existing Conditions Site Plan – provided by a licensed surveyor~~
- ~~b. Existing Conditions Elevations~~
- ~~c. Proposed Plan(s) for site – varies depending on project, see previous scenarios & 8.2.01 – 8.2.04~~
- ~~d. Photographs of existing site; existing structures adjacent to property; and views from the site~~
- ~~e. HABS level photographs – see 8.2.04~~

~~Refer to Chapter Eight.~~

~~12. Relocation of a property found in the Kennesaw Local Historic District~~

- ~~a. Existing Conditions Site Plan – provided ² by a licensed surveyor~~
- ~~b. Existing Conditions Elevations~~
- ~~c. Existing conditions floor plan(s)~~
- ~~d. Photographs of existing site; existing structures adjacent to property; and views from the site~~
- ~~e. Proposed Plan(s) for site – varies depending on project, see previous scenarios & 8.301 – 8.306~~
- ~~f. Proposed Site Plan on relocated site~~
- ~~g. Proposed Relocation Plan – describe how the property will be moved, and how impact to the structure will be minimized, and include ³ copies of permitting needed from various State and Federal Agencies as needed~~
- ~~h. HABS level photographs – see 8.3.07~~

~~Refer to Chapter Eight.~~

⁴

~~Once the submittal requirements have been determined using the above scenarios, twelve (12) copies of the submittal including a completed COA application must be delivered to the Community Development Department at Kennesaw City Hall. If the COA application is for demolition of a property, refer to scenario #11, then a check for \$150.00 made out to The City of Kennesaw will need to be included. Without a completed COA application and required submittals the design review process can not be started. To be placed on the agenda for a HPC meeting, a completed submittal must be received by the Community Development Department two weeks prior to the HPC meeting, which are held on the third Tuesday of every month at 6:30 at Kennesaw City Hall.~~

~~Submitted plans do not meet these standards the HPC will not be able to review the application, and will have to request more information from the applicant. To speed the review process along applicants should utilize the standards listed below for all drawing submittals to the HPC. Plans that are submitted, unless otherwise specified in the previously listed scenarios, do not need to have a licensed engineer or architect involved if the work being undertaken is minor (non structural) in nature. For example, the recladding of a building, installation of a window/door, or addition of a dormer does not require a licensed architect, or engineer, as it can be accomplished by an experienced builder/contractor.~~

Existing Site Plan

- ~~• Property lines, building setback lines and easement lines~~
- ~~• Tree survey with existing trees 8" diameter and up along with all proposed landscaping~~
- ~~• All current relevant conditions of the site~~
- ~~• Except when required (see previously listed scenarios) it is always encouraged that a licensed surveyor create the existing site plan~~

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All applications must include all information on the application checklist, including the application fee, in order to be considered complete.
Completed applications will be placed on the next available agenda (see application form for meeting dates and deadlines.)

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1 Floor Plan(s)

- Overall dimensions at a $1/4" = 1' 0"$ scale (consult with HPC Staff if this scale is not appropriate)
- Windows and exterior doors coordinated with elevations
- Delineation of drives, walks, patios, and all site related improvements
- Patios, porches, decks, loggias, etcetera
- square footage calculation
- Do not need to be drawn by an architect, but must be professionally drafted*

Exterior Elevation(s)

- All four (4) primary elevations
- Roof pitches
- All exterior finish & materials called out
- overall dimensions at a $1/4" = 1' 0"$ scale (consult with HPC Staff if this scale is not appropriate)
- Do not need to be drawn by an architect, but must be professionally drafted*

Exterior Detail(s)

- Rakes, soffits, porches, decks, corner boards, sections, etcetera
- Door and window details – or provide manufacturer's specification sheets keyed to elevation
- All exterior finish & materials called out
- overall dimensions at a $3/4"$ or $1" = 1' 0"$ scale (consult with HPC Staff if this scale is not appropriate)
- Do not need to be drawn by an architect, but must be professionally drafted*

Landscape Plan

- Property lines, building setbacks, and easement lines
- 2 Footprint of proposed building/structure
- Delineation of drives, walks, patios, and all site related improvements
- Proposed grading and drainage plan
- Tree survey with existing trees 8" diameter and up along with all proposed landscaping
- Location of HVAC and all utilities
- Delineation of landscape plantings (keyed or called out with notations)
- Scale of landscape plan to be at $1" = 10'$ (consult with HPC Staff if this scale is not appropriate)
- Do not need to be drawn by an landscape architect, but must be professionally 3 drafted*

- 4 defined as drawing accurately to a scale utilizing hard lines with a hierarchy of line weights to depict the work that is to be done, as would be found in a construction set of drawings provided by an architectural/engineering firm).

Certain "minor works projects" may receive a COA by the Director of Recreation and Cultural Services 7 if the project in-keeping with the Kennesaw Design Standards. These minor works projects are defined in the Code of Ordinances for the City of Kennesaw in Section 800.13.1, and are:

- Alteration or Removal of existing Accessory Structures or Buildings with a total floor area of less than 144 sq. feet
- Additions to existing Accessory Structures or Buildings with a total floor area less than 144 sq. feet
- New Accessory Structures or Buildings less than 144 sq. feet
- Alteration, Addition, or Removal of existing Awnings, Canopies, or Shutters
- Installation of New Awnings, Canopies, or Shutters
- Alteration, Addition, or Removal of Existing Decks with a maximum height of 42" that do not require the removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
- Construction of New Decks with a maximum height of 42" steps that do not require the removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
- Alteration, Addition, or Removal of a Door(s)
- Installation of new Doors
- Installation, Alteration, or Removal of Storm Doors
- Removal of existing Fences, Walls, Hedges or other Screen Plantings with a maximum height of 42"
- Alteration of exposed foundations
- Installation, Addition, or Removal of Gutters and Downspouts

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	Number: 7	Author: ellen	Subject: Highlight	Date: 11/20/2023 3:27:09 PM

- Installation of House Numbers and Mail Boxes
- Review of Master Landscape Plans if proposed changes affect less than 25% of front yard area (from house face) and less than 50% of total side and rear yard area
- Installation, Alteration, or Removal of exterior Lighting Fixtures
- Construction, Alteration, or Removal of Masonry
- Installation or removal of Mechanical Equipment, such as heating and air conditioning units, provided that the unit is not visible from the street
- Installation of Air Conditioners in windows
- Painting when there is a change in color
- Alteration or Removal of existing parking lots
- Alteration, addition, or removal of existing patios provided the patio is not visible from the street
- Installation, Removal, or Alteration of Signs
- Replacement of roof coverings when proposed materials are similar to existing materials
- Installation of Satellite Dishes or Television Antennas
- Alteration, Addition, or Removal of exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
- Construction of new exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
- Installation, Alteration, or Removal of Temporary Features that are necessary to ease difficulties associated with medical condition
- Renewal of expired Certificates of Appropriateness provided there are no changes to the original approved Certificate
- Emergency installation of Temporary Features to protect a historic resource (that do not permanently alter the resource); temporary features are limited to a six month duration.

The Director of Recreation and Cultural Services ¹ ~~can decide to pass the design~~ review of any of the above-mentioned minor works projects to the HPC. Refer to Code of Ordinances of the City of Kennesaw 800.13.1.

HPC Review Process

Before the design review meeting:

The Historic Preservation Commission should make sure that the proper procedures for submission of an application for a Certificate of Appropriateness have been followed and that all information needed for efficient review of the application has been obtained. The following questions should be asked:

- ~~3. Are non design issues, such as zoning or land use, part of the proposed project, and have these been addressed through the correct city agency?~~
- Have notices been sent and signage posted?
- Are Certificate of Appropriateness applications and accompanying documentation (photos, floor plans, drawings) complete?
- Have the designated Commission members or agent visited all the properties under review?

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 Number: 3	Author: ellen	Subject: Cross-Out Date: 10/27/2023 12:21:20 PM -04'00'

At the design review meeting:

It is critical that the Historic Preservation Commission follow a consistent process and clearly record the results of that process. As the Commission completes design review on an application for a Certificate of Appropriateness, there are basic questions that should be asked in determining whether to approve, approve with conditions, or deny an application. Following is the process for reviewing applications:

STEP 1 – ¹~~Evaluate the property and establish its level of significance. Is the property historically, architecturally, and/or culturally significant? Possible classifications from most to least significant might be:~~

- ~~historic landmark, architectural, and/or cultural property~~
- ~~historic, architectural, and/or cultural significance of the property~~
- ~~historic property~~
- ~~nonhistoric property~~
- ~~vacant lot~~
- ~~nonhistoric intrusive property~~

STEP 2 – Evaluate the character and integrity of the area of influence of the proposed project. Is this surrounding area historically, architecturally, and/or culturally significant? ²~~Possible classifications might be:~~

- ~~largely intact historically, architecturally, and/or culturally significant area~~
- ~~partially intact historically, architecturally, and/or culturally significant area~~
- ~~very altered historically, architecturally, and/or culturally significant area~~
- ~~mixed historic/nonhistoric area~~
- ~~nonhistoric area~~

The level of significance of the property and the area of influence should guide the degree of scrutiny used to evaluate a project.

STEP 3 – ³~~Define the project type (rehabilitation, addition, new construction, etc.) and evaluate the proposed project using the following questions as a guide. Use the appropriate Standards to help in evaluating the project.~~

- ~~Would the proposed project physically impact a historic property? If so, would the impact be negative?~~
- ~~Would the proposed project visually impact a historic property? If so, would the impact be negative?~~
- ~~Would the proposed project physically impact a historic landscape or streetscape feature? If so, would the impact be negative?~~
- ⁴~~Would the proposed project have a negative impact on the overall historic, architectural, and/or cultural character of the district?~~

STEP 4 – ⁵~~Answer the question, “Does this project set a precedent for others?” If so is this precedent one that the HPC feels is in keeping with the Kennesaw Design Standards?~~

STEP 5 – ⁶~~In a final and broad view, answer the question, “How will the proposed project contribute to the overall betterment of the community?”~~

Page: 13

	Number: 1	Author: ellen	Date: 12/8/2023 1:13:10 PM
	Determine if the property is historic or non-historic.		
	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/27/2023 12:22:42 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/27/2023 12:27:02 PM -04'00'
	Number: 4	Author: ellen	Date: 10/27/2023 12:26:24 PM -04'00'
	appropriate standards.		
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/27/2023 12:25:42 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/27/2023 12:25:50 PM -04'00'
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ONE |

Purpose of Design Standards

Like many communities, Kennesaw faces the challenge of balancing new development and growth with the preservation of its unique historic resources and cultural identity. It is these physical characteristics which create community character. By establishing standards for the care and protection of its built resources, the City of Kennesaw is striving to preserve these defining features. These standards also provide for quality, compatible new construction which continues the community’s identity. In local historic and development districts, a design review process applying architectural standards is the established mechanism to ensure uniform standards for each applicant who seeks design approval. Design standards provide objective criteria to evaluate proposals. Design standards can also:

- Conserve the traditional historic, architectural and landscape character of the downtown core and surrounding neighborhoods, while guiding reasonable growth
- Encourage pedestrian scale and connectivity
- Guide new commercial, residential and mixed-use infill construction that is compatible with the distinctive character of the area
- Discourage demolition of historic structures that contribute to the character of the district by providing rehabilitation standards
- Provide an objective guide for local design review decisions
- Promote respect of the character-defining features of the Kennesaw Historic District
- Encourage continuity between the new project and the existing buildings found within its area of influence and in the larger Kennesaw Historic District
- Encourage the use of the established residential streetscape patterns that are part of the character and identity of the older residential neighborhoods of the city

Design standards illustrate preservation goals and broader community goals and plans. Priorities for design standards are influenced by how we anticipate the districts will appear in the future, given current development trends and a focus on smart growth policies.

This manual includes widely accepted and basic principles of historic preservation and good urban design. ¹review of this manual will provide a better understanding of the concerns of the City of Kennesaw and the HPC and why it is important to use a thoughtful approach to rehabilitate historic buildings and design new construction within the Kennesaw Historic District.

When a property owner proposes changes that would alter the exterior appearance of a property within one of the local historic districts, the owner is required to file an application for a Certificate of Appropriateness to obtain a permit to make those changes. The HPC reviews those proposed changes but does not comment on the proposed use of the property. The use of a property is regulated through the zoning ordinance and building and development codes.

* Routine maintenance is defined as preventative maintenance that is regularly undertaken and which does not alter, or change, the exterior of a building.

Design Standards Do:

- ✓ apply to the exterior of a property (not the interior)
- ✓ protect the historic character & integrity of the district
- ✓ provide guidance to design professionals and property owners undertaking construction in the district
- ✓ identify important review concerns and recommend appropriate design approaches
- ✓ provide an objective basis for review, assuring consistency and fairness
- ✓ increase public awareness of the district and its significant characteristics

Design Standards Do Not:

- ✗ prevent changes
- ✗ require property owners to make changes
- ✗ limit growth or development
- ✗ apply to routine maintenance*
- ✗ dictate design
- ✗ restrict creative design solutions

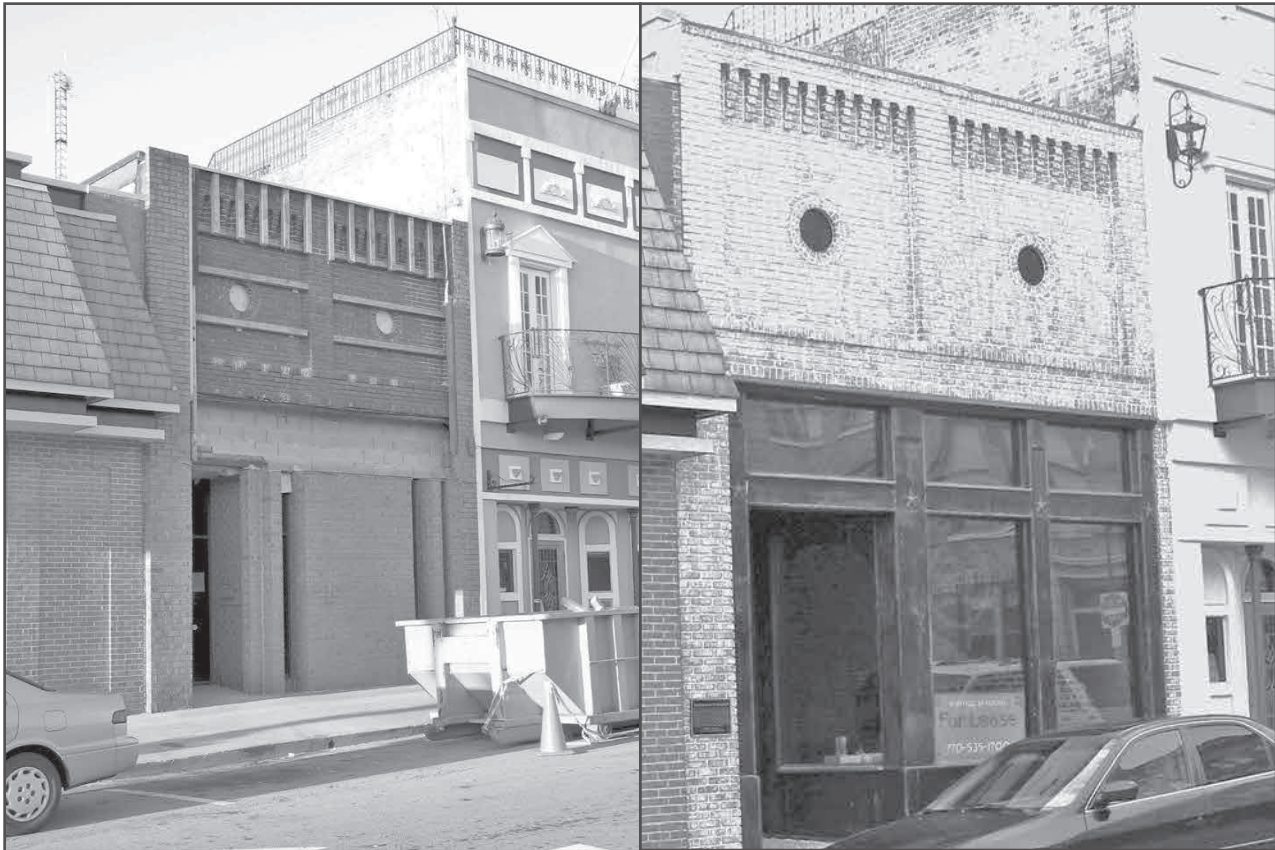


CHAPTER TWO: PRINCIPLES FOR PRESERVATION, INFILL CONSTRUCTION & REDEVELOPMENT

Preservation Principles

Before any preservation project is begun, a number of fundamental decisions need to be made. How will the property be used? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the basic tenets and principles of historic preservation. An excellent source of further information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. See *Sources For Maintenance and Resource Rehabilitation* found in the *Appendix* of this document for a more complete reference.



This building in Gainesville, Georgia, was poorly rehabilitated several decades ago when the storefront was infilled with brick (left). Thorough research and care in following the Secretary of the Interior's [Standards for Rehabilitation](#) have resulted in a recent rehabilitation that exhibits a historically appropriate storefront (right).

² Preservation, Rehabilitation, Restoration & Stabilization

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But “preservation” has become the term most often used when referring to a wide range of conservation practices.

TWO |

Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictates the method used to preserve a historic property.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

³ Stabilization techniques include covering the roof and windows, removing overgrown vegetation, exterminating, carrying out basic structural repairs, and securing the property from vandalism. A vacant building has been stabilized when it is “mothballed” until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), making additions for bathrooms, repairing damaged materials such as woodwork and roofing, and painting.

Rehabilitation can successfully transform the use of a building, such as when a single family residence is converted into an office. Common changes for adaptive reuse include additions, parking lots and signage.

A sensitive rehabilitation project makes changes in a way that does not detract from the historic character and architectural significance of the building and its setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.

⁵ Restoration is a more accurate, and often more costly, means of preserving a building. It requires skilled craftsmanship and detailed research into the history, development, and physical form of a property.

Reconstruction entails reproducing, by new construction, ⁶ the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

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Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior's Standards for Rehabilitation were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. The Standards for Rehabilitation are considered the basis of sound preservation practices. The standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The standards have meaningful application to virtually every type of project involving historic resources. Rehabilitation projects that will be applying for Financial Incentives (see Appendix) must follow these standards, and work closely with the Georgia State Historic Preservation Office to ensure that all rehabilitation work is meeting these standards. Often times a private consultant with a historic preservation background is hired to help facilitate this process.

| TWO

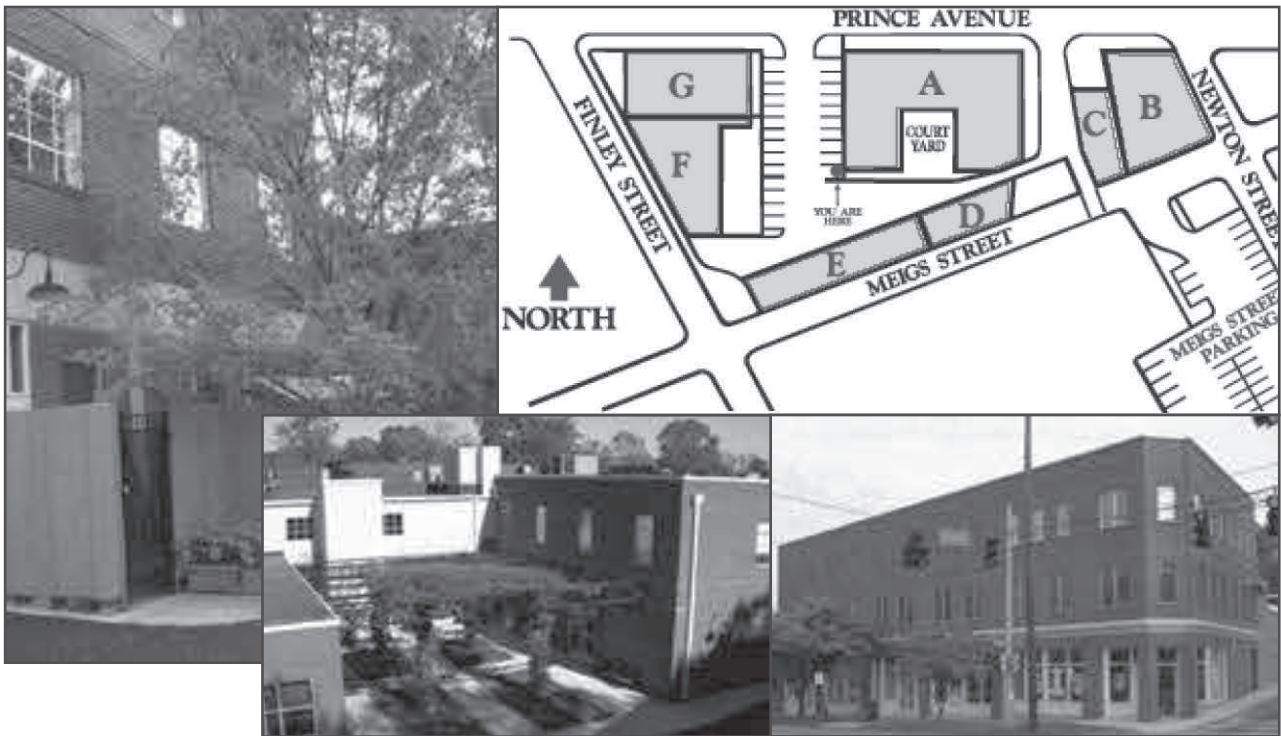
The Secretary's Standards for Rehabilitation provide the framework for the historic preservation design standards in this manual and will be used by the HPC in reviewing applications for Certificates of Appropriateness. These standards are:

- 1** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1 Compatible Infill & Redevelopment

Infill construction and redevelopment is the process of developing vacant or under-used parcels within urban areas. The design of an infill building is a special challenge, especially when it is located within a historic district. Careful planning and thoughtful preparation is necessary to design a new building that will be compatible to the surrounding buildings within its area of influence (more information regarding this is found in *Chapter Four* and *Chapter Five*). A successful infill project will help preserve the continuity of the streetscape and will respect local architectural character. However, the appearance of a new building must always be sensitive to the character of its neighbors without mimicking them. There are several factors that should govern the visual relationship between an infill building and its neighbors so as to create a seamless fit. These factors include, but are not limited to, mass, scale, proportions of openings (windows and doors), detailing, materials and their use, building setback and roof form. For more information regarding infill construction in Kennesaw, refer to the appropriate standards outlined in *Chapter Four* and *Chapter Five*.

2b. "Redevelopment" has been defined as the planning, development, re-planning, redesign, reconstruction, or rehabilitation, or any combination of these, of all or part of a designated area (such as local historic districts) to meet a community's current and/or future needs. These actions can apply to residential, commercial, industrial, public, or other structures and spaces with emphasis on civic amenities to create a cohesive community. Important aspects of redevelopment in an urban area can involve mixed-use and multi-story development. This high density development maximizes the use of an area, helping combat sprawl and promoting living and working within a community.

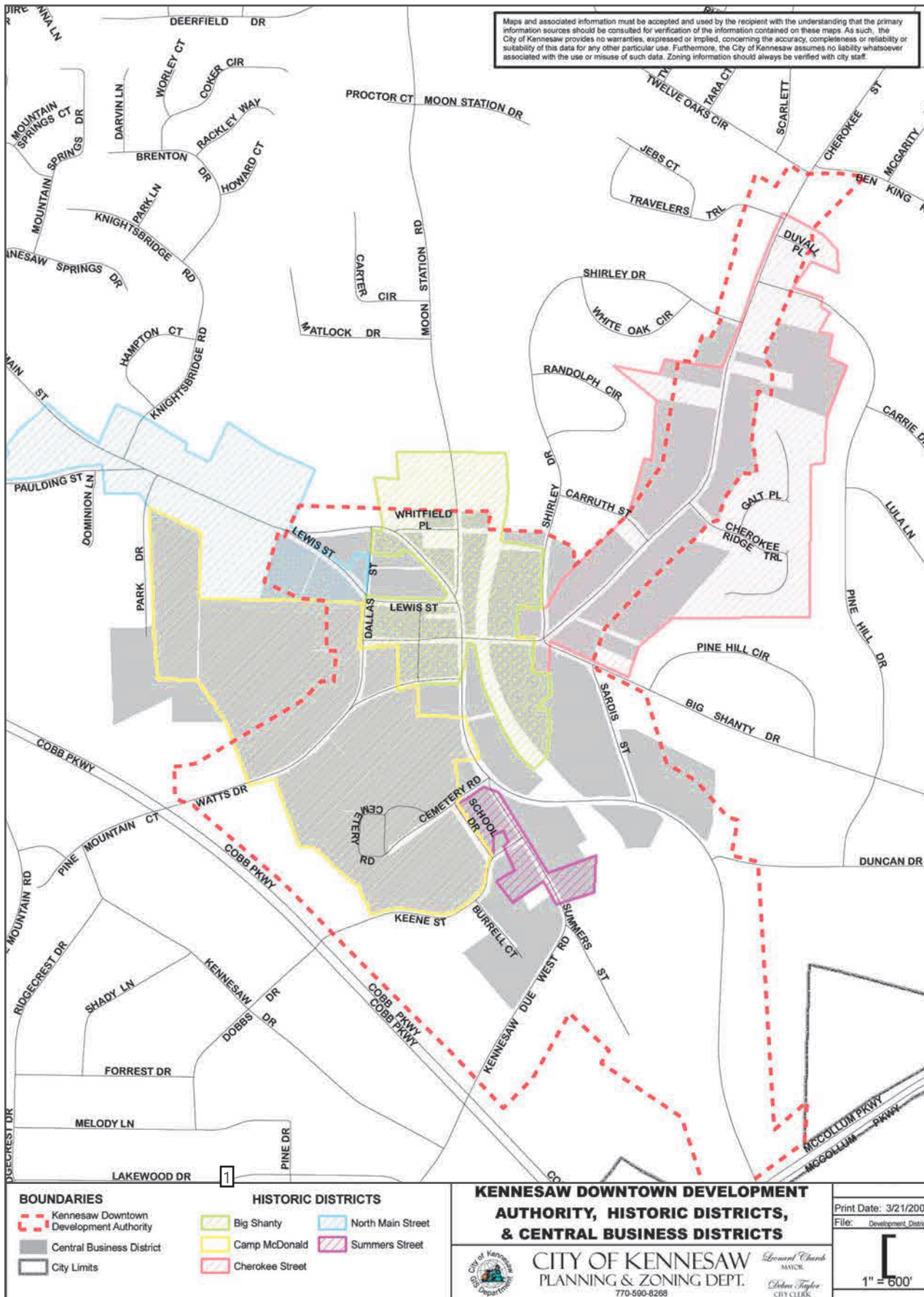


3. Smith Wilson and his partner Pam NeSmith purchased the old Coca-Cola Bottling plant on Prince Avenue in Athens, Georgia in April 2000, and began a historic preservation project that included infill development as well as rehabilitation of an existing bottle works complex. The six existing buildings were transformed into retail, corporate and residential spaces with attention to making these structures adapt to the specific needs of modern businesses and homeowners. In addition to the existing renovations the developer added one building that is three stories tall with 15,000 square feet. The new brick building was constructed in the style of the others and integrates seamlessly. Due to its sensitivity to the historic character of the existing buildings, and the use of sound preservation principles found in the US Secretary of the Interior's Standards for Rehabilitation, this project won awards from both the Georgia Trust for Historic Preservation and the Athens-Clarke Heritage Foundation. Public appreciation for this project was shown by being voted Athens' Best New Development in 2003 during the Athens Banner-Herald's Reader's Choice Awards. Developers who follow the historic preservation principles outlined in this Chapter and found in detail in the following document will have similar successful results.

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	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:05:43 PM -04'00'

CHAPTER THREE: VISUAL CHARACTER OF THE KENNESAW HISTORIC DISTRICT

CHAPTER THREE: VISUAL CHARACTER OF THE KENNESAW HISTORIC DISTRICT



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Revise map to show new local boundaries and historic and non-historic properties.

Historic Overview of the City of Kennesaw

Cherokee Nation

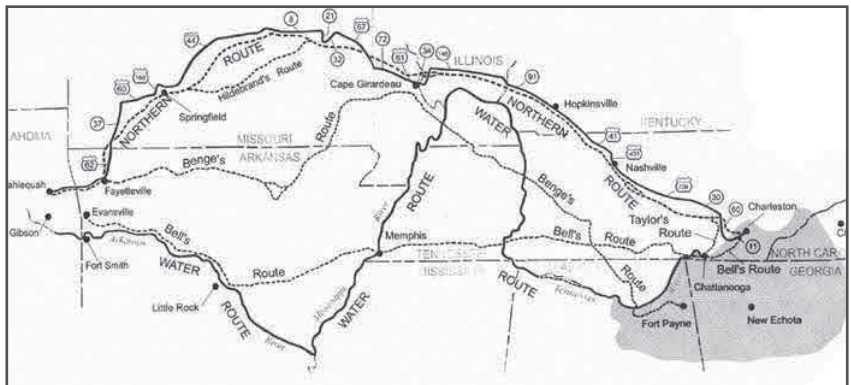
In the early 1800s settlement in Georgia was primarily located along the coast in the southern portion of the state. The northern portion of the state was still occupied by Native Americans, primarily the Cherokee Indians. As missionaries and settlers encroached on their territory, this nation decided to integrate European customs into their lives drawing up their own constitution and publishing their own paper. The capitol of this Indian Nation was established in New Echota in 1825.

With the discovery of gold in the North Georgia Mountains in 1828 and with more settlers wanting to move into the Cherokee Nation's lands, the State of Georgia began enacting legislation limiting the Cherokee's rights to their own lands. This culminated in the Treaty of New Echota in 1835 where the Cherokee Nation was forced to sell their rights to their lands for \$5,000,000 and 7,000,000 acres in Oklahoma, with the understanding they were to move there within two years. By 1838 the majority of Cherokee Indians had been removed from their homes in Georgia; General Winfield Scott escorted the remainder of the population out of Georgia in what has been called "The Trail of Tears."

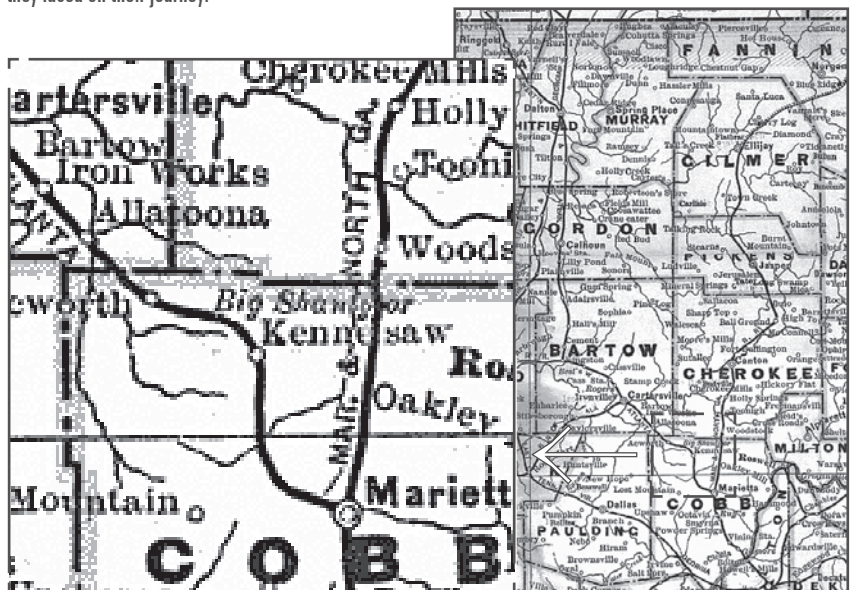
While these events were unfolding, the Cherokee Lands were surveyed to be distributed by land lottery. Land that was surveyed in the "gold region" was divided into forty-acre lots, and the rest of the land was divided into one hundred and sixty acre lots. According to survey maps drawn in the early 1830s, the Cherokees had built several structures in the vicinity that is today Kennesaw. This area had twelve springs, which is likely what drew the Native Americans to this area. The largest of these springs was called "Equa Gaunuga Gr Ama" – The Big Spring of Water. This spring still exists today and is located behind Kennesaw City Hall and is now referred to as "Big Spring."

The Western & Atlantic Railroad

The real impetus for the beginning of the community of Kennesaw began on December 21, 1836, when the Georgia Legislature authorized the building of the Western and Atlantic Railroad that would stretch from present day Atlanta (then known as Terminus) to Chattanooga, Tennessee. Unlike other railroads in the state, this one was actually owned by the State of Georgia, and the State of Georgia still owns the right-of-way for this railroad today. The Chief Engineer surveyed the route for this railroad in 1837. By 1839 the railroad had made its way along its present path to the as unnamed community of Kennesaw. Railroad shanties were established at the "highest" point on the line between the Chattahoochee and Etowah Rivers – today's Kennesaw.



This map traces the routes by which the Cherokee Indians were moved from Georgia to Oklahoma. These routes generally were referred to as the "Trail of Tears" due to the loss of the Cherokee of their homes and the deprivation they faced on their journey.



1883 Map of Railroads in Georgia

There is some speculation as to what this community was originally named. An 1853 list of postmasters in the area lists a "Kennesaw" with Wm. M. Elliot as postmaster. By 1854 the "Kennesaw" disappears from the record, but there is a "Moons" listed. A Civil War era map of the Western and Atlantic Railroad shows there is a "Moons" above "Big Shanty," which is the original name believed to have been given to the City of Kennesaw. In 1856 "Big Shanty" began as a post office. Big Shanty was changed to Kennesaw by 1880 as it was noted in Sholes Georgia Gazetteer: "Kennesaw. Cobb County, W & A R.R. — Deriving its name from the mountain near which it is located, and also known as Big Shanty. Is 29 miles from Atlanta... has a population of 200... a grist mill and a cotton gin operated by steam." Finally on September 21, 1887, the General Assembly of the State of Georgia passed the articles of incorporation for the community to be called Kennesaw. The community was agrarian based with 53.5% of its residents in 1860 being listed as "Farmer." The next largest category was "Railroad Hand/Watchman/Contractor" at 12.3%.

In the late 1850s an "eating house" was established south of the original depot by the railroad, which was run by Mr. and Mrs. George Lacy. This hotel was referred to as the "Big Shanty Hotel" and also as the "Lacy Hotel." This hotel was burned to the ground on November 14, 1864, during General Sherman's "March to the Sea."

The Civil War & Late Nineteenth Century Development

During the Civil War Big Shanty was used to host Camp McDonald, a training camp for Georgia volunteers. The legislation for this camp was signed by Governor Joseph E. Brown establishing it to train recruits from North Georgia. One of the primary reasons for the establishment of the training camp in Big Shanty was the Western and Atlantic Railroad, which was used to get the recruits to the camp. This also situated the training camp out of major population centers where the populace could be alienated by the troops and where moving large numbers of untrained troops could be difficult. The camp was established on land that had been owned and farmed by Hiram A. Butler, Jonathan Wade, Gaspard T. Carrie, J.E. Galt and J.R. Winter.

This camp was closed in 1863 and the following year General Sherman invaded and occupied Big Shanty for several weeks. On May 6, 1864 an army of 100,000+ men marched south from Ringgold, Georgia, as part of Sherman's "March to the Sea." General Sherman utilized the Western and Atlantic Railroad for his supply line. On June 6th, the Confederate soldiers in Big Shanty retreated although skirmishes would continue until the 27th, culminating in the Battle of Kennesaw Mountain.

Under occupation Big Shanty was used as a supply base and hospital for the Union Army. On November 9, 1864, Sherman issued orders that the Western and Atlantic Railroad be destroyed from Big Shanty to the Chattahoochee River. Most of the community of Big Shanty was destroyed along with this railroad. It was noted by Russell H. Conwell, a correspondent for the Daily Evening Traveler in Boston, that nothing was found after occupation save "the old blacksmith's shop."

Another event that took place in Big Shanty during the Civil War was "The Great Locomotive Chase" which has been immortalized in such movies as "The General" (1926) and "The Great Locomotive Chase" (1956). On April 12, 1862, twenty Union spies were led by James J. Andrews to seize the Confederate locomotive called "The General" that stopped in Big Shanty for approximately twenty minutes every day at 6 am for breakfast. While the crew and passengers were eating in the hotel the Union spies boarded the train, uncoupled some of the cars and stole the train with the objective of destroying the rail line between Big Shanty and Terminus (now Atlanta). William A. Fuller (the conductor of the train) and Anthony Murphy (Western and Atlantic Railroad Superintendent of Motive Power) pursued the stolen train by foot, handcar and three different locomotives over 87 miles of track. The Union spies abandoned The General near Ringgold, Georgia, and were later captured.



1960's postcard of a ceremony involving the "Lil General" which is on display at the local museum on J.O. Stephens Avenue.

Like the majority of Georgia, by the 1870s the area was in recovery from the Civil War. Agriculture and its processing were the primary economy. Crops grown were cotton, corn, various grains and grapes. The railroad was rebuilt and regained its role as an important transportation artery for the town and northwestern Georgia. Five roads led into Big Shanty from outlying lands bringing agricultural goods to be transported by the train. By 1887 the area was prosperous enough to request the Georgia Legislature to incorporate the area as a town. On September 21st, 1887, Kennesaw was formerly established by the legislature. Its corporate limits were to "extend one half mile, north, south, east, west [sic] from the depot of the Atlantic and Western Railroad." This incorporation was soon followed by two epidemics in the 1890s – smallpox and scarlet fever.

THREE

WESTERN & ATLANTIC RAILROAD.

(Operated by Nashville, Chattanooga & St. Louis Ry.)

H. F. SMITH, Vice-Prest. & Traf. Mgr., Nashville, Tenn.
 GEORGE R. KNOX, Gen. Freight Agent, "
 S. D. COWDEN, Claim Agent, "
 HUNTER McDONALD, Chief Engineer, "
 J. L. MCCOLLUM, Superintendent, Atlanta, Ga.
 CHAS. E. HARMAN, Gen. Pas. Agent, "
 J. A. SAMS, Division Freight Agent, "
 M. L. COLLIER, Master Mechanic, "

SOLICITING PASSENGER AGENTS.
 J. A. THOMAS, City Passenger & Ticket Agent, Peachtree Viaduct, Atlanta, Ga.
 E. J. WALKER, Southeastern Pas. Agt., "
 COLR DANLEY, Florida Pas. Agt., Jacksonville, Fla.
 J. H. LATIMER, Traveling Passenger Agent, Chattanooga, Tenn.
 General Offices—Atlanta, Ga.

CONTRACTING FREIGHT AGENTS.
 D. J. MULLANEY, Com'l Agent, Cincinnati, O.
 O. T. AMBROSE, Com'l Agent, Atlanta, Ga.
 E. W. SCOFIELD, Commercial Agent, Chattanooga, Tenn.
 W. A. BUIE, Com'l Agent, Jacksonville, Fla.
 J. A. SMITH, Soliciting Agent, Rome, Ga.

75	73	1	93	3	Mls	August 19, 1906.	2	92	4	74	72
(Central time.)											
PM	AM	AM	AM	AM		lv. Chattanooga ¹	PM	PM	PM	PM	PM
3:00	7:00	3:00	7:00	0		Boyce ²	11:15	9:25	1:08		
3:14	7:15	3:14	4			Chickamauga ³	12:57	9:07	12:49		
3:28	7:30	—	11			Graysville ⁴	12:47	8:58	—		
3:35	7:36	—	17			Ringsgold ⁵	12:37	8:48	—		
3:47	7:46	—	23			Tunnel Hill ⁶	12:27	8:38	—		
4:00	7:59	—	34			Dalton ⁷	12:14	8:24	—		
4:17	8:16	4:08	38	+		Tilton ⁸	12:01	8:11	12:01		
4:31	8:31	—	48			Resaca ⁹	11:45	7:54	—		
4:43	8:43	—	54			Calhoun ¹⁰	11:34	7:44	—		
4:54	8:54	4:46	60	+		McDaniels ¹¹	11:24	7:34	11:29		
5:00	9:01	—	63			Adairsville ¹²	11:18	7:28	—		
5:13	9:14	4:57	69	+		Kingston ¹³	11:07	7:17	11:10		
5:31	9:33	5:13	80	arr.		Rome ¹⁴	10:48	6:56	10:50		
7:43	11:48	—	68	arr.		Rome ¹⁵	9:30	6:25	—		
7:55	12:00	—	98	lv.		Kingston ¹⁶	11:48	7:45	—		
5:33	9:35	5:11	80	lv.		Cass ¹⁷	10:47	6:53	10:50		
5:44	9:40	—	85			Cartersville ¹⁸	10:35	6:40	—		
5:53	10:00	5:29	90	+		Emerson ¹⁹	10:25	6:30	10:31		
6:03	10:12	—	95			Acworth ²⁰	10:12	6:21	—		
6:19	10:28	5:53	103			Kennesaw ²¹	9:55	6:02	10:06		
6:32	10:40	6:05	110			Marietta ²²	9:43	5:50	9:54		
7:05	7:35	6:51	110	6:24		Smyrna ²³	9:26	5:54	9:37	12:55	8:25
7:15	7:50	7:01	119	—		Bolton ²⁴	9:18	—	—	12:45	8:12
7:31	8:14	—	11:26	—		Atlanta ²⁵	8:54	—	—	12:29	5:50
7:50	8:35	7:35	11:45	7:10			8:35	4:50	8:50	12:10	5:30
PM	AM	PM	AM	AM	ARRIVE	LEAVE	AM	PM	PM	PM	PM

* Daily. † Fully equipped Sunday. + Connections. ‡ Telegraph stations.

ROME RAILROAD.

No. 176	No. 174	Mls	August 19, 1906.	No. 175	No. 177
6:58 PM	7:05 AM	0	lv. Kingston ¹ arr.	9:20 AM	5:25 PM
7:45 PM	11:45 AM	18	arr. + Rome ² . lv.	9:30 AM	4:25 PM

Connections.—1 With Western & Atlantic R.R. 2 With railroads diverging and White Star Line Steamers.

SLEEPING CAR SERVICE.

Nos. 1 and 2—Pullman Palace Buffet Sleeping Cars between St. Louis, Mo., and Jacksonville, Fla., via 1. R.R., Marietta, Ga., and Jacksonville, Fla., via 1. R.R., Marietta, Ga., Macon, Tifton and Atlantic Coast Line, and between Chicago and Jacksonville, via Evansville Route. Nos. 3 and 4—Pullman Buffet Sleeping Cars between St. Louis, Mo., and Augusta, Ga., via L. & N.R.R., Nashville, Atlanta and Georgia R.R.; also Pullman Sleeping Cars between Atlanta and Knoxville, via Marietta and L. & N.R.R. Nos. 92 and 93—Pullman Palace Buffet Sleeping Cars between St. Louis, Mo., and Atlanta, Ga., via Evansville and Nashville.

Trains Nos. 2 and 92, 1 and 93 will carry through Coaches between Atlanta and Rome.

Connections.—1 With railroads diverging. 2 With Queen & Crescent Route. 3 With Southern Ry. 4 With Rome R.R. 5 With Seaboard Air Line Ry. 6 With Louisville & Nashville R.R. 7 With railroads diverging.

Western & Atlantic Railroad timetable from 1906. Courtesy of *Georgia's Railroad History & Heritage*.

Twentieth Century Development

Many of the buildings standing today on Main Street in the Big Shanty Historic District were built in the early twentieth century. James Lewis built the three-story building at the corner of Main and Lewis Streets (circa. 1902), as a Dry Good store. In 1905 the Kennesaw State Bank building, which was chartered and capitalized in 1910 was built adjacent to it. The current depot was built in 1908, and in that same year the Mayor and Council ordered a census taken. This census established the population of Kennesaw at 500 people. A warehouse, and a cotton gin [the cotton gin was later incorporated into the Southern Civil War & Locomotive History Museum] were built circa 1909. In 1911 the City began charging the railroad for use of the Big Spring (the first charge was \$100/year) and Southern Bell established a franchise in Kennesaw. By 1917 an electrical plant was established at the Cherokee Street warehouse.

Of importance to the development of Kennesaw was the establishment of The Dixie Highway and the Georgia State Highway System in the early twentieth century. Originally roads established in Georgia were agricultural related and connected a farmstead with various parcels of land associated with the farm, and that farm with other farms. As settlements were established in Georgia (such as railroad towns like Big Shanty) roads were built between them that often used existing farm roads. Thus farmers could cart their agricultural products to nearby railroad towns where the products could be shipped to distribution centers like Atlanta. Carl Fisher established The Dixie Highway in 1913 to open up a route from the mid-western states to Florida, which would spur his real estate investments in Florida. This roadway was a privately sponsored roadway promoted by The Dixie Highway Association and supported by townships, cities, and private investors found along its route. Portions of



1947 photograph of the Kennesaw Depot that was constructed in 1908. Courtesy of *Vanishing Georgia*, Georgia Division of Archives and History, Office of Secretary of State, COB268.

the highway were toll roads, which in turn helped fund maintenance and expansion of it. There were two routes (eastern and western) to Florida that were part of The Dixie Highway. The eastern route started in Miami and paralleled the Atlantic Ocean north to Savannah, Georgia; then continuing inland to Augusta, Georgia; then continue to Greenville, South Carolina; then north to Knoxville, Tennessee; and ending in Sault Ste. Marie, Michigan. The western route went inland from Miami, Florida to Tallahassee, Florida; then north to Atlanta, Georgia passing near Kennesaw on its way to Chattanooga, Tennessee; then continued north to Indianapolis, Indiana and ending in Chicago, Illinois.

The success of privatized roads, like The Dixie Highway, spurred the State of Georgia to establish a Highway Commission in 1916 so that it could receive matching funds from the U.S. Federal Government that were made available that year for road improvements. Road networks were established by this highway commission including US 41 (proposed in 1925 and was built by 1926). This road stretched for 378 miles from the Tennessee state line near Ringgold, Georgia, to the Florida state line. Portions of this roadway were parallel to the Western and Atlantic Railroad and had previously been a part of The Dixie Highway, which was officially disbanded by 1927. With the establishment of these major federal and state routes, enterprises like gas stations and other automobile and service related ventures were established along these routes. The early twentieth century architectural forms and stylistic elements of this roadside architecture were simple, vernacular resources built by local trades people. Often gas stations took on a residential character with the use of Craftsman-influenced and English Vernacular detailing. With the establishment of franchises, such as Waffle House and Chick-fil-A Georgia entrepreneurs established both of which, roadside architecture became more standardized and homogenic to be easily identified by motorists. Examples of such architecture are found with the “Dixie Motel” in nearby Ringgold, Georgia, which was also named after the famous Dixie Highway that it served.

SOURCES:

This historical narrative was largely taken from Robert C. Jones’ Kennesaw (Big Shanty) in the 19th Century, the Historic Resources Survey conducted in 2004 by Fort Mountain Preservation Services, and The Dixie Highway Association’s online history.

1 High Style or Vernacular?

~~The majority of buildings found within the Kennesaw Historic District are vernacular in design. However, there are examples of high style architecture within the district. A building with minimal architectural ornamentation (vernacular) is considered to be the equal of a building with numerous decorative elements (high style). An unadorned building is sometimes referred to as vernacular, meaning that it is the work of a craftsman following local building traditions without a conscious attempt to mimic current architectural fashion. High style buildings, on the other hand, were often architect designed and show the influence of current architectural styles. Such buildings are accentuated with architectural elements and details that reflect a specific architectural style or styles. Both vernacular and high style buildings can have an identified building type.~~



The two houses above are both Georgian house types; ‘house type’ refers to the building form or floor plan. The two houses, however, vary in that the house on the left is vernacular in style, having been designed by local craftsman with minimal stylistic elements, and the house on the right was designed with architectural ornamentation in the Greek Revival style. Although the houses look different, both are equally important to the history and architectural integrity of the district.



Residential Building Types in Kennesaw

Georgia's Living Places, a publication of the Georgia State Historic Preservation Office, defines a building type ¹ on page 1-21 as "the **overall form**, the outline or "envelope" **of the main or original part of the house**, as well as the general layout of interior rooms." Another simple definition utilized by architectural historians in Georgia is the following formula: **plan + height = building type**. ² ~~For example two residential buildings that have the same floor plan and are the same height will be the same residential building type. When determining the building type it is important to look at the core, or main part, of the building and exclude side wings, rear service ells, later additions and attached outbuildings. These additions may alter the plan of the building type, but the core building still represents the original building type the builder started with. An example of this is the example depicted for the Side Hallway Building Type found below. Additions may be important, however, if they change one house type into another.~~

THREE

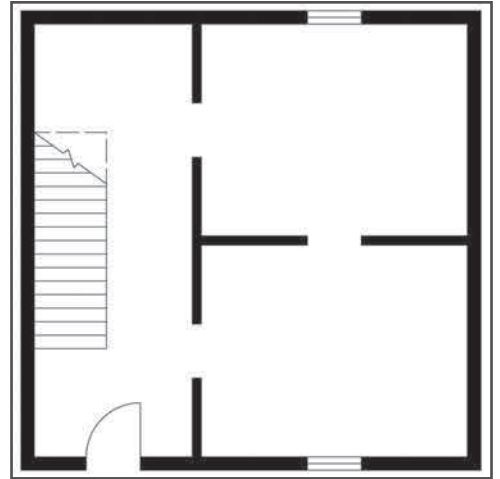
Side Hallway (1820s-1850s)

- hallway located to one side
- staircase located in hallway
- typically two rooms deep

Note: The building type was altered by an addition to the left side of the residence, but it still represents a Side Hallway Building Type as this main core is still evident.



2940 Dallas Street

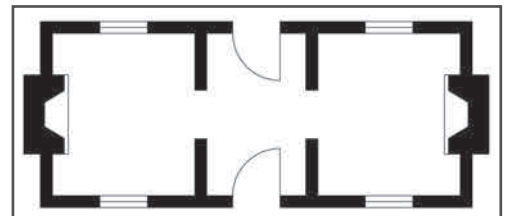


Central Hallway (1840-1900)

- symmetrical front, usually with chimneys at each end
- consists of two rooms with a hallway between
- one room deep



2905 Cherokee Street

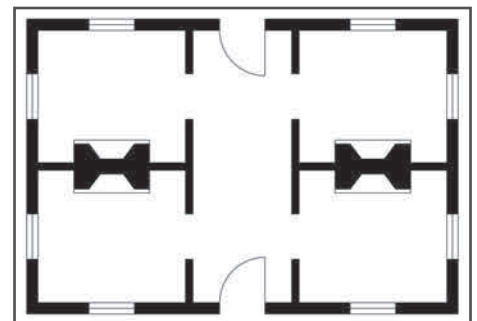


Georgian Cottage & House (1850-1900)

- square or nearly square in plan
- symmetrical front facade with central hallway flanked by two rooms on either side
- hip or gabled roof
- "cottage" is one-story in height, and the "house" is two story in height



2871 Cherokee Street



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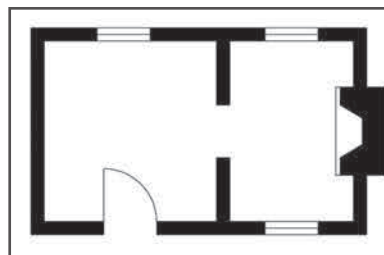
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Hall Parlor (1850-1930)

- two unequal rooms with, entrance into the larger of the two rooms
- one room deep
- hip or gabled (typical) roof



3076 Cherokee Street

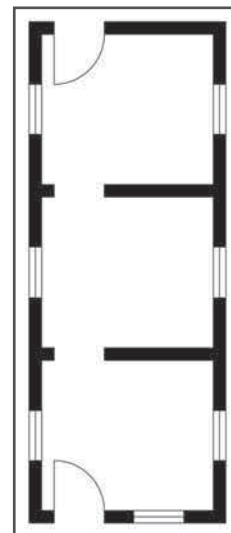


Shotgun (1870s-1920s)

- one room wide
- typically three rooms deep
- no hallway is present
- typically doors all line up



2250 J.O. Stephenson Street



THREE

Gabled Wing Cottage & House (1875-1915)

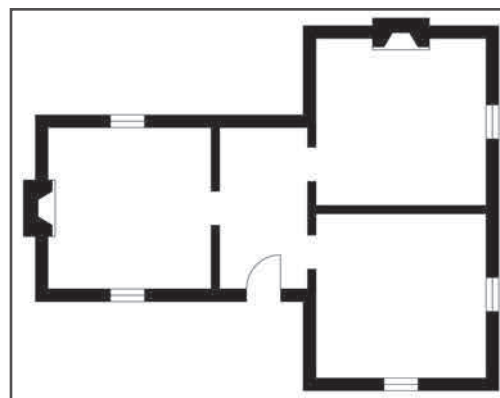
- L or T shaped in plan
- gable front at one end
- recessed wing with entrance that is parallel to the front facade



2951 Moon Station Road



2891 Lewis Street

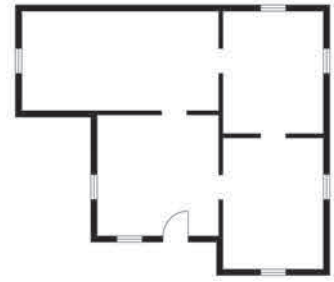


Queen Anne Cottage (1880-1890s)

- square main mass with a hipped or pyramidal roof
- projecting gables facing both the front and side
- interior rooms are arranged in an asymmetrical plan with no central hall



2305 Lewis Street

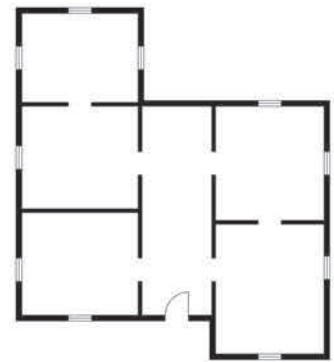


New South Cottage (1890s-1920s)

- square main mass, usually with a hipped roof with a front and a rear projection
- central hallway plan emphasizes symmetry, with one or both of the side rooms projecting forward
- pair of gables, either over projecting rooms, or flush with the wall of the main mass, frequently adds to the asymmetrical look of this type



3059 Cherokee Street

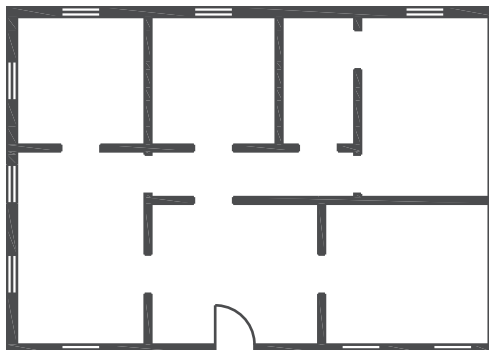


Bungalow (1900-1930s)

- 1 to 1 ½ stories
- overall rectangular in shape
- low-pitched roof with wide overhang
- subtypes based on roof shape: front gable, side hip, and cross gable



2259 Lewis Street

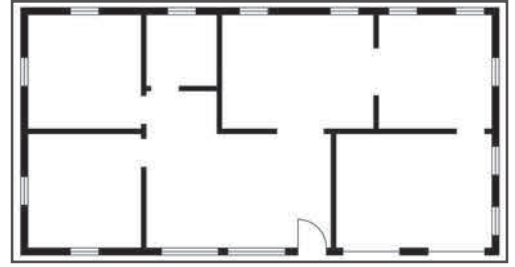


Inline Ranch (1935-1975)

- one-story, linear plan
- typically two rooms deep
- low pitched roof
- mixed use of materials: brick, stone and wood
- may have an integral garage



2797 Sardis Street



American Small House (1930s-1950s)

- main “core” has three-, four-, or five-rooms
- compact, irregular floor plan
- typically with a moderately pitched end-gable roof
- typically has small wings or rear ell



3031 North Main Street



2771 Sardis Street

THREE

Residential Architectural Styles in Kennesaw

Georgia's Living Places,² publication of the Georgia State Historic Preservation Office, defines architectural style¹ on page 1-2 as the “decoration or ornamentation” that has been placed on a building in a systematic pattern or arrangement. Style can also take into account the overall form of a house: the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids and voids or height, depth, and width.³ Styles in Georgia, like the rest of the United States, were influenced by three sources: 1) Greek and Roman classical architecture; 2) medieval buildings found in Europe; & 3) the Renaissance of Italy during the 15th and 16th centuries. The same source often influenced different architectural styles resulting in similar features between various styles. It is important to look at the systematic ways that these features are utilized on the building in such cases

Folk Victorian (1870s-1910s)

- porch details are common, such as brackets, spindles and jigsawn woodwork
- gable details include verge boards, brackets and other jigsawn woodwork
- decorative trim around windows and doors are generally vernacular in nature



2741 Summers Street

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Craftsman (1910s-1930s)

- low pitched roof with wide overhanging eaves and exposed roof rafters
- decorative brackets or braces commonly added under gables
- full- or partial- width porch with roof supported by tapered square columns
- use of decorative woodwork, masonry, and stone that reflects skill and craftsmanship is common



2839 South Main Street

Queen Anne (1880s-1910s)

- asymmetrical form and variety of exterior surface textures, materials, and details
- irregularly shaped, steeply pitched roofs with cross gables, usually with a dominant front-facing gable
- wrap-around porches with slender turned posts and balustrades are common
- bay windows and/or turrets and patterned masonry chimneys are typical



2996 North Main Street

Non-Residential Building Types in Kennesaw

¹ Georgia's Living Places, a publication of the Georgia State Historic Preservation Office, defines a building type on page I-21 as "the **overall form,**" of the **main or original part of the non-residential building**, as well as the general layout of interior spaces. Another simple definition utilized by architectural historians in Georgia is the following formula: **plan + height = building type**. When determining the building type it is important to look at the core, or main part, of the building and exclude side wings, rear service ells, and later additions. These additions may alter the plan of the building type, but the core building still represents the original building type the builder started with.

One Part Commercial Block (1840s-1950s)

- one story
- front facade consists of a storefront with a cornice
- storefront contains large display windows and a prominent entrance
- storefront facades range from plain to ornamented



2843 South Main Street



Two Part Commercial Block (1840s-1950s)

- most common commercial facade
- two to four stories in height
- ground level storefront houses public spaces such as a store or restaurant
- upper floors house more private spaces such as apartments or offices, marked by a row of windows



2881 South Main Street

Non-Residential Architectural Styles in Kennesaw

~~Georgia's Living Places, a publication of the Georgia State Historic Preservation Office, defines architectural style on page 1-2 as the "decoration or ornamentation" that has been placed on a building in a systematic pattern or arrangement. Style can also take into account the overall form of a house: the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids and voids or height, depth, and width. Styles in Georgia, like the rest of the United States, were influenced by three sources: 1) Greek and Roman classical architecture; 2) medieval buildings found in Europe; & 3) the Renaissance of Italy during the 15th and 16th centuries. The same source often influenced different architectural styles resulting in similar features between various styles. It is important to look at the systematic ways that these features are utilized on the building in such cases.~~

THREE

Folk Victorian (1880s-1930s)

- most common style for simple, functional commercial buildings
- modest detailing
- corbeled brick cornice



2879 South Main Street

Historic Landscape Characteristics in Kennesaw

Town Form:

- Irregular development along railroad and rural routes
- Sloping, Piedmont terrain
- Property lots vary in size & shape
- Railroad right-of-way/corridor
- Parks (Big Spring, City Park & City Cemetery)

Streetscape Residential:

- Informal/picturesque landscaping – trees, shrubbery, flower beds & lawn
- Retaining walls – concrete & stone
- Sloping lawns
- Walks/drives – gravel & concrete

Streetscape Commercial:

- Continuity: Buildings front on sidewalk - typical for Historic Core of Buildings on Main Street
- Sidewalk – concrete & brick
- Awnings – metal, canvas

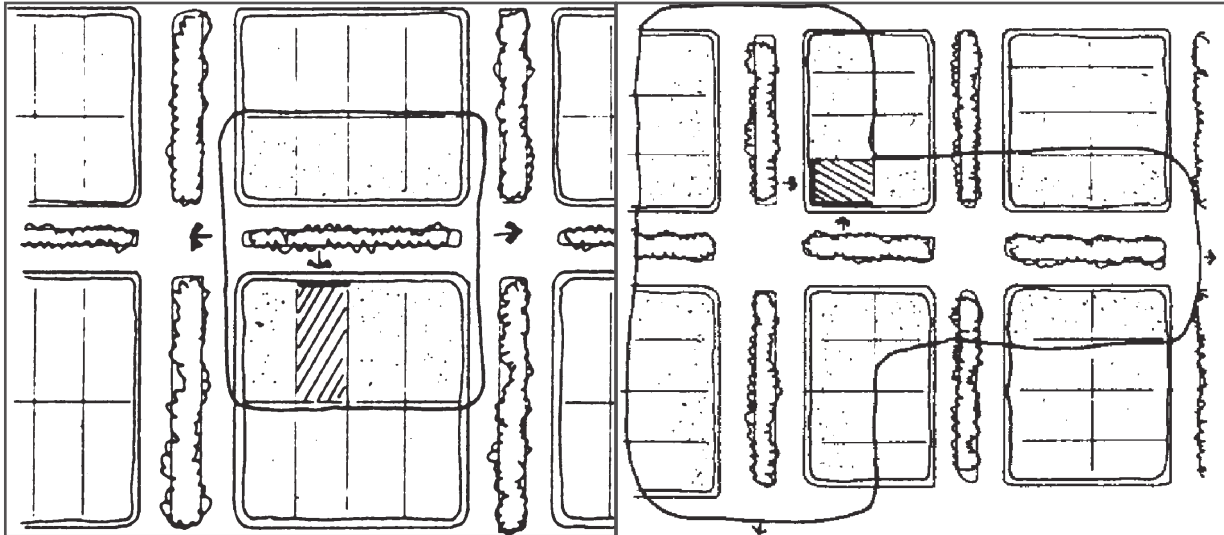


CHAPTER FOUR: NEW RESIDENTIAL CONSTRUCTION DESIGN STANDARDS

The following standards apply to all new residential construction ¹~~(also known as residential infill construction)~~ to be built within the Kennesaw Historic District (referred to as the district), ²~~which is comprised of four National Register-listed districts and one National Register-listed site~~ (refer to page 3-1 for a map depicting this area). ³~~This district includes the majority of the Central Business District and a good portion of the Kennesaw Downtown Development Authority's meets and bounds. Within each subsection are standards that when followed will encourage new residential construction in keeping with the City of Kennesaw's historic and cultural heritage, as well as smart growth strategies.~~ Multi-family developments are considered nonresidential construction and must follow the standards set forth in *Chapter Five: New Nonresidential Construction Design Standards*.

⁴~~Any property owner or occupant wishing to construct a new residential building within the Kennesaw Historic District must submit the project to the Kennesaw Historic Preservation Commission (HPC) for review, comment and a Certificate of Appropriateness (COA) regarding the project's impact on the historic and cultural character of the district. If the HPC finds the project in keeping with the historic identity and vision for Kennesaw, the project is approved and the applicant may apply for the appropriate permits to proceed with the project. If the HPC finds that project is not in keeping with the character and vision of the district, the project is denied a COA and can not continue with permitting. The applicant may revise and resubmit his application, and the HPC may offer comments to the applicant for this resubmittal. An applicant may appeal denial of his COA to the Mayor and Council if they feel that the HPC was unfounded in their decision.~~

It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, and building form. In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property's **"Area of Influence."** The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established design details, materials, and scale within the area of influence. Sometimes this is not the case and the district must be looked to as a whole when making decisions about such things. The following standards will provide an applicant with what details, proportions, massing, scale and setbacks are appropriate to the district.



Area of Influence: Each site within the district will have its own unique area of influence. Shown here are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (shaded area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.

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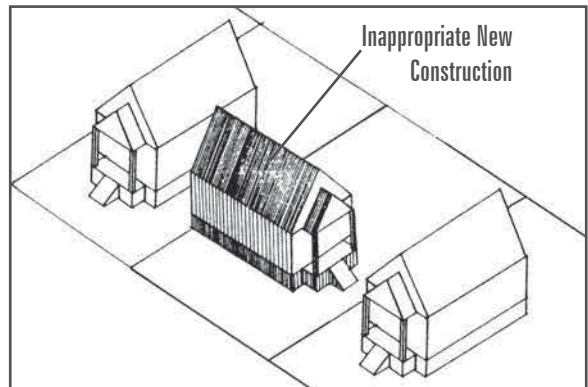
4.1 Site Design & Landscaping

Refer to The Tree Conservation and Replacement Ordinance, City of Kennesaw Ordinance Number 2005-23, 8-15-05; and The Central Business District Ordinance, City of Kennesaw Ordinance Number 2005-20, 2005.

- 4.1.01: Sidewalks shall be continued, or established, in all new residential neighborhoods.
- 4.1.02: Rear access shall be provided to townhouse and multifamily garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible.
- 4.1.03: The vertical or horizontal orientation and setback of a new building must be consistent, when possible, with the dominant pattern established within the area of influence.



This aerial photograph (left) shows the typical residential setback within the Kennesaw Historic District, new infill construction must maintain established setbacks.



Building Orientation (above)- Inappropriate: This example shows a new building in violation of the established orientation to the street. The building is orientated for a side entry.

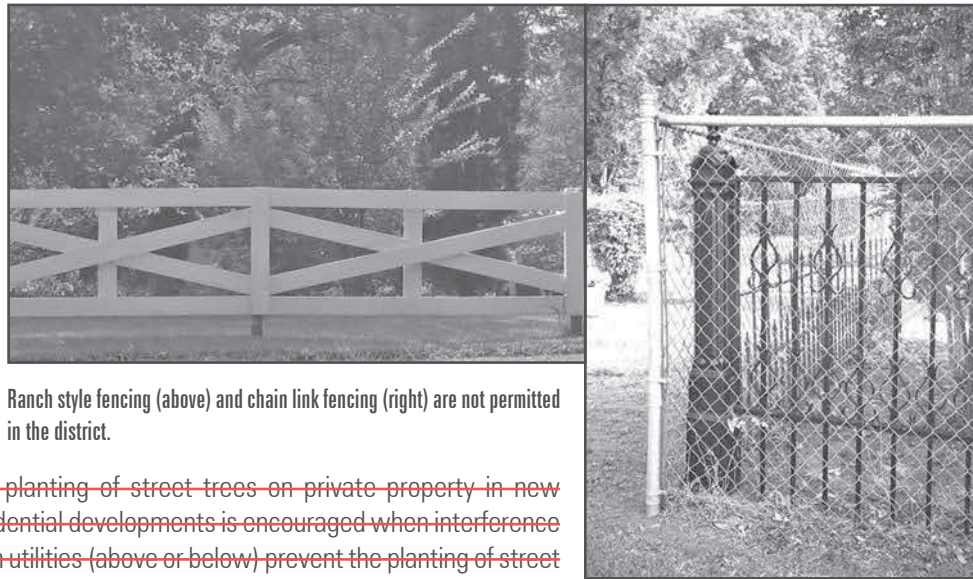
- 4.1.04: Infill development will have the same orientation to the street as the majority of buildings within its area of influence.
- 4.1.05: All utilities will be placed underground from the main utilities service line.
- 4.1.06: No above ground retention, or detention, facilities for runoff are allowed. Such facilities that may be needed for a residential development shall be underground.
- 4.1.07: Existing historic landscape features must be retained and incorporated into the proposed landscape if they are in good repair. Landscape features may include wells, specimen trees, accessory buildings and significant vistas and views from adjacent public ways.
- 4.1.08: Fencing is permitted and encouraged along side and rear yards as long as the fencing is located behind the setback line established by the front facade of the house.
- 4.1.09: Fencing is permitted along front yards, and may not extend into the public right-of-way.
- 4.1.10: The height of fences and walls located between a building facade and a public right-of-way shall not exceed thirty-two (32) inches and in other areas shall not exceed six (6) feet.
- 4.1.11: No barbed wire, razor wire, chain link or similar fencing is permitted within the district.
- 4.1.12: ~~1. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities by using accepted protection measures. It is especially critical to avoid compaction of the soil and loss of roots within the critical root zone of trees.~~
- 4.1.13: ~~Parking is not appropriate within the planting strips and parks that border the district's streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.~~
- 4.1.14: ~~It is not appropriate to remove healthy, mature trees.~~
- 4.1.15: Parking for residences is to be located to the rear of the property when feasible.
- 4.1.16: ~~2. All parking will be properly maintained with directed and shielded lighting fixtures and all other considerations to make them safe and attractive.~~
- 4.1.17: Parking minimums and ratios shall comply with existing City ordinances.

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Picket fencing, such as the above examples, are permitted within the district.



Ranch style fencing (above) and chain link fencing (right) are not permitted in the district.

- 4.1.18: ~~1) The planting of street trees on private property in new residential developments is encouraged when interference from utilities (above or below) prevent the planting of street trees on public right-of-way.~~
- 4.1.19: Whenever feasible alleys and other secondary road systems must be utilized to access auxiliary buildings, parking and garages.
- 4.1.20: Planting strips along sidewalks to buffer the sidewalk from the roadway are required. ~~2) These planting strips provide a psychological feeling of protection for the pedestrian from vehicular traffic. They also provide the driver with a visually pleasing corridor.~~
- 4.1.21: Driveways may be placed in the following locations: 1) A direct line path from the public right-of-way to the garage entrance; 2) The use of a curvilinear drive through the front yard to the garage entrance; and 3) Semicircular drive with apex at entrance to residence. Limited parking spaces (2 - 3) is allowed other than the garage for parking of cars. These spaces will be placed in an unobtrusive manner off of either side of the driveway.
- 4.1.22: ~~3) Plants, trees and shrubs native to North Georgia are encouraged when landscaping for a residential development. Traditional plantings such as boxwoods, azaleas and dogwoods are also appropriate. For more information regarding what plantings are appropriate to the period of significance of the district contact the City Arborist.~~

Recommended Height Planting Standards for Green Spaces:

- Overhead wires present ~~Small native trees~~
- Overhead wires absent ~~Large native hardwood trees~~

Recommended Width Planting Standards for Green Spaces:

<u>Green Space Width</u>	<u>Recommended Trees</u>
• 10 feet or greater	• Large Deciduous Trees
• 5 to 10 feet	• Medium Deciduous Trees
• Less than 5 feet	• Small Deciduous or Flowering Trees

4) Recommended Native Evergreen Street Trees

<u>Latin Name</u>	<u>Common Name</u>
• Juniperus virginiana	• Eastern Red Cedar
• Ilex Opaca	• American Holly

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~~2 Recommended Native Large/Medium Deciduous Street Trees:~~

~~Latin Name • Common Name~~

~~Acer barbatum • Southern Sugar Maple~~
~~Acer rubrum • Red Maple~~
~~Acer saccharinum • Silver Maple~~
~~Fagus grandifolia • American Beech~~
~~Fraxinus americana • White Ash~~
~~Fraxinus pennsylvanica • Green Ash~~
~~Plantanus occidentalis • Sycamore~~
~~Quercus alba • White Oak~~
~~Quercus falcata • Southern Red Oak~~
~~Quercus laurifolia • Darlington Oak~~
~~Quercus nigra • Water Oak~~
~~Quercus phellos • Willow Oak~~
~~Quercus shumardii • Shumard Oak~~

~~1 Recommended Native Small Deciduous or Flowering Street Trees~~

~~Latin Name • Common Name~~

~~Amelanchier canadensis • Serviceberry~~
~~Carpinus caroliniana • Muscadine/Hornbeam~~
~~Cercis canadensis • Redbud~~
~~Chionanthus virginicus • Fringetree~~
~~Cornus florida • Dogwood~~
~~Crataegus phaeopyrum • Washington Hawthorn~~
~~Oxydendrum arboreum • Sourwood~~
~~Ostrya virginiana • Hophornbeam~~



The use of stairs to navigate the sloping terrain of Kennesaw from porches to sidewalks are encouraged; stairs are a part of the historic, residential landscaping design vocabulary.



This historic well was incorporated into the site design of this office park in Kennesaw. The preservation of historic landscape features when feasible is required.

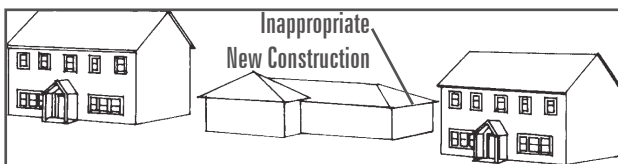
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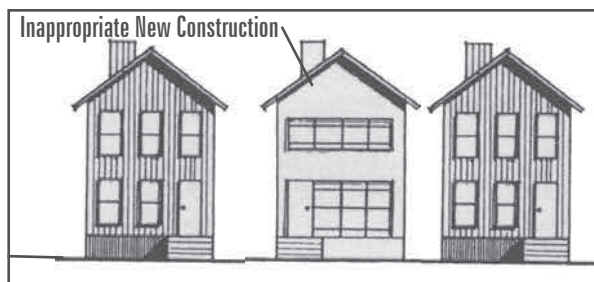
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4.2 Building Mass, Scale & Form

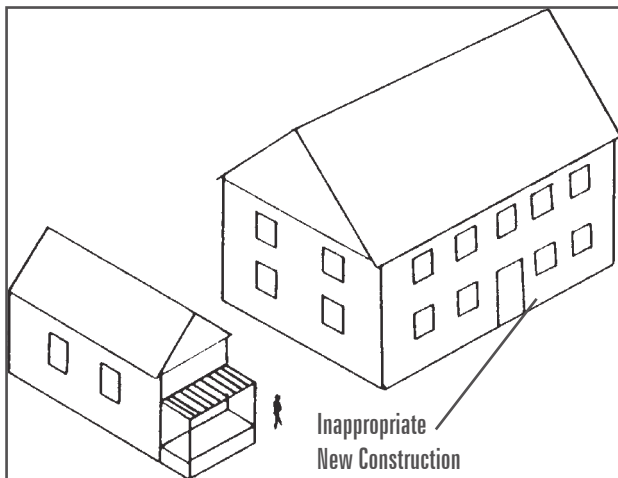
- 4.2.01: New residential buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.
- 4.2.02: One-story buildings shall have a minimum height of 16-feet. No structure may exceed 45-feet in height ~~without formal approval of the City.~~
- 4.2.03: No structures in the historic residential districts (Cherokee Street, North Main Street and Summers Street Historic Districts) shall ~~exceed~~ two stories in height.
- 4.2.04: New residential structures are required to have foundation heights consistent with adjacent structures. If there is no clear consistency then the foundation height will be at least one foot above grade. No structure will be constructed at grade.
- 4.2.05: Foundation levels on residential architecture will be defined through the use of belt courses or similar divisions.
- 4.2.06: New structures will have floor-to-ceiling heights compatible with those adjacent historic structures.
- 4.2.07: New residential structures will utilize the same rhythm of window and door openings as that found on adjacent residential structures.



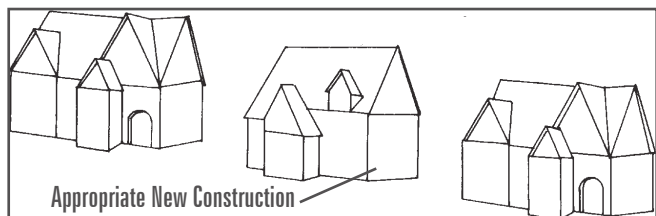
The massing and scale of this new construction is inappropriate to the residences on either side.



The new construction above is inappropriate to the district as it does not use the same rhythm of window and door openings as the other residences on the street.



The new construction is more than 10% higher than the existing adjacent residence, and is therefore not permitted.



This new residential construction is appropriate in massing and scale to the existing residences on either side.



The modern styled residence (above middle) would not be appropriate in massing, scale, form and directional emphasis if it were to be built in the Cherokee Street Historic District. Typically residences in this area are one story with gabled roofs and front on Cherokee Street (above left and right).

FOUR

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Residential historic districts needs a consistent and clear defintion.

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4.3 Roofs

- 4.3.01: Traditional styles of pitched roofs are required. The minimum roof pitch for a gabled roof is 6:12 with a maximum roof pitch of 12:12.
- 4.3.02: Flat roofs are not appropriate for a residence in the district.
- 4.3.03: Roofing materials utilized in the district must be similar to that which is already established. For example metal standing seam; shingles with a slate, tile, or metal appearance; and wood shake. Other materials to be approved on a case-by-case basis.



Traditionally gabled and hipped roofs were used within the district for residential construction.

4.4 Exterior Walls

- 4.4.01: Residential construction should typically feature siding, though other materials such as brick masonry are acceptable. Refer to section 4.5 for other acceptable material choices.
- 4.4.02: The use of a variety of materials (clapboard, brick and shingle cladding) is encouraged as it will create architectural interest within the district.
- 4.4.03: The façade treatments will contain uniformity in use of materials. The use of architectural materials (e.g. masonry) only on the front elevation of a residence is prohibited.
- 4.4.04: The façade of a building facing or visible from public right-of-ways will contain a combination of architectural treatments, windows, and/or doors.
- 4.4.05: An unarticulated surface will not have a vertical or horizontal dimension greater than twenty feet.
- 4.4.06: "Blank facades" that do not feature windows, doors or architectural treatments are strictly prohibited from the district.
- 4.4.07: The reveal (exposed portion) of siding will be a minimum of four and one half (4.5) inches and shall not exceed five (5) inches.
- 4.4.08: The width and depth of corner boards, as well as window and door casings, shall be that of the siding reveal.



This residence in Norcross utilizes both hardiplank siding and cedar shingles to create architectural interest. The use of a variety of materials in new construction is encouraged.



"Blank facades" are facades with no windows, doors, or architectural treatments. These facades are not permitted in the district.

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 Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:18:54 PM -04'00'
 Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:27:38 PM -04'00'
 Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:20:20 PM -04'00'
 Number: 5 the same or greater than	Author: ellen	Date: 10/31/2023 12:20:40 PM -04'00'

4.5 Building Materials

1 Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting—keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.

2 As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. 3 Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. 4 Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are another material that does not conform to the durability, texture or surface treatment of traditional stucco, and is therefore not allowed in the district. Historically stucco cladding is not found in the district and is not known to have existed within the district; making it an inappropriate cladding for use within the district.

4.5.01: Building materials will be properly detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. 5 Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

4.5.02: Alternative building materials approved through the design review process include, but are not limited to, composite materials such as hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is not permitted. Seek guidance from the HPC staff prior to considering any alternative material. To evaluate such materials the HPC must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, 6 or that it will be installed 7 in a manner that tolerates differences;
- 2) 9 at least meet similar performance expectations 10 to those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.

If an alternative material meets these required standards it may be used within the district.

Permitted Building Materials:	Prohibited Building Materials:
➤ Brick ➤ Concrete block that is scored and textured (limited use only) ➤ Wood siding ➤ Wooden shingles ➤ Hardiplank	➤ Plain concrete block ➤ Mirrored glass ➤ Metal siding ➤ Vinyl siding ➤ Stucco/Synthetic Stucco

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:28:14 PM -04'00'
	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:32:49 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:28:57 PM -04'00'
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	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:33:16 PM -04'00'
	Number: 7 meets or exceeds	Author: ellen	Date: 10/31/2023 12:33:55 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:33:35 PM -04'00'
	Number: 9	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:33:45 PM -04'00'
	Number: 10	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:34:04 PM -04'00'

- 4.5.03: Building materials that are prohibited include, but are not limited to, plain concrete block, mirrored glass, metal siding, vinyl siding, faux veneer panels (such as brick and asphalt shingles), dryvit; stucco; synthetic stucco and plywood.
- 4.5.04: ~~1. 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, and the material will need to be painted periodically as part of maintenance.~~



This residence in Norcross, Georgia is constructed with a variety of materials that provide architectural interest.



The use of a brick base with clapboard siding above on these exterior walls in Norcross, Georgia is an appropriate use of building materials to create architectural interest and would be appropriate in Kennesaw.

4.6 Porches & Entrances

- 4.6.01: Porches, stoops and verandahs must be integrated ~~2. some way~~ in all new residential construction.
- 4.6.02: Front porches, verandahs and terraces must be at least six (6) feet deep ~~3. accommodate porch furniture as well as the passage of one person.~~
- 4.6.03: The primary entrance to a residence must utilize an entrance feature, such as a stoop, verandah, porch, or terrace. ~~4. these features help identify the entrance as the main entry to the residence.~~
- 4.6.04: ~~5. It is not appropriate to use any material that does not provide a "traditional" balustrade look to a porch, for example lattice is not an appropriate balustrade material.~~
- 4.6.05: Appropriate porch supports will be of "traditional" design, such as square, round, turned, tapered porch supports. A pier base may be utilized with a porch support and will be made of an approved building material.



This porch is of adequate depth to accommodate several chairs and invites the owners, and their visitors, to utilize the porch during good weather.

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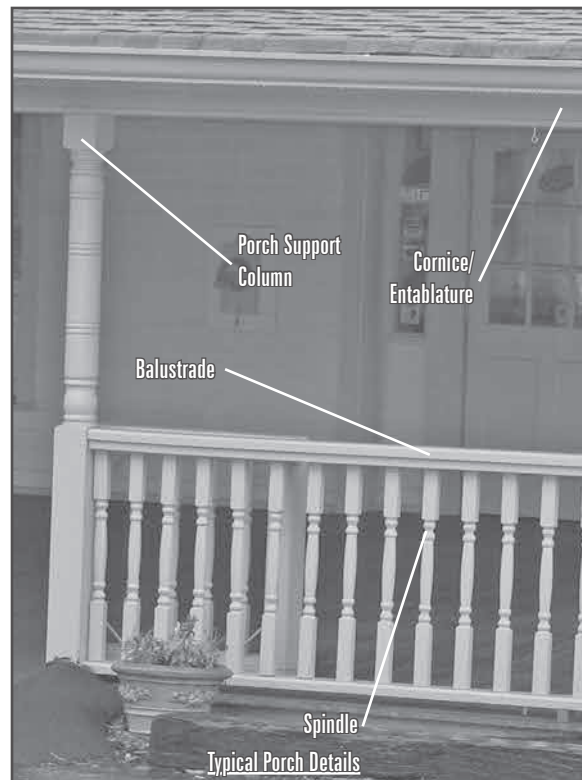
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- 4.6.06: ~~1~~ ~~in the district~~ porches, and similar constructions, must be made out of wood, or other appropriate material. Only terraces may feature a masonry floor (brick, stone or concrete).
- 4.6.07: If a balustrade is utilized on a porch it must feature spindles, or balusters.



Porch balustrades must use appropriate materials and design. This porch features lattice, which is not appropriate to the district.



4.7 Doors & Windows

- 4.7.01: ~~2~~ ~~Door styles will correspond with those found within the area of influence. Contemporary single pane, paired and paneled doors are also permitted.~~
- 4.7.02: Doors for residential buildings will be residential in nature. No commercial style doors are permitted on residential buildings.
- 4.7.03: ~~3~~ ~~Sidelights, transoms, fanlights and other such decorative windows are encouraged as long as they are appropriately scaled to the facade.~~
- 4.7.04: Windows will be compatible with those found in the district, taking into consideration number of panes and trim styles.
- 4.805: ~~4~~ ~~5~~ ~~Window divisions that are appropriate, and permitted, within the district include: one-over-one, two-over-two, three-over-one, four-over-one, six-over-six, and six-over-one light double hung windows.~~
- 4.7.06: Snap-in grids for windows are not permitted ~~6~~ ~~within the district.~~ Light divisions can not be removable and must be of adequate depth to convey the proper effect of muntins and mullions.
- 4.7.07: Windows must be double hung ~~7~~ ~~or casement windows, that are constructed of wood~~ ~~8~~ ~~with exceptions provided through the design review process.~~

These are examples of some of the typical historic doors found in the district for residences. A new residence may look to its area of influence to take design cues for its front door.



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	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:35:51 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:23:48 PM -04'00'
	Number: 4 may be	Author: ellen	Date: 10/31/2023 12:36:25 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:36:12 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:24:19 PM -04'00'
	Number: 7 or clad wood.	Author: ellen	Date: 10/31/2023 12:31:17 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:31:04 PM -04'00'

4.7.08: The use of “architectural” (multi-light windows) windows selectively and one-over-one light double hung windows on the remainder of the facades is allowed with the following standards:

- 1) The front facade will feature the architectural windows.
- 2) One-over-one light double hung windows must be placed in such a way that they are not visible from the ~~new shed of the public right-of-way.~~ ¹ ~~Using these windows on a rear, stepped back portion of a building would be appropriate.~~ ²

4.7.09: Shutters will be operable and ~~all shutters must be~~ ³ appropriately scaled to cover the window opening.

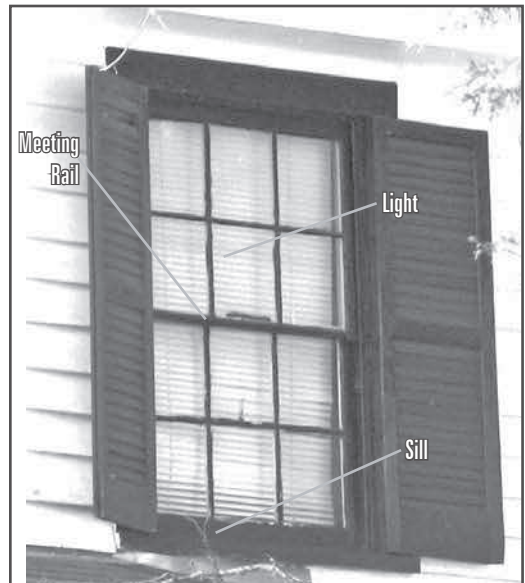
4.7.10: Shutters will be of louvered construction and painted. ~~the unpainted shutters, or factory finished shutters are allowed.~~ ⁴

4.7.11: Large expanses of fixed windows are not permitted ~~unless it is deemed integral to the design of the residence.~~ ⁵

4.7.12: Convex or bubble skylights are not permitted where they will be visible from the primary street frontage.

4.7.13: Awning materials for windows may be canvas, vinyl coated canvas, or metal.

4.7.14: Awnings must be appropriately scaled and shaped to properly fit around the window that they are shading. ~~for example, round awnings are not appropriate for a square window opening.~~ ⁶ Awnings may not extend more than three (3) feet from the facade of the building.



Typical Window Details



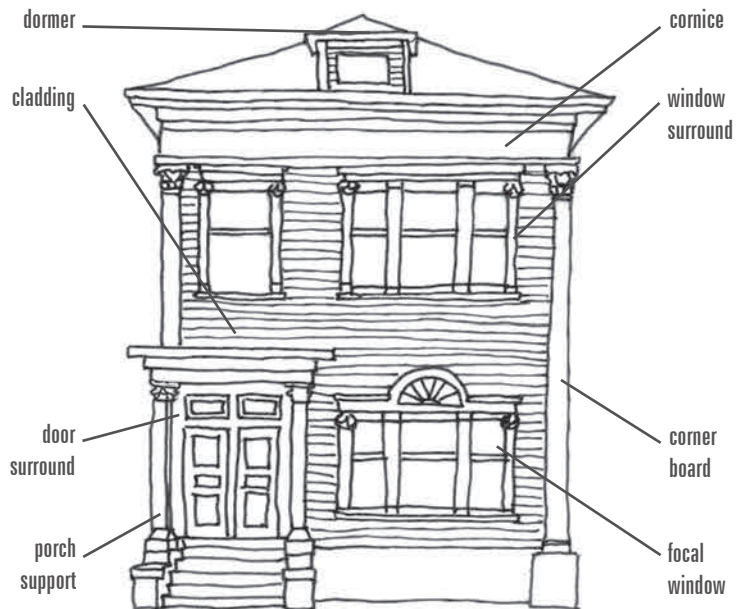
Most residential windows in the district are multi-light windows like the ones above. Floor-to-ceiling windows (above right) are found in the district, but may only be used when it is appropriate to the style of the house being constructed.

4.8 Architectural Details

4.8.01: ~~Architectural details for new construction must be details that would be found within the period of significance of the district. If possible architectural features must be chosen from within the area of influence of a project.~~ ⁷

4.8.02: Architectural features must promote architectural interest but must be in proportion to the size and scale of the facade. Details must not overwhelm a facade.

4.8.03: Appropriate architectural features to this district include, but are not limited to: bay windows, bay projections, rear projecting ells, decorative shingle treatments, knee brackets, lookouts, dormers, entablatures, decorative banding, corner boards, recessed entries, projected entries, patterned shingles and chimneys.



Typical Architectural Details

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	Number: 2	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:37:48 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:25:02 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:38:10 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:38:19 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:38:50 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 12:39:06 PM -04'00'

- 4.8.04: Architectural details will use the same proportion, scale and detailing as the historic precedents found within the district.
- 4.8.05: All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. The use of different material accents is appropriate to the district, but must be done in such a way that it is incorporated into the overall design of the structure.
- 4.8.06: Chimneys may not appear to be cantilevered. All chimneys will feature a base integrated into the foundation, like traditional chimneys. Chimneys must be clad in a form of approved masonry, all other materials will be reviewed on a case-by-case basis by the HPC. Horizontal siding is specifically prohibited for use on chimneys.



This residence in Norcross, Georgia has a stone veneer foundation (stone used as accents is only permitted on nonresidential architecture in the Kennesaw district) on the front facade, and then a brick foundation veneer on the rear and side facades. It is not appropriate for such joints to be seen from the public right-of-way. Accents of various materials must be handled in such a way that they appear in-keeping with the architecture.



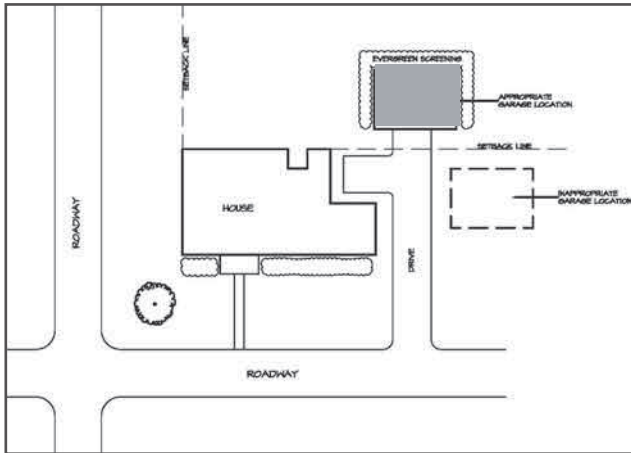
Above are examples of various architectural details that are currently found within the district and are appropriate to use in new residential construction. Refer to standard 4.8.03.

4.9 Garages & Accessory Structures

- 4.9.01: Detached garages and other accessory structures will be located to the rear of a residence. If this is not feasible they may be located to the side of a residence. Such structures are not permitted to block the view of the front facade of a residence.
- 4.9.02: Detached garages and other accessory structures will be similar in appearance utilizing the same materials, windows and door treatments as that of the main house.
- 4.9.03: New construction with integral garages will have these garages accessed from a rear alley whenever possible. If this is not possible they may be accessed from a side driveway.
- 4.9.04: Integral garages may not have door openings facing the primary road along the front facade of the residence.
- 4.9.05: Swimming pools, and other recreation-related features, are to be buffered from view from the public right-of-way and should create a minimum visual impact.
- 4.9.06: New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. Such structures are permitted with the following conditions: 1) they must be attractively screened from all public rights of way by landscaping; and 2) sited in such a way that they do not impact the visual or audible character of the district.
- 4.9.07: Exterior stairs for single family residences must be located to the rear (preferably) or side facades. Only if this is not feasible may they be located on the front facade. Such structures must be detailed similar to the porches found on the residential construction.



This engineered tower located in Gainesville, Georgia, visually impacts two National Register-listed districts in an approximate one mile radius. Such structures visually blight a landscape, and may not be allowed to impact the view shed of the district.



The sketch above depicts the appropriate relationship between a house and its garage (shaded). The dashed outline on the sketch would be an inappropriate location of the garage.



Exterior stairs for multi-family and single family residences may be located to the rear (preferably) or side facades. Such structures must be detailed similar to that of a porch, refer to *4.6 Porches & Entrances*.



This garage utilizes a similar roof as the main residence and is also clad in brick like the main residence. Congruity of design and materials between a residence and its accessory buildings is encouraged.

4.10 Mechanical Systems & Service Areas

- 4.10.01: Movable accessory site features (trash receptacles, recycle bins, etcetera) must be screened from view from the public right-of-way by placement to the rear or side of the main structure. Fencing, vegetation, or a combination of the two may be used to screen these features.
- 4.10.02 Mechanical systems (HVAC, utility boxes) located on the ground will be completely screened using approved fencing or natural-looking landscape screening.
- 4.10.03: Satellite dishes and other antennae are to be located unobtrusively to the side or rear of the building. They must be screened by landscaping or building placement from view from the public right-of-way whenever possible.
- 5.10.04: The primary facade of a building may not be disrupted by the addition of window air conditioner units, or box fans. These units may be placed at the rear or side facades of a building.



This HVAC system is properly screened by a picket fence. The addition of plantings would make this an ideal screening of this HVAC unit.

4.11 Lighting

- 4.11.01: ~~It is not appropriate to introduce period lighting fixtures from an era that predates the period of significance of the district.~~
- 4.11.02: Lighting for residential development must be appropriately scaled and influenced by the architectural style of the building on which it will be located.
- 4.11.03: Pendant, and lantern-like lighting fixtures are appropriate to the district. ~~For examples of appropriate lighting, see the next page.~~



Satellite dishes must always be placed on the least visible facade from the public rights-of-way. The placement of such antennae's on a side, or rear, porch roof is often a good solution.



This contemporary fixture is appropriately scaled for residential use. If the proportions had been larger on this fixture it would not be appropriate for residential buildings in the district.



Pendant and other lantern-like lighting is appropriate to residential architecture within the district. Scale is of primary concern when choosing lighting for a residential building.

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¹The following light fixtures are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in keeping with the predominate architectural styles listed in Chapter Three are also appropriate to the district.

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Remove imagery- prescriptive and inappropriate.

4.12 Signage

All signage must meet the criteria established by the City's Sign Ordinance (Ordinance Number 2004-10).

- 4.12.01: Signs must be subordinate and complementary to the building.
- 4.12.02: Entrance features for residential developments must be pedestrian in scale.
- 4.12.03: Signage must respect the scale and materials of the buildings in the residential development.
- 4.12.04: ~~1. Create necessary signage so that defining features of the district are not obscured.~~
- 4.12.05: Large signs that are internally lit, and large ² signs located on poles/pylons are prohibited ~~3. within the district.~~
- 4.12.06: The use of exposed neon tubing, or neon lights for signs are not permitted.
- 4.12.07: ~~4. Signs must be constructed of materials that are appropriate to the district, see section 4.5.~~
- 4.12.08: Lettering and graphics on signs must be engraved, etched, or painted to the sign base.
- 4.12.09: ~~5. Serif or script lettering are traditional lettering styles for signs. Letters may not exceed eighteen (18) inches in height and may not cover more than 60% of the total sign area.~~
- 4.12.10: The use of plywood and compressed foam (high density urethane) signs is prohibited.
- 4.12.11: The distance from the ground to the highest point of the sign shall be not more than six (6) feet.
- 4.12.12: ~~6. The minimum distance from the ground to the highest point of the sign shall not be less than fifty six (56) inches.~~
- 4.12.13: Signs shall be set back from the public right-of-way by a minimum of three (3) feet.
- 4.12.14: Hanging signs will have a maximum square footage of twenty-four (24) SF.
- 4.12.15: No more than one sign shall be allowed per ⁷ ~~8~~ street that fronts a ⁹ ~~10~~ ~~11~~ business, and all signs must be able to be associated by a passerby with its establishment.
- 4.12.16: ~~12. A maximum of three colors plus either black or white are allowed for each sign.~~
- 4.12.17: Vinyl lettering must be "plotter cut" and of premium "cast" high performance vinyl (life expectancy of eight (8) years).
- 4.12.18: Signs on awnings must be flush with the surface of the awning, and only one (1) awning sign is allowed per window.
- 4.12.19: Signs in windows, or that may be seen from a window, shall not cover more than twenty (20) percent of a window ~~13. and may be limited even more at the discretion of the HPC to avoid a cluttered appearance.~~
- ~~14. 4.12.20: Lettering and graphics shall not bleed to the edge of the sign. A border free of graphics and lettering around the edge of the sign is required. The height of this border shall be equal to the height of a capital "E" of the main font used.~~
- 4.12.21: ~~15. Hanging and projecting signs from a building facade shall have a height of seven (7) foot six (6) inches and only one such sign is allowed per residential styled, or residence rehabilitated for nonresidential use, property.~~



This monumental sign may utilize embossed lettering (not permitted in district) but is made of an appropriate material (wood), and is appropriately scaled for a residential neighborhood.



Entrance features with fencing must use fencing that is open in appearance. This promotes security as views for police, residents and passersby are not obstructed.



Entrance features for residential developments must be residential and pedestrian in scale. Landscaping must be designed to incorporate the entrance feature into the landscape of the residential development.

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:57:02 PM -04'00'
	Number: 2 define large- over 4 square feet?	Author: ellen	Date: 10/31/2023 12:57:47 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 11/16/2023 9:29:39 AM
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:58:04 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:58:53 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 12:59:27 PM -04'00'
	Number: 7 business	Author: ellen	Date: 10/31/2023 1:01:22 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:01:12 PM -04'00'
	Number: 9 street	Author: ellen	Date: 10/31/2023 1:01:39 PM -04'00'
	Number: 10	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:01:48 PM -04'00'
	Number: 11	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:01:04 PM -04'00'
	Number: 12	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:00:33 PM -04'00'
	Number: 13	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:02:25 PM -04'00'
	Number: 14	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:02:40 PM -04'00'
	Number: 15	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:03:35 PM -04'00'

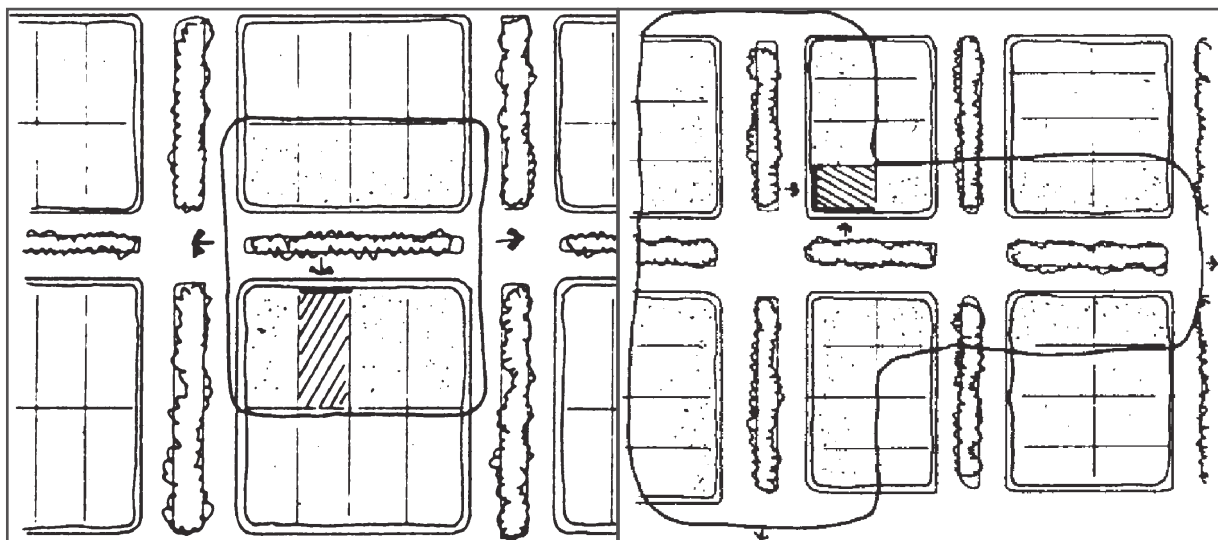
CHAPTER FIVE: NEW NONRESIDENTIAL CONSTRUCTION DESIGN STANDARDS

The following standards apply to all new nonresidential construction ¹~~(also known as infill construction)~~, which includes multi-family and mixed-use developments to be built within the locally designated Kennesaw Historic District. Mixed-use developments are defined as a combination of residential and nonresidential uses within the same building or complex of buildings within a planned development. ²~~Within each subsection are standards that when followed will encourage new nonresidential construction in keeping with the City of Kennesaw's historic and cultural heritage, as well as smart growth strategies. Projects in this district must keep the following in mind while design their project:~~

- ~~Respect of the character defining features of the Kennesaw Historic District~~
- ~~Continuity between the new construction, the district as a whole and the buildings found within its area of influence~~
- ~~Continuation of the streetscape patterns that are part of the character and identity of the area of influence.~~

~~Any property owner or occupant wishing to construct a new residential building within the Kennesaw Historic District must submit the project to the Kennesaw Historic Preservation Commission (HPC) for review, comment and a Certificate of Appropriateness (COA) regarding the project's impact on the historic and cultural character of the district. If the HPC finds the project in keeping with the historic identity and vision for Kennesaw, the project is approved and the applicant may apply for the appropriate permits to proceed with the project. If the HPC finds that project is not in keeping with the character and vision of the district, the project is denied a COA and can not continue with permitting. The applicant may revise and resubmit his application, and the HPC may offer comments to the applicant for this resubmittal. An applicant may appeal denial of his COA to the Mayor and Council if they feel that the HPC was unfounded in their decision.~~

It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, and building form. In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property's **"Area of Influence."** The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established design details, materials, and scale within the area of influence. Sometimes this is not the case and the district must be looked to as a whole when making decisions about such things. The following standards will provide an applicant with what details, proportions, massing, scale and setbacks are appropriate to the district.



Area of Influence: Each site within the district will have its own unique area of influence. Shown here are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (shaded area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.

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5.1 Site Design & Landscaping

The historic commercial buildings within the district, particularly along Main Street, contribute greatly to the character of the district. This commercial landscape is pedestrian-friendly with the majority of commercial buildings served by sidewalks featuring benches and other humanizing and inviting amenities. If a commercial building does not front on the sidewalk, it is stepped back to allow for ease of dropping off shoppers. ¹ ~~Depending on the project's location and the number of required parking spaces, on-street parking may be provided. Additional parking is typically located to the rear or side of a building.~~



All buildings fronting on Main Street between Lewis Street and Watts Drive will front on the public right-of-way as illustrated above.

~~It is important as we move into this new millennium to concentrate on multiple modes of transportation and other smart growth strategies. The use of sidewalks and other forms of pedestrian circulation when incorporated into the streetscape foster a pedestrian friendly environment that will in turn create a higher standard of living within the district. This also has a positive influence on the vehicular environment by providing interest along transportation corridors.~~ Site design and landscape planning must consider pedestrian and vehicular circulation equally.

Refer to The Tree Conservation and Replacement Ordinance, City of Kennesaw Ordinance Number 2005-23, 8-15-05; and The Central Business District Ordinance, City of Kennesaw Ordinance Number 2005-20, 2005 for further information.

- 5.1.01: The orientation of a new building and its site placement must be consistent with the dominant pattern within the area of influence of the project.
- 5.1.02: The setback for nonresidential and mixed-use* construction within the district as follows:
 - a) Nonresidential and mixed-use construction along Main Street between Lewis Street and Watts Drive will abut the public right-of-way.
 - b) All other nonresidential & mixed-use* construction shall have a setback ³ ~~sympathetic~~ ² and concurrent with the neighboring extant buildings.
- 5.1.03: All new construction must maintain, or install, a sidewalk fronting the public right-of-way.



In the above example (left) the new construction is inappropriate for the portion of Main Street between Lewis Street and Watts Drive. The established setback for this area has buildings built to the public right-of-way. The right example depicts an appropriate new nonresidential construction for Main Street between Lewis Street and Watts Drive.

- 5.1.04: Planting strips will be installed along the public right-of-way.
- 5.1.05: A safely accessible route from the City's sidewalk system to the main entrance of a building is required.
- 5.1.06: Historic paving and scoring patterns in sidewalks when present are to be preserved if feasible. New paving must be compatible with that established by city streetscape standards.
- 5.1.07: ⁴ ~~Plantings for the district will be plantings that were established in the district during its period of significance. These plant species include native plantings and other plantings that have adapted to the naturally occurring soil and climate and require less maintenance.~~
- 5.1.08: Existing historic landscape features will be retained and incorporated into the proposed landscape when feasible. Such features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.

* defined on page 5-1

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:06:46 PM -04'00'
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	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:07:31 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:08:24 PM -04'00'

2 Recommended Height Planting Guidelines for Green Spaces:

- Overhead wires present – Small native trees
- Overhead wires absent – Large native hardwood trees

3 Recommended Width Planting Guidelines for Green Spaces:

<u>Green Space Width</u>	<u>Recommended Trees</u>
• 10 feet or greater	• Large Deciduous Trees
• 5 to 10 feet	• Medium Deciduous Trees
• Less than 5 feet	• Small Deciduous or Flowering Trees



The current streetscape work undertaken on Main Street has incorporated both vehicular and pedestrian concerns and is a model for future streetscape work within the district. The use of a planting strip to buffer the sidewalk and the angled parking create a visual buffer between the pedestrian and oncoming traffic which is a psychological comfort to the pedestrian.

- 5.1.09: Parking is not permitted within the planting strips and parks found within the district. ~~4. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.~~
- 5.1.10: Surface parking areas in the district will be edged with plantings and/or hedges. ~~5. This will help to buffer and screen these spaces as well as preserve visual edges.~~
- 5.1.11: A minimum of 10% of the interior parking area must be landscaped; this landscaping will be used to create interior planting islands to break up any large paved areas.
- 5.1.12: Parking areas shall be screened from the right-of-way using berms, landscape hedges, or walls.
- 5.1.13: Parking minimums and ratios shall comply with existing City ordinances. Refer to the Central Business District Ordinance of Kennesaw (Ordinance Number 2005-206, 2005 in Section 802.10).
- 5.1.14: All commercial development abutting a residential use shall establish a landscaped buffer having a minimum horizontal dimension of fifteen feet.
- 5.1.15: Rear access shall be provided to nonresidential service areas where such access is feasible.

1 Recommended Native Evergreen Street Trees

<u>Latin Name</u>	<u>Common Name</u>
• Juniperus virginiana	• Eastern Red Cedar
• Ilex Opaca	• American Holly

Recommended Native Large/Medium Deciduous Street Trees

<u>Latin Name</u>	<u>Common Name</u>
• Acer barbatum	• Southern Sugar Maple
• Acer rubrum	• Red Maple
• Acer saccharinum	• Silver Maple
• Fagus grandifolia	• American Beech
• Fraxinus americana	• White Ash
• Fraxinus pennsylvanica	• Green Ash
• Plantanus occidentalis	• Sycamore
• Quercus alba	• White Oak
• Quercus falcata	• Southern Red Oak
• Quercus laurifolia	• Darlington Oak
• Quercus nigra	• Water Oak
• Quercus phellos	• Willow Oak
• Quercus schumardii	• Shumard Oak

Recommended Small Native Deciduous or Flowering Street Trees

<u>Latin Name</u>	<u>Common Name</u>
• Amelanchier canadensis	• Serviceberry
• Carpinus caroliniana	• Muscadine/Hornbeam
• Cercis canadensis	• Redbud
• Chionanthus virginicus	• Fringetree
• Cornus florida	• Dogwood
• Crataegus phaenopyrum	• Washington Hawthorn
• Oxydendrum arboreum	• Sourwood
• Ostrya virginiana	• Hophornbeam

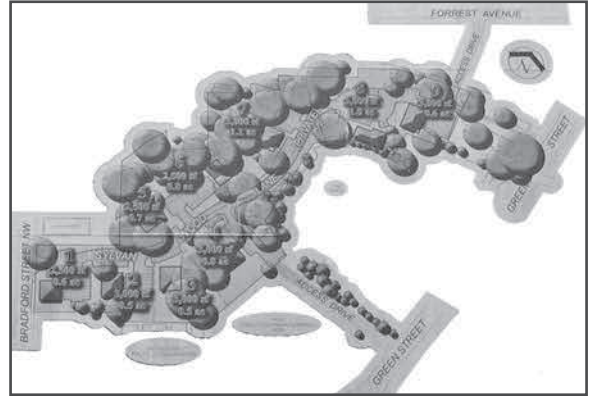


This sidewalk is properly buffered from this surface parking lot by a planting strip with evergreen shrubbery. Simple plantings like this provide visual safety to the pedestrians from vehicles and is encouraged.

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	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:09:01 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:09:06 PM -04'00'
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	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:09:55 PM -04'00'

¹ Infill development within a residential neighborhood (defined by the HPC) within the district must be developed in a sensitive manner to its surroundings. Mixed-use development* consisting of nonresidential enterprises such as professional offices, small retail stores, etcetera with residential housing (lofts, apartments, condos and/or town homes) is encouraged for such development. This type of infill development will need to feature residential detailing and scale to appropriately fit into a residential neighborhood. The following standards apply to such infill developments that are found in a residential neighborhood (also refer to standards 5.2.06; 5.2.07; 5.4.07 & 5.4.08).

- 5.1.16: Site design for planned developments as defined above, must create a “main-street” style with grouped buildings and streetscape treatments, rather than a strip of buildings organized in a linear fashion, when possible.
- 5.1.17: Sidewalks must be provided along the street, within the site and along primary building frontages connecting open spaces, buildings and parking lots with the existing sidewalk network ² ~~found in Kennesaw.~~
- 5.1.18: Decorative pedestrian-orientated site elements and streetscape elements must be used within developments ³ ~~to provide visual continuity and to define special purpose areas.~~ Such streetscape elements include benches, crosswalks, variety of materials and street trees.
- 5.1.19: Parking lots must be divided into smaller parking areas by planted tree islands or other landscape treatments. ⁴ ~~rule of thumb will be,~~ trees planted within and on the periphery of parking lots must be of sufficient canopy to provide shade to pedestrians and vehicles at maturity.
- 5.1.20: The built portion of the development fronting on the public right-of-way shall be built to the setback established in 5.1.02.



The Sylvan Woods development in Gainesville, Georgia is a unique infill development where the bulk of the lot is surrounded by residential and nonresidential development. The developer appropriately utilized the topography and existing vegetation with small foot print buildings utilizing residential scale for this development.

This development in Metro Atlanta utilizes a public square surrounded by a streetscape including sidewalks, planting strips and plantings to provide pedestrian scale and appeal. The condominiums that provide the conclusion of the vista from the public right-of-way and the town homes feature residential detailing that is appropriate for a residential for nonresidential and mixed use development in a residential neighborhood.



This town home development in Gainesville, Georgia properly utilizes the stepping back of the building footprint approximately every thirty (30) feet to provide variety along the street.

* defined on page 5-1

	Number: 1	Author: ellen	Date: 11/16/2023 9:49:55 AM
	"residential neighborhood" needs a specific definition		
	Number: 2	Author: ellen	Subject: Cross-Out Date: 11/14/2023 9:20:01 AM
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:12:25 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:12:42 PM -04'00'

5.2 Building Mass, Scale & Form

- 5.2.01: New buildings will be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape.
- 5.2.02: The floor-to-ceiling height of new buildings will be the same as one of the buildings adjacent to it.
- 5.2.03: Mixed use, and nonresidential construction in nonresidential ~~character~~ areas shall not ~~exceed~~ three (3) stories in height; and mixed use and nonresidential construction in residential ~~character~~ areas shall not exceed two (2) stories in height.
- 5.2.04: New construction shall front on the primary public right-of-way.
- 5.2.05: Nonresidential and mixed-use* infill development ~~that is found~~ in a residential neighborhood (defined by the HPC) that features attached living/working units must utilize a minimum of eight (8) feet to a maximum of twelve (12) feet setback along exterior walls every thirty (30) feet. The architectural details and features ~~that are found on the development~~ must be ~~chosen from the residential housing stock within the district and utilized to integrate the development into the surrounding residential neighborhood.~~ The development must be in-keeping with the scale of residential architecture within the district.
- 5.2.06: Nonresidential and mixed-use* infill development ~~that is found~~ in a residential neighborhood (defined by the HPC) that features detached living/working units must be broken into buildings that are no smaller than ~~1,700 SF and no larger than 2,500 SF per floor.~~ The architectural details and features ~~that are found on the development~~ must be ~~chosen from the residential housing stock within the district and utilized to integrate the development into the surrounding residential neighborhood.~~
- 5.2.07: All nonresidential and mixed-use construction within a residential neighborhood (as defined by the HPC) must utilize an entry porch feature.

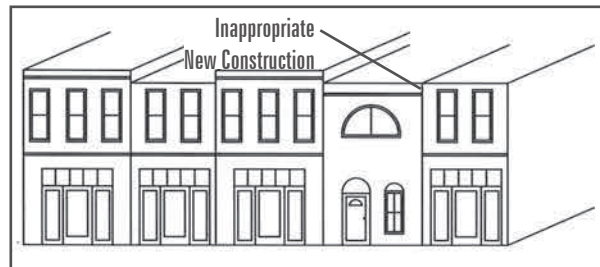
* defined on page 5-1



The above new construction is out of scale to the adjacent two story constructions.



This multi-story development is mixed use and is an example of a project that would be considered appropriate for a large scale commercial construction in one of the residential historic districts. This sketch features residential scaled elements such as roof lines, verandahs and multi-light windows.



The above new construction does not utilize the fenestration and massing of windows and doors that is used by the buildings within its area of influence. Windows and doors must be the same shape on a new building as they are within their area of influence, and must be located be similar in size as well.



This sketch depicts multi-story development that is high density and mixed-use with commercial storefronts on the first floor with offices, or apartments on the second floor. The character of this building is commercial and would be appropriate for a project located in the historic commercial core of Main Street between Lewis Street and Watts Drive.

FIVE

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	Number: 3	Author: ellen	Subject: Cross-Out	Date: 11/16/2023 9:50:24 AM
	Number: 4	Author: ellen	Date: 11/16/2023 9:51:00 AM	needs a specific definition
	Number: 5	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:34:44 PM -04'00'
	Number: 6	Author: ellen	Date: 10/31/2023 1:39:29 PM -04'00'	similar to the residential context
	Number: 7	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:39:08 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:38:41 PM -04'00'
	Number: 9	Author: ellen	Date: 11/16/2023 9:51:45 AM	define
	Number: 10	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:34:53 PM -04'00'
	Number: 11	Author: ellen	Subject: Sticky Note	Date: 11/20/2023 3:38:33 PM The size limitations should be re-examined. May be too prescriptive given the shortage of workforce housing.
	Number: 12	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:39:58 PM -04'00'
	Number: 13	Author: ellen	Subject: Highlight	Date: 11/20/2023 3:38:42 PM
	Number: 14	Author: ellen	Date: 10/31/2023 1:40:37 PM -04'00'	similar to the residential context.
	Number: 15	Author: ellen	Subject: Cross-Out	Date: 10/31/2023 1:40:09 PM -04'00'
	Number: 16	Author: ellen	Date: 11/16/2023 9:51:57 AM	define

5.3 Roofs

- 5.3.01: New structures must have roof forms and orientation consistent with buildings within its area of influence. The use of flat, shed and low-pitched roofs hidden by a parapet wall are appropriate for nonresidential construction ¹that is found along Main Street. New nonresidential construction ²found elsewhere in the district must utilize residential roof forms (refer to 4.3 of this document) when feasible.
- 5.3.02: ³~~Roof parapets shall be designed to provide visual diversity.~~ Parapets shall include architectural features at least every 100 linear feet. The minimum height of design features shall be one foot and may be provided in height offset or façade projections such as porticoes, towers, or gable features.
- 5.3.03: All rooftop mounted HVAC and similar equipment shall be screened from view from the public right-of-way by a parapet, other approved architectural feature, or by its setback from the facade edge. Refer to the Central Business District Ordinance of Kennesaw (Ordinance Number 2005-20, 2005 Section 802.09).

The HVAC units and other mechanical equipment above have been properly placed close to the rear facade where it can not be viewed from the public right-of-way along Main Street. This building also utilizes a parapet wall to help hide this equipment.



This gable-roofed building on Main Street utilizes a parapet wall to screen this gable from view, as well as to screen any equipment that could be placed on this roof.



FIVE

5.4 Exterior Walls

- 5.4.01: The façade of a building facing or visible from public right-of-ways shall contain a combination of architectural treatments, windows, and doors such that the maximum allowable unbroken façade distance for each building or side of building ⁴visible from the right of way shall be twenty (20) feet. ⁵~~Such controls shall pertain to the vertical and horizontal elevations.~~
- 5.4.02: All buildings shall feature a cornice, or entablature.
- 5.4.03: Facade treatments must contain uniformity in use of materials on all facades, not only the primary facade. The use of architectural materials (e.g. masonry) only on the front elevation of a building is prohibited.
- 5.4.04: New nonresidential buildings that do not front on Main Street between Lewis Street and Watts Drive, shall have some form of porch configuration on the primary facade. ⁶~~One story entry porches or full-width porches are appropriate.~~
- 5.4.05: New nonresidential buildings that front on Main Street between Lewis Street and Watts Drive shall not utilize a porch feature, although the use of shallow balcony features is allowed.
- 5.4.06: The use of colonnades (covered walkways, usually incorporated into a building) along large commercial development (more than two nonresidential enterprises) is required. ⁷~~This allows pedestrians to walk along storefronts protected from the elements and provides covered access to parking lots.~~



The facade articulation of this building is attractive and functional. The covered walkways along the storefronts provides shade for display items in windows as well as shelter for pedestrians.

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	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:41:51 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:42:20 PM -04'00'
	Number: 4	Author: ellen	Date: 10/31/2023 1:43:58 PM -04'00' vertically or horizontally.
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:43:40 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:44:38 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:45:15 PM -04'00'

5.4.07: Nonresidential & mixed-use* development within a residential neighborhood within the district (determined by the HPC) may have a front facade height of a minimum of one (1) story and a maximum of two (2) stories, as seen from the public right-of-way. A full basement (must have windows and at least one (1) exit) is allowed if ~~with grading the basement is not discernible from the public right-of-way.~~

5.4.08: Nonresidential & mixed-use* development within a residential neighborhood within the district (determined by the HPC) ~~that has a primary entrance facing an internal street or parking lot, the side and rear of the building that faces the public right-of-way must have a finished facade and be treated consistently with the primary facade.~~

* defined on page 5-1



This commercial building features a uniformity of materials because the brick and stucco treatment on the front facade is continued on all primary facades.

5.5 Building Materials

~~Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.~~

~~As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are another material that does not conform to the durability, texture or surface treatment of traditional stucco, and is therefore not allowed in the district. Historically stucco cladding is not found in the district and is not known to have existed within the district; making it an inappropriate cladding for use within the district.~~

5.5.01: ~~Low structures shall be clad in either a wood siding (or appropriate substitute material) or masonry (brick or brick with stone accents).~~

5.5.02: ~~The reveal (exposed portion) of siding will be a minimum of four and one-half (4.5) inches and shall not exceed five (5) inches.~~

5.5.03: The width and depth of ~~lumber~~ boards, as well as window and door casings, will be the siding reveal.

5.5.04: Masonry structures (brick or brick with stone accents) will feature mortar joints, brick size, color, and texture ~~which is compatible with historic brick structures within the district.~~

5.5.05: ~~A combination of architectural treatment of brick or stone masonry, wood, or other durable materials is required.~~

5.5.06: When building materials are applied to the exterior of a building they will be detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.



This building exhibits many qualities of a successful infill commercial building including conformity of materials and their use. There are distinguishable bases and cornices for each level of the building, and the building materials and facade articulation used provides architectural interest and variety to each facade.

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 Number: 2 1	Author: ellen	Date: 10/31/2023 1:50:02 PM -04'00'
 Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:49:53 PM -04'00'
 Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:50:19 PM -04'00'
 Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:50:52 PM -04'00'
 Number: 6 define	Author: ellen	Date: 11/16/2023 9:52:58 AM
 Number: 7 shall have a finished primary facade with primary entrance facing the street.	Author: ellen	Date: 10/31/2023 1:53:48 PM -04'00'
 Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:53:02 PM -04'00'
 Number: 9	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:54:11 PM -04'00'
 Number: 10	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:56:21 PM -04'00'
 Number: 11	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:54:34 PM -04'00'
 Number: 12 same as or greater than	Author: ellen	Date: 10/31/2023 1:54:57 PM -04'00'
 Number: 13	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:55:16 PM -04'00'
 Number: 14	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:55:32 PM -04'00'

- 5.5.07: Approved building materials include brick, stone, concrete/concrete block that scored and textured (limited use), stone (accent only) wood, and wood shakes/shingles.
- 5.5.08: Alternative building materials approved through the design review process include, but are not limited to, composite materials such as hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is not permitted. Seek guidance from the HPC staff prior to considering any alternative material. To evaluate such materials the HPC must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials,
- 2) ~~that it will be installed in a manner that tolerates differences;~~
- 3) ~~at least meet~~ similar performance expectations as those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing. If an alternative material meets these required standards it may be used within the district.

5.5.09: Building materials that are prohibited include: plain concrete block; mirrored glass; metal siding; vinyl siding; faux veneer panels, such as brick and asphalt shingles; dryvit; stucco; synthetic stucco and plywood.

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.~~

Permitted Building Materials:	Prohibited Building Materials:
➤ Brick ➤ Stone (accent purposes only) ➤ Concrete block that is scored and textured (limited use only) ➤ Wood siding ➤ Wooden shingles	➤ Plain concrete block ➤ Mirrored glass ➤ Metal siding ➤ Vinyl siding ➤ Stucco/Synthetic stucco

5.6 Storefronts, Entrances & Openings

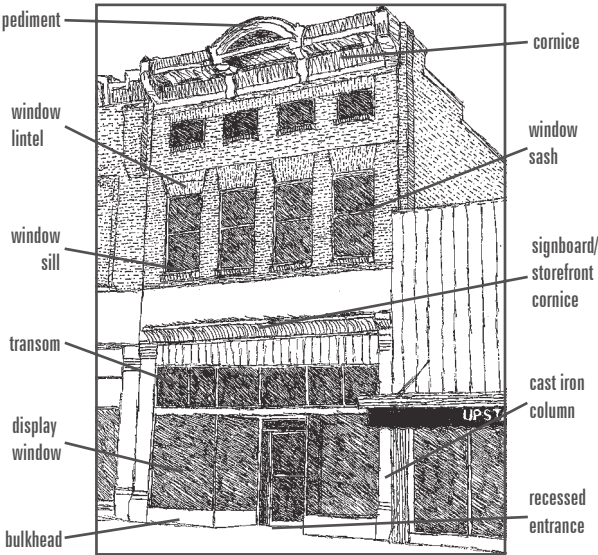
5.6.01: Door and window styles will correspond with the architectural styles found within the district. Refer to *Nonresidential Architectural Styles* in the *Chapter Three*. Contemporary single pane glass doors, and half-paneled doors with a single light are examples of appropriate styles.

5.6.02: ~~Doors will be commercial in styling.~~

5.6.03: Windows of a building will be the same in general appearance as buildings found within its area of influence taking into consideration panes and trim style.

5.6.04: Storefront windows on may either be framed in wood and painted with accent colors or framed in aluminum. If aluminum is used, a dark anodized finish shall be used rather than the natural metallic color. ~~In many cases, wood molding can be used to cover the aluminum beneath.~~

5.6.05: Nonresidential buildings located within the district, but not on Main Street, will feature residential architectural elements. ~~The location of such buildings are in residential areas and need to be in keeping with their area of influence.~~



Character-defining elements of a traditional storefront

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:56:49 PM -04'00'
	Number: 2 meets or exceeds	Author: ellen	Date: 10/31/2023 1:57:14 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:57:03 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:57:38 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:58:10 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:58:54 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out Date: 10/31/2023 1:59:11 PM -04'00'

- 5.6.06: Snap-in grids for windows are not permitted within the district. Light divisions are to be built in and not removable. They will be of adequate depth to convey the proper effect of muntins and mullions.
- 5.6.07: Convex or bubble skylights are not permitted where they will be visible from the primary street frontage.



This commercial structure in Kennesaw, adjacent to historic residences and the commercial core on Main Street, utilized the massing and scale of the depot when it was designed. In doing so this building does not overpower the adjacent residential properties, yet still maintains a commercial feel.



This commercial building is adjacent to the commercial corridor along US Highway 41, as well as historic residences. The design appropriately utilizes residential scale elements to integrate this commercial enterprise into the adjacent residential neighborhood.



This commercial building is another example of a project adjacent to the historic commercial core of Kennesaw as well as the historic residential neighborhoods. This transition building utilizes the masonry construction of its nearby historic commercial buildings, while maintaining the residential scale (window size, shape and rhythm; dormers; and a chimney) of the adjacent neighborhood.



This multi-family development in Gainesville, Georgia utilizes a stoop entry and porch supports found within its area of influence, as well as a simple entablature and modest gabled roof. The windows are also in keeping with its area of influence. It is important that multi-family housing be compatible in scale and detailing within its area of influence.

FIVE

5.7 Awnings

- 5.7.01: ~~The use of awnings is encouraged since they provide a favorable architectural design element, as well as protection from sun, wind, and rain.~~
- 5.7.02: Awning materials for windows may be canvas, vinyl coated canvas, or metal standing seam.
- 5.7.03: Translucent, backlit awnings are prohibited.
- 5.7.04: Awnings will be appropriately scaled and shaped to properly fit around the window that they are shading. ~~Round awnings are not appropriate for a square window opening.~~



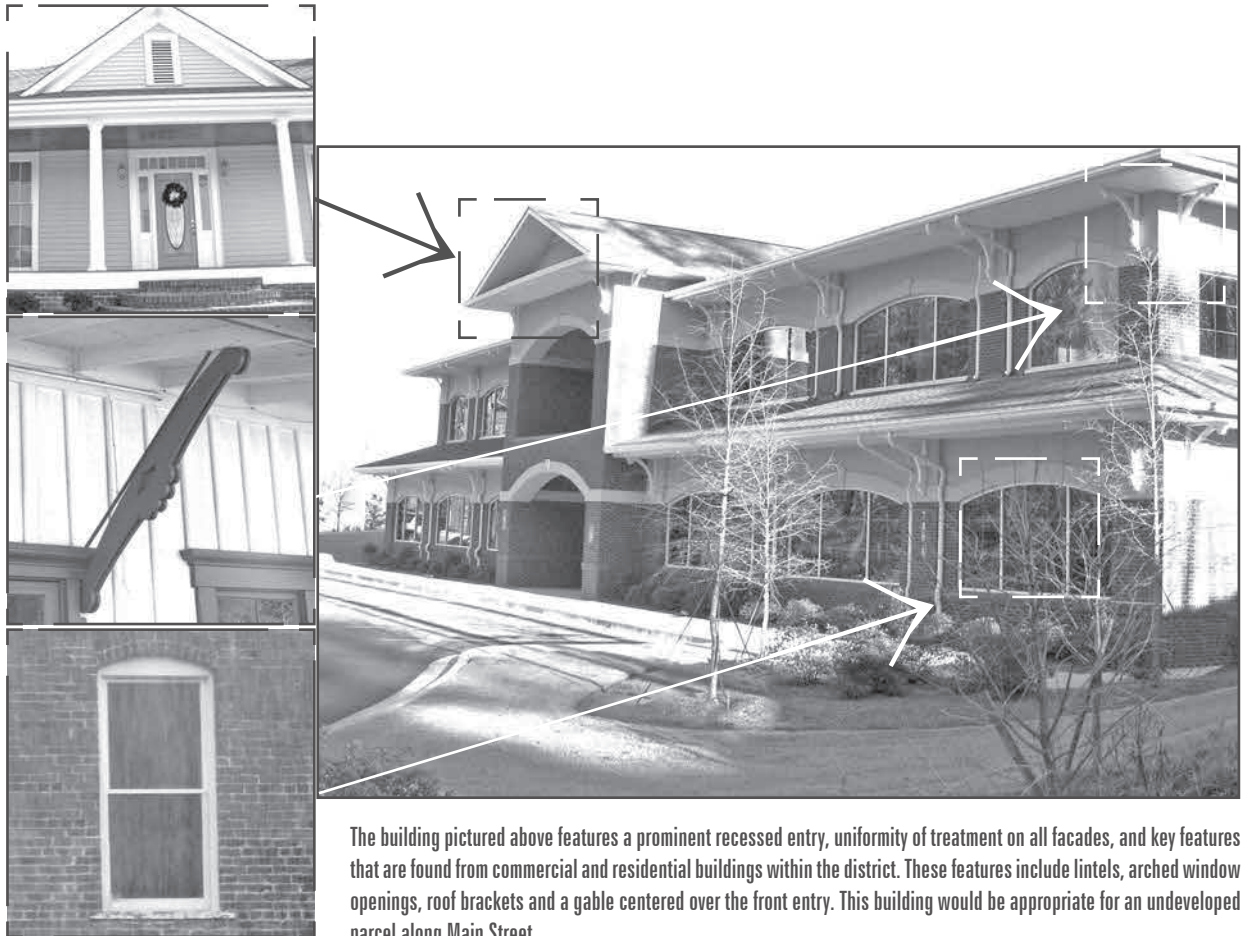
An arched awning for an arched opening like this is appropriate. To use an arched awning on a square window opening would be inappropriate.

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 Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:00:12 PM -04'00'
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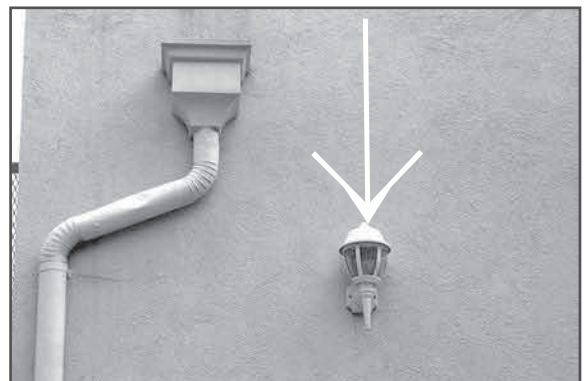
5.8 Architectural Details

- 5.8.01: ~~1~~ The application of architectural details that do not belong to the period or style of the district is not appropriate.
- 5.8.02: Architectural features will be ~~3~~ obtained from the project's area of influence, as well as those found within the district, and must promote architectural interest.
- 5.8.03: ~~4~~ Architectural features must be balanced and not create a cluttered appearance.
- 5.8.04: ~~5~~ Nonresidential development within an area of influence containing more than 1/3 residential housing will utilize residential scale and elements appropriate to a residential area in Kennesaw, but should still convey as nonresidential architecture.



5.9 Lighting

- 5.9.01: Lighting along the public right-of-way must be in keeping with that established by city planning documents and must complement the streetscape work undertaken in the city.
- 5.9.02: ~~5~~ It is not appropriate to introduce period lighting fixtures from an era that predates the structures in the district in an attempt to create a false historical appearance.
- 5.9.03: In general lighting for commercial development must be appropriately scaled and influenced by the architectural style of the building it will be located on.



This residential scale light fixture is inappropriate for a commercial or industrial building.

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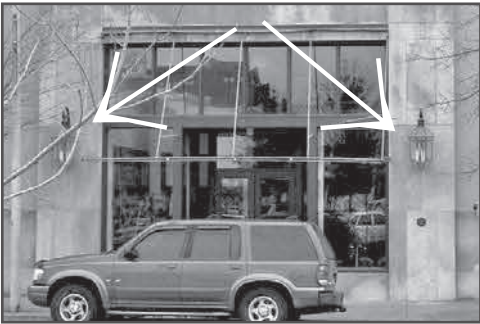
consistent with the context and

	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:00:48 PM -04'00'
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	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:01:58 PM -04'00'
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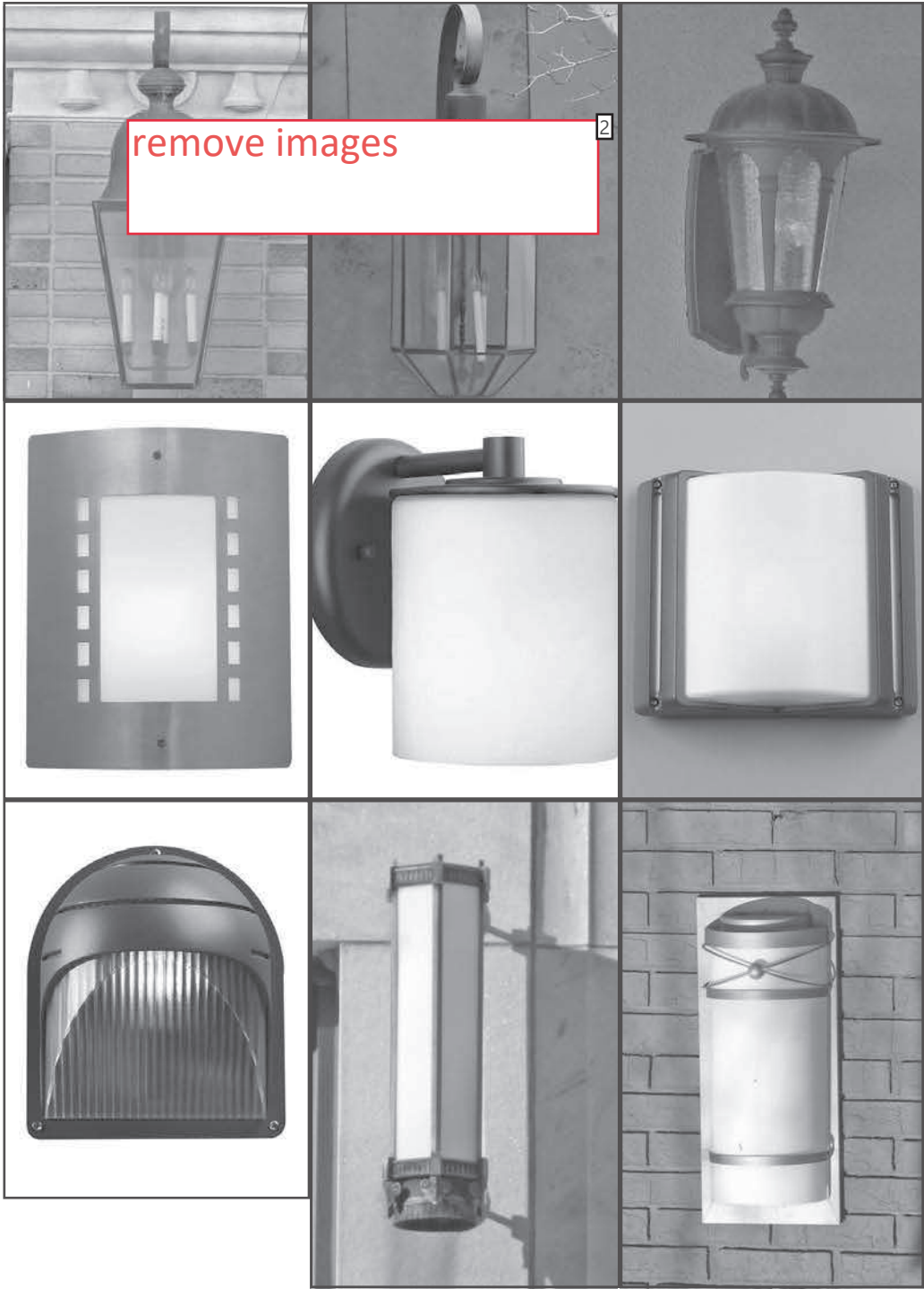
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:02:17 PM -04'00'
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5.9.04: The use of residential styled lighting on nonresidential development that is adjacent to a residential neighborhood is allowed, as long as it provides for adequate illumination for safety.



The lanterns pictured above are appropriately scaled for this multistory building.

~~1 The following light fixtures are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in keeping with the predominate architectural styles listed in Chapter Three are also appropriate to the district.~~



FIVE

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 Number: 2 Author: ellen Subject: Text Box Date: 10/31/2023 2:03:05 PM -04'00'

remove images

5.10 Mechanical Systems & Service Areas

- 5.10.01: Accessory site features shall be screened from view from the right-of-way by placement of those features to the rear of the main structure or on the roof.
- 5.10.02: Accessory site features (HVAC units, utility boxes) located on the ground shall be completely screened using opaque fencing, landscaped berm, or landscape screening. Dumpsters and outdoor storage, where permitted, shall be enclosed to a minimum height of six (6) feet using approved fencing, brick or similar materials.
- 5.10.03: Dumpsters shall be placed in the least visible location on the lot and shall not be located within fifty (50) feet of a residential use.
- 5.10.04: The primary facade of a building must not be disrupted by the addition of window air conditioner units, or box fans. These units may be placed at the rear or side facades of a building.
- 5.10.05: Satellite dishes and other antennae will be located unobtrusively to the side or rear of the building. They must be screened by landscaping whenever possible.
- 5.10.06: All loading docks shall be screened from view of any street by planting a solid hedge of evergreen shrubs.
- 5.10.07: New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. Such structures are permitted with the following conditions: 1) they must be attractively screened from all public rights of way by landscaping; and 2) sited in such a way that they do not impact the visual character of the district.



Screening service areas from the public right-of-way and adjacent property owners is necessary in the district. Vegetative buffering must be designed to look like a naturally-occurring landscape. This screen (above) is artificial in form and would be improved by the addition of plantings that appear more naturally-looking.



Dumpsters, recycle bins and utility boxes must be placed in the least visible place possible on a property. Fencing and landscaping are great ways to screen such boxes once they have been sited properly. The location of such items in parking lots detracts from the pedestrian-friendly atmosphere sought in such areas.

5.11 Signage

All signage must meet the criteria established by the City's Sign Ordinance (Ordinance Number 2004-10).

- 5.11.01: Signs must be subordinate and complementary to the building.
- 5.11.02: Entrance features for residential developments must be pedestrian in scale.
- 5.11.03: Signage must respect the scale and materials of the buildings in the residential development.
- 5.11.04: Locate necessary signage so that defining features of the district are not obscured.
- 5.11.05: Large signs that are internally lit, and large signs located on poles/pylons are prohibited within the district.
- 5.11.06: The use of exposed neon tubing, or neon lights for signs are not permitted.
- 5.11.07: ~~Signs must be constructed of materials that are appropriate to the district, see section 5.5.~~
- 5.11.08: Lettering and graphics on signs must be engraved, etched, or painted to the sign base.



This sign found in Norcross, Georgia, is a modern example of the traditional advertising method of utilizing windows as signage.

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	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:04:20 PM -04'00'
	Number: 3 building	Author: ellen	Date: 10/31/2023 2:05:10 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:05:02 PM -04'00'
	Number: 5 define large	Author: ellen	Date: 10/31/2023 2:05:23 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:05:41 PM -04'00'

5.11.09: ¹ ~~Serif or script lettering are traditional lettering styles for signs.~~ Letters may not exceed eighteen (18) inches in height and may not cover more than 60% of the total sign area.

5.11.10: The use of plywood and compressed foam (high density urethane) signs is prohibited.

5.11.11: The distance from the ground to the highest point of the sign shall be not more than six (6) feet.

5.11.12: ² ~~The minimum distance from the ground to the highest point of the sign shall not be less than fifty six (56) inches.~~

5.11.13: Signs shall be set back from the public right-of-way by a minimum of three (3) feet.

5.11.14: Hanging signs will have a maximum square footage of twenty-four (24) SF.

5.11.15: No more than one sign shall be allowed per street that fronts a business, ³ ~~and all signs must be able to be associated by a passerby with its establishment.~~

5.11.16: ~~A maximum of three colors plus either black or white are allowed for each sign.~~

5.11.17: Vinyl lettering must be "plotter cut" and of premium "cast" high performance vinyl (life expectancy of eight (8) years).

5.11.18: Signs on awnings must be flush with the surface of the awning, and only one (1) awning sign is allowed per window.

5.11.19: Signs in windows, or that may be seen from a window, shall not cover more than twenty (20) percent of a window ⁴ ~~and may be limited even more at the discretion of the HPC to avoid a cluttered appearance.~~

5.11.20: ⁵ ~~Lettering and graphics shall not bleed to the edge of the sign. A border free of graphics and lettering around the edge of the sign is required. The height of this border shall be equal to the height of a capital "E" of the main font used.~~

5.11.21: Hanging and projecting signs from a building facade shall have a height of seven (7) foot - six (6) inches and only one such sign is allowed per residential styled, or residence rehabilitated for nonresidential use, property.

5.11.22: Signage shall not project above the cornice of a building.

5.11.23: Only one (1) hanging or projecting sign allowed per leased/rented unit of a nonresidential or mixed-use building.

5.11.24: Signs on awnings must be flush with the surface of the awning.

5.11.25: Awnings may not extend more than five (5) feet beyond the building facade it is attached to.

5.11.26: ⁶ ~~Only one (1) awning sign is allowed per window.~~



The above sign is a traditional method of advertising by placing the sign on a side facade viewable from the public right-of-way.



This modern awning found in Norcross, Georgia, is also used to advertise the business within. Such traditional methods of advertisement are appropriate to the district.



The Whistle Stop Cafe properly uses its historic signboard area for signage. Signboard areas are an ideal place for the location of nonresidential construction signage.

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:06:08 PM -04'00'
	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:06:17 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:07:00 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:07:26 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:08:17 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:08:02 PM -04'00'

1 5.12 Outdoor Spaces

2 Privately sponsored gathering areas or plazas provide opportunities for public outdoor spaces. Other popular spaces include outdoor seating affiliated with a business. Outdoor spaces are a good opportunity to foster community and to encourage civic mindedness.



This commercial development has incorporated a plaza into its site, which provides for pedestrian interaction with the built environment. Cafe tables and chairs, benches and other furnishings create a welcoming space for shoppers and passersby.



This multi-family development in Gainesville has attractively landscaped interior yards so that it is inviting to residents and pleasant for pedestrians. This landscaping when in bloom softens the building and makes a pleasing environment for all.

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CHAPTER SIX: NONRESIDENTIAL REHABILITATION DESIGN STANDARDS

¹ ² ~~Any property owner or occupant wishing to make an exterior alteration to an existing nonresidential building or structure within the district must make an application to the HPC for a Certificate of Appropriateness. Within the context of this manual, existing multi-family residential developments are considered nonresidential buildings.~~

~~All properties, regardless of current appearance, will be required to conform to the standards when changes, replacements, repairs, or new construction occurs. However, existing nonresidential buildings less than fifty years old that are proposed for rehabilitation shall conform to the design standards outlined in Chapter Five: New Nonresidential Design Standards. Existing nonresidential buildings fifty years old or older that are proposed for rehabilitation or which have significant architectural merit (as decided by the HPC and City staff) must follow the design standards found in this section with the following emphasis:~~

~~Rehabilitation projects must emphasize the following:~~

- ~~➤ Respect the original architectural and material character of the building~~
- ~~➤ Preserve and repair original materials as much as possible~~
- ~~➤ If a deteriorated element must be replaced, replace it in-kind~~
- ~~➤ Uncover historic building facades by removing false fronts~~
- ~~➤ Preserve original storefronts including recessed entries, display areas, kick plates, and transoms~~

 Number: 1 Author: ellen Date: 12/8/2023 1:15:54 PM

The rehabilitation of historic buildings shall follow the following standards, in addition to the Secretary of the Interior's Standards for Rehabilitation (see Chapter 2).

 Number: 2 Author: ellen Subject: Cross-Out Date: 10/31/2023 2:15:17 PM -04'00'

6.1 Streetscape & Landscaping¹

²Over time significant landscape elements, such as street trees, plantings, planting strips, fountains and other pedestrian and civic art features, are lost or neglected. During a rehabilitation project, if such features once existed on the site and can be documented with photograph evidence, then every effort must be made to incorporate that feature into the rehabilitation project. To incorporate theorized historic elements into a rehabilitation project can create a false sense of history and is not encouraged. Plantings for the district will be those that are found within the period of significance of the district. It is important that existing historic landscape features be retained in any rehabilitation project, as such elements are part of the identity of the community.

Refer to The Tree Conservation and Replacement Ordinance, City of Kennesaw Ordinance Number 2005-23, 8-15-05; and The Central Business District Ordinance, City of Kennesaw Ordinance Number 2005-20, 2005.

6.1.01: ³Historic buildings typically ⁴were designed with the pedestrian in mind. Such pedestrian features ⁵include storefronts fronting on sidewalks, recessed entries, entrances for second floor spaces fronting on the sidewalks, and awnings. ⁶Such features must be maintained or reinstated during the rehabilitation process.

6.1.02: Planting strips and street trees along any public right-of-way must be retained or installed during rehabilitation if site work in the streetscape is planned.

6.1.03: ⁸The safety of a pedestrian is paramount whenever addressing rehabilitation of a streetscape.

6.1.04: A safely accessible route from the city's sidewalk network to the main entrance of a building is required.

6.1.05: ⁹To further promote the extensive pedestrian network of sidewalks in the city, all nonresidential buildings must maintain, or install, a sidewalk fronting the public right-of-way.

6.1.06: ¹⁰Plantings for the district will be plantings that were established in the district during its period of significance. These plant species include native plantings and other plantings that have adapted to the naturally occurring soil and climate and require less maintenance.

6.1.07: All nonresidential development abutting a residential use shall establish a landscaped buffer having a minimum horizontal dimension of fifteen (15) feet.

6.1.08: Existing historic landscape features must be retained and incorporated into the proposed landscape when feasible. Landscape features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.



This planting strip of approximately 18" provides a psychological buffer for a pedestrian from oncoming traffic. Such planting strips are required whenever feasible.



These stairs provide safe access from the city's sidewalk system to the parking lot of this commercial business on Buford Highway in Norcross, Georgia.



Inappropriate: A historic commercial building was removed at this location and replaced with a parking lot that is neither screened nor treated with any streetscape elements along the public right-of-way.



This office park (Fullers Chase) off of Cherokee Street has appropriately retained this historic well which is an important character-defining feature of the landscape. This feature will be a reminder to users of this office park that originally the land had been a part of a residence with farmland to its rear.

	Number: 1 for Commercial Rehabilitation	Author: ellen	Date: 10/31/2023 2:33:34 PM -04'00'
	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:18:52 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:19:50 PM -04'00'
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	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:20:01 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:20:29 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:20:20 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:20:38 PM -04'00'
	Number: 9	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:19:23 PM -04'00'
	Number: 10	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:20:54 PM -04'00'

- 6.1.09: Parking is not permitted within planting strips and parks within the district. ~~Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.~~
- 6.1.10: ~~surface parking areas are to be added to a site they must be edged with landscaping, such as tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.~~
- 6.1.11: A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to break up any large paved area.
- 6.1.12: Parking minimums and ratios shall comply with existing City ordinances.
- 6.1.13: Historic paving and scoring patterns in sidewalks and driveways must be preserved if possible. New paving must be compatible with that found on the rehabilitated property, or as established by the City of Kennesaw.
- 6.1.14: New curb cuts must be kept to a minimum.
- 6.1.15: ~~Compliance with the Central Business District Ordinance of Kennesaw (Ordinance Number 2005-20, 2005) is mandatory if within the Central Business District. Refer to Sections 802.09 802.12 if necessary.~~

~~10 Recommended Native Evergreen Street Trees~~

- | | |
|---------------------------------|------------------------------|
| Latin Name | Common Name |
| Juniperus virginiana | Eastern Red Cedar |
| Ilex Opaca | American Holly |

~~11 Recommended Height Planting Standards for Green Spaces:~~

- ~~Overhead wires present Small native trees~~
- ~~Overhead wires absent Large native hardwood trees~~

~~12 Recommended Width Planting Standards for Green Spaces:~~

- | | |
|-------------------------------|---|
| Green Space Width | Recommended Trees |
| 10 feet or greater | Large Deciduous Trees |
| 5 to 10 feet | Medium Deciduous Trees |
| Less than 5 feet | Small Deciduous or Flowering Trees |



This landscape buffer between parking lots on Summer Street helps break up the pavement and provide a more pleasing effect.

~~1 Recommended Native Large/Medium Deciduous Street Trees:~~

~~3 Latin Name • Common Name~~

- ~~Acer barbatum • Southern Sugar Maple~~
- ~~Acer rubrum • Red Maple~~
- ~~Acer saccharinum • Silver Maple~~
- ~~Fagus grandifolia • American Beech~~
- ~~Fraxinus americana • White Ash~~
- ~~Fraxinus pennsylvanica • Green Ash~~
- ~~Plantanus occidentalis • Sycamore~~
- ~~Quercus alba • White Oak~~
- ~~Quercus falcata • Southern Red Oak~~
- ~~Quercus laurifolia • Darlington Oak~~
- ~~Quercus nigra • Water Oak~~
- ~~Quercus phellos • Willow Oak~~
- ~~Quercus shumardii • Shumard Oak~~

~~8 Recommended Native Small Deciduous or Flowering Street Trees~~

~~9 Latin Name • Common Name~~

- ~~Amelanchier canadensis • Serviceberry~~
- ~~Carpinus caroliniana • Muscledwood/Hornbeam~~
- ~~Cercis canadensis • Redbud~~
- ~~Chionanthus virginicus • Fringetree~~
- ~~Cornus florida • Dogwood~~
- ~~Crataegus phaenopyrum • Washington Hawthorn~~
- ~~Oxydendrum arborescens • Sourwood~~
- ~~Ostrya virginiana • Hophornbeam~~

~~13 Recommended Native Evergreen Street Trees:~~

~~Latin Name • Common Name~~

- ~~Juniperus virginiana • Eastern Red Cedar~~
- ~~Ilex Opaca • American Holly~~

	Number: 1	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:21:50 PM -04'00'
	Number: 2	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:21:24 PM -04'00'
	Number: 3	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:22:35 PM -04'00'
	Number: 4	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:23:17 PM -04'00'
	Number: 5	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:23:22 PM -04'00'
	Number: 6	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:23:36 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:24:05 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:31:40 PM -04'00'
	Number: 9	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:32:09 PM -04'00'
	Number: 10	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:32:15 PM -04'00'
	Number: 11	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:32:19 PM -04'00'
	Number: 12	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:32:34 PM -04'00'
	Number: 13	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:31:51 PM -04'00'

6.2 Building Materials

1 Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are another material that does not conform to the durability, texture or surface treatment of traditional stucco, and is therefore not allowed in the district. Historically stucco cladding is not found in the district and is not known to have existed within the district, making it an inappropriate cladding for use within the district.

- 6.2.01: Original exterior materials will be retained and maintained whenever feasible. Such materials can include masonry, metal, wood or other historic material.
- 6.2.02: Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural brushes. Sandblasting, high-pressure water blasting or caustic chemical treatments are never appropriate cleaning methods and will permanently damage exterior surfaces. Tests must be conducted before using any cleaning methods on historic materials.

Permitted Building Materials:	Prohibited Building Materials:
➤ Brick	➤ Plain concrete block
➤ Stone (accent only)	➤ Mirrored glass
➤ Concrete block that is scored and textured (limited use only)	➤ Metal siding
➤ Wood siding	➤ Vinyl siding
➤ Wooden shingles	➤ Stucco/Synthetic stucco

- 6.2.03: Historic surface treatments and coatings will be retained on exterior materials whenever feasible. 2 This will protect the material from moisture and ultraviolet light.
- 6.2.04: Careful removal of paint will be completed by hand scraping, hand sanding, thermal devices and limited use of chemical strippers where necessary.
- 6.2.05: Exterior materials that were historically unpainted will remain unpainted unless it is necessary for waterproofing, or protection of the historic material.
- 6.2.06: When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.
- 6.2.07: When repair or replacement of new mortar is needed, the new mortar must duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement is not appropriate when repointing historic masonry joints.

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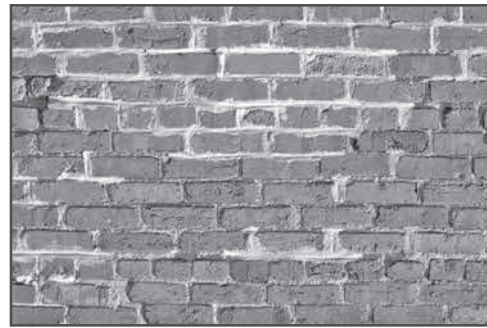
6.2.08: The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, and contemporary or faux stucco products (stucco coated foam insulation board and cement panels), dryvit, metal siding, vinyl siding and plywood, over historic materials is not appropriate ¹within the district.

6.8.09: ²~~Alternative building materials approved through the design review process include, but are not limited to composite materials such as hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case by case basis. Seek guidance from the HPC staff prior to considering any alternative material. To evaluate such materials the HPC must determine if the alternative material meets the following standards:~~

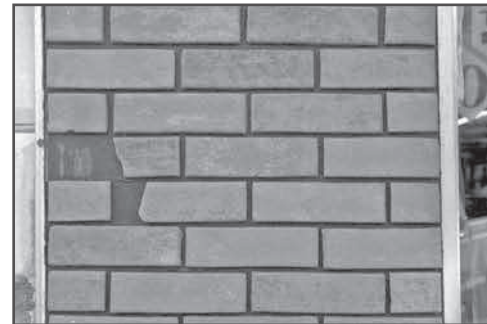
- ~~1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;~~
- ~~2) at least meet similar performance expectations as those of traditional building materials; and 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.~~

~~If an alternative material meets these required standards it may be used within the district.~~

6.2.10: It is not permitted to add stucco to brick piers, foundations or walls that were not covered by stucco historically.



Mortar used in repointing must be consistent in strength, texture and color to the original or existing mortar; to do otherwise will damage the existing brick as shown here. The replacement mortar used here was stronger than the original mortar; as a result, the mortar is causing the brick to spall.



False brick panels, as seen above, are not permitted within the district. These panels do not properly simulate the texture, color, or other material properties of real brick.

6.3 Storefronts, Entrances³ & Openings

6.3.01: ⁴~~Identify, preserve and maintain historic character-defining elements of commercial storefronts, such as windows, transoms, doors, architectural details and materials. The removal of ⁵or ⁶radical change of the original appearance and significant elements of a historic storefront is not appropriate within the district.~~

6.3.02: When necessary, repair deteriorated storefronts by reinforcing historic materials and by replacing original materials with in-kind materials or with compatible substitute materials. Replacement materials must be compatible in size, scale, materials, and design to the surviving part of the storefront.

6.3.03: Historic changes to storefronts that have become significant over time, or historic in their own right, must be preserved when feasible.

6.3.04: The reconstruction of a partially, or completely, removed storefront must be based on historical, pictorial or physical documentation.

6.3.05: A storefront that has entirely lost its significant historic features and cannot be documented, or a storefront that is less than 50 years old, must have a contemporary storefront design that is compatible to historic examples. The new storefront must follow the standards for new construction in this document.

6.3.06: ⁸~~The removal of non-historic cladding, false fronts, or inappropriate additions~~



Original storefronts, such as this one with its two-over-two fixed windows and paneled double door entry, are character-defining and must be retained during any rehabilitation project.

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	Number: 6 entrance	Author: ellen	Date: 10/31/2023 2:40:30 PM -04'00'
	Number: 7	Author: ellen	Subject: Cross-Out Date: 10/31/2023 2:40:11 PM -04'00'
	Number: 8	Author: ellen	Subject: Cross-Out Date: 11/6/2023 4:25:22 PM

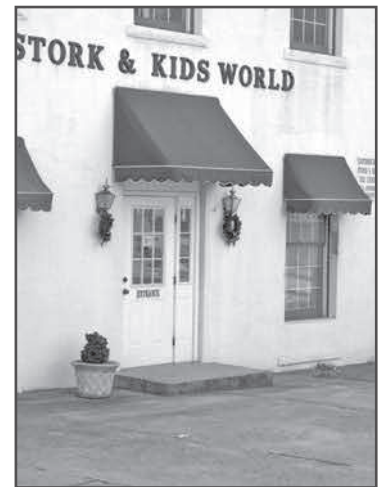
- ~~1 historic storefronts must be undertaken when feasible.~~
- 6.3.07: The covering of character-defining elements of storefronts ~~2 with non-historic cladding, false fronts or inappropriate additions~~ is not permitted.
- 6.3.08: The alteration of a historic commercial storefront so that it appears to be residential in character is not permitted.
- 6.3.09: The introduction of residential details, or unprecedented historic ornamentation, such as nonoperable shutters, small-paned windows, wood shakes, mansard designs, and coach lanterns are not permitted within the district, unless the features can be documented historically.
- 6.3.10: Display windows must be transparent single-pane glass. Reflective glass is not permitted within the district.
- 6.3.11: Historic window, door or entrance openings will not be covered or infilled unless it is proved to be necessary for the rehabilitation of the building. If they are the infill must be reversible.
- 6.3.12: Retain original entrances of a historic building, including character-defining features such as doors, fanlights, sidelights, transoms, entablatures, balusters, columns, railings, brackets, stairs and roof detailing. ~~3 such features are covered it must be reversible.~~
- 6.3.13: ~~4 protect and maintain original materials of storefronts through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.~~
- 6.3.14: Repair of entrance details, if ~~6 seriously~~ deteriorated, involve the limited replacement of original material with in-kind materials ~~7 a compatible substitute. 8 replacement materials must be introduced, the new material~~ must match the old in design, color, and texture.
- 6.3.15: The replacement of an original ~~10 entrance~~ that is missing may be accomplished in two ways: 1) an accurate restoration can be completed ~~11~~ when historical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- ~~12 6.3.16: Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and surround must be similar to the original in design and material.~~
- 6.3.17: The creation of new door openings on the front, or primary, is not permitted unless there is no other option for the necessary opening. When feasible new entrances must be located on rear and side facades. These new entrance must be compatible with the building's architectural style, details, and materials.
- 6.3.18: Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, will be retained and repaired through routine maintenance whenever possible.
- 6.3.19: A replacement window must match the original opening and it will duplicate proportions and pane configurations of the original window. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost. ~~13 aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim.~~



This storefront and upper floor in Gainesville, Georgia, has been inappropriately remodeled so that the original entrances have been lost and the upper floor windows have been obscured.



This original arched window opening is character-defining and must not be infilled or altered during rehabilitation of the building.



This commercial storefront has been inappropriately remodeled with lighting fixtures and doors that are residential in scale.

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	Number: 5	Author: ellen	Date: 11/8/2023 3:44:15 PM beyond repair, should
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	Number: 8	Author: ellen	Date: 11/8/2023 3:45:13 PM which
	Number: 9	Author: ellen	Date: 11/8/2023 3:46:23 PM feature
	Number: 10	Author: ellen	Subject: Cross-Out Date: 11/8/2023 3:46:15 PM
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6.4 Roofs

- 6.4.01: Original roof materials, configuration, and pitch will be preserved, maintained or repaired.
- 6.4.02: ~~1 Metal roofs were popular in Kennesaw and can be found on a variety of structures. Metal roofs such as Tin plate, Zinc plate, and pressed metal shingles will be preserved and maintained when feasible.~~
- 6.4.03: Repair of historic metal roofs will be with metal panels to match the original.
- 6.4.04: Roof decorations such as finials, parapet walls, chimney caps and cornices must be preserved, maintained, and repaired whenever feasible.
- 6.4.05: The historic roof pitch of a building must never be altered.



The prominent gable of the main roof and the pyramidal roof of the bell tower of this church are character-defining and must not be altered during any rehabilitation work.

The gabled (right) and shed-roofed (left) forms for the roofs of these buildings seen from the public right-of-way are character defining and must be retained during rehabilitation.



6.5 Awnings

- 6.5.01: Historic awnings or balconies that are character defining to the building will be retained and repaired whenever possible.
- 6.5.02: The replacement of an original historic balcony or awning that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when hi²orical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 6.5.03: The addition of new balconies to a historic commercial building are appropriate on the rear facade, or on an unobtrusive facade, of a building, as long as they comply with local ordinances and codes. A new deck will be compatible with the building's size, scale, materials, and design, and will be installed in such a manner that it can be removed without harming original historic materials. New decks and balconies must not obscure significant character-defining features of a historic building.
- 6.5.04: ~~3 The use of unpainted pressure treated lumber or composite materials for balconies is not permitted for the character of the historic district.~~ Balconies must be painted or treated with an appropriate surface treatment.



An awning must not extend beyond the storefront of the building to which it is attached. The use of support poles for awnings is not appropriate to the district.



Round awnings are only appropriate if they are used with a round window or door opening.

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if the original configuration is unknown,

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- 6.5.05: Canvas, acrylic and vinyl coated awnings placed over display windows of new buildings are encouraged and often are suitable locations for signs. Canvas awnings are recommended.
- 6.5.06: Awning shapes will match the window and door shapes that are covered or shaded.
- 6.5.07: Awnings and balconies will be freestanding and not impede pedestrians by attaching to the sidewalk in any way.
- 6.5.08: Transom lights or prism glass or stained glass are not to be covered by awnings.

6.6 Architectural Details

- 6.6.01: The addition of materials, architectural details, and light fixtures that do not belong to the period or style of the historic building is not permitted.
- 6.6.02: When deteriorated elements must be replaced, new materials ¹will be compatible with the original in terms of size, design and hardware.
- 6.6.03: Shutters will not be added to buildings that did not historically feature shutters.
- 6.6.04: Where historical documentation exists, new shutters must be appropriate to the style and period of the building ²in terms of material, scale and design. They also must be operable.
- 6.6.05: Architectural details and features which have been ³removed when reinstated must be replaced based upon their original design, materials, proportions and details ⁴(photographs and other documentation is recommended). Otherwise if enough evidence exists that a feature is missing ⁵(and the HPC believes the addition of the feature/detail is appropriate to the property) a contemporary interpretation may be added.
- 6.6.06: Cast iron columns or pilasters on storefronts will be maintained through regular painting. If cleaning is desired, the use of abrasive cleaning methods such as sandblasting are not permitted.



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 Number: 1 match	Author: ellen	Date: 11/8/2023 3:54:41 PM
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6.7 Mechanical Systems & Service Areas

- 6.7.01: ~~1. The preservation of historic mechanical systems is encouraged. Such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switch plates, and lights.~~
- 6.7.02: Where new mechanical systems are required for a building, the installation of the systems will be done in such a way to cause the least alteration possible to the exterior elevations of the building. In this undertaking the care will be taken to cause the least damage possible to historic building materials.
- 6.7.03: The front facade of a building will not be disrupted by the addition of window air conditioner units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from public right-of-way. They will be installed in such a manner to avoid damage to historic material, including windows, sashes and frames.
- 6.7.04: Satellite dishes and other antennae will be located unobtrusively to the side or rear of the building. They will be screened by landscaping whenever possible.
- 6.7.05: ~~2. Service areas and alley will be maintained clean of debris and standing water.~~



Service areas and alleys shall be maintained clean of debris and standing water. Inadequate drainage can cause infestation, as well as water damage, to buildings given the nature of their use for the placement of dumpsters and recycling bins.



The placement of air conditioning units on the front facade of buildings is not appropriate. Such mechanical systems must be placed on facades not visible from the public right-of-way so they will not disrupt the historic integrity of the property.

6.8 Lighting

- 6.8.01: New site and street lighting must be compatible in design, material and scale with the historic character and pedestrian orientation of the district.
- 6.8.02: Historic streetlights and exterior lighting will be preserved within the district if at all possible. New exterior lighting will be compatible with the architectural styles present in the district.
- 6.8.03: Lighting for nonresidential buildings found within residential areas, will introduce low-level lighting ~~3. provide for safety and security where needed. Install recessed lights, footlights, pedestrian scaled lighting, or directional lights in unobtrusive locations, so that glare on adjacent residences is reduced as feasible.~~
- 6.8.04: ~~5. It is not appropriate to introduce period lighting fixtures from an era that is not in keeping with the period of significance of the district.~~
- 6.8.05: Lighting placed on buildings in the district will reflect the original use of the building. For example, a residence converted into an office must have residential style lighting.



Lighting for nonresidential buildings shall not be residential in scale or design (left example). Such lighting shall be appropriately scaled to not overpower, or be diminished by the building. The right example is of appropriate lighting for a nonresidential building.

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	Number: 4	Author: ellen	Subject: Cross-Out	Date: 11/8/2023 3:59:16 PM
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6.9 Signage

All signage must meet the criteria established by the City's Sign Ordinance (Ordinance Number 2004-10).

6.9.01: Historic signs are to be retained whenever possible, particularly when they have a historic association for the community or are significant for their design.

6.9.02: Signs will be subordinate and complementary to the building.

6.9.03: New signs for historic buildings will respect the size, scale and design of the building and may not overpower the building or adjacent properties. It is inappropriate for signs to obscure, damage, or destroy remaining character-defining features of the historic building.

6.9.04: ~~New signs will not obscure significant features of the historic building, such as transom lights or windows. Materials must be characteristic of the building's period and style. Creativity is encouraged when designing new signs.~~

6.9.05: Within the public-right-of-way, limit signage to that necessary for traffic and pedestrian safety. Locate necessary signage so that the historic character of the district is not obscured.

6.9.06: Signs that are to be attached to buildings must avoid damage to historic materials. Fittings must penetrate mortar joints rather than masonry.

6.9.07: Buildings will have no more than two signs.

6.9.08: ~~Signs which resemble logos or symbols for businesses are appropriate and encouraged.~~

6.9.09: ~~Serif or script lettering are traditional lettering styles for signs.~~ Letters may not exceed 18 inches in height and may not cover more than 60% of the total sign area.

6.9.10: Traditional sign locations include storefront belt courses, upper facade walls (not to exceed 20% of the overall wall surface), hanging or mounted inside windows, or projecting from the face of the building.

6.9.11: Spot or up-lit lighting for signs is recommended.

6.9.12: Large signs that are internally lit, and large signs located on poles are prohibited.

6.9.13: The use of exposed neon tubing, or neon lights, for signs is not permitted.

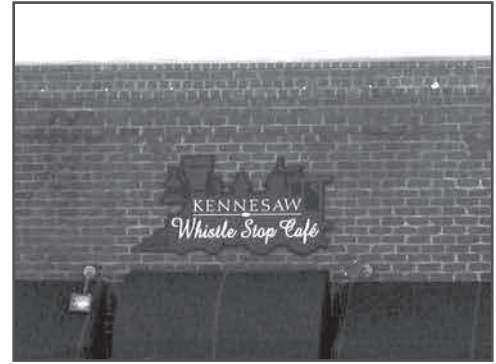
6.9.14: Signs must be constructed of materials that are appropriate to the district, see section 4.5. The use of vinyl and plywood signs are prohibited.

6.9.15: Lettering and graphics on signs must be engraved, etched, painted, or of a protruded material that is applied to the sign base. Lettering or graphics of applied vinyl, or are otherwise not permanently affixed onto the sign backing are prohibited.

6.9.16: Traditional placement of signs is required. Traditional placement includes: above the transom or storefront window; hanging sign attached to first story storefront; storefront window; storefront door; and side of building seen from public right-of-way.

6.9.17: The use of banners is limited to one thirty day period every six months.

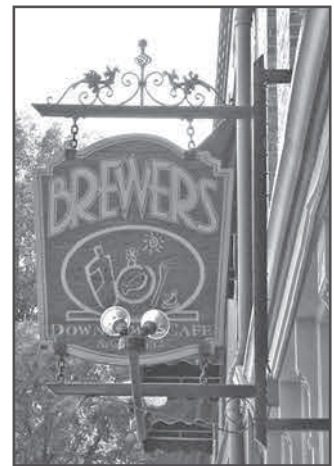
6.9.18: Painted signs on buildings/structures are governed by the sign ordinance as well.



This modern sign is appropriately placed in the signboard area located above the display windows. The creative shape of the sign as the "Lil General" is appropriately scaled to the building.



The use of large neon signs is not appropriate to the district.



This projecting sign is appropriate in scale and design to the district. Such signs must be simple and small in scale.



6.10 Additions

- 6.10.01: New additions will be placed away from the front facade of the primary building, ideally in the rear or on an inconspicuous side of the historic building. They will be compatible with the original building in terms of materials, relationships of solids to voids, and color. The size and scale of the addition will be limited in relationship to the historic building.
- 6.10.02: Additions to the side of a historic building ¹ will not be flush with the front facade of the historic building. ² ~~At the very minimum, appropriately designed side additions to historic buildings are stepped back from the front facade. ³ It is recommended that additions to the sides of historic buildings be placed as far back as possible.~~
- 6.10.03: Rooftop penthouses or additional stories must not be ⁵ ~~constructed unless the addition will not be readily~~ visible from the street or other pedestrian viewpoints. Roof additions must be set back from the main facade.
- 6.10.04: The design of a new addition will be clearly differentiated so that the addition is not mistaken for part of the original building.
- 6.10.05: New additions will be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed.
- 6.10.06: New additions will not encase a historic building.
- 6.10.07: Historic additions and alterations that have acquired significance in their own right will be preserved whenever feasible.



This addition to a historic building (above) is completely inappropriate because it encases the original brick building and destroys the original form of the structure.



This rooftop addition in Norcross, Georgia, is appropriately set back from the front facade so that it is not seen from the public right-of-way. Additions must be stepped back from facades that can be seen from public rights-of-way.

⁶ ~~6.11 Outdoor Spaces~~

- ~~6.11.01: Historic open spaces will be preserved and enhanced through sensitive maintenance and management.~~
- ~~6.11.02: Existing vegetation whenever feasible must be preserved and new vegetation will be added that complements the historic character of the building. An under planting program must be used to replace aging vegetation.~~
- ~~6.11.03: Plantings will be chosen from the district's period of significance. Seek City Staff for appropriate plantings.~~



Left Example: "Big Spring" park was established in the early 1900s and is a character-defining feature of the identity of Kennesaw and must be maintained as a public open space.

Right Example: The incorporation of this outdoor plaza in front of this commercial development is inviting to pedestrians and shoppers. Such plazas improve quality of life and are encouraged where practicable.



This residential development has a public park at the center of its development with a playground and additional parking for use by visitors to the development.

Open spaces help maintain a healthy atmosphere that make communities cohesive and livable for residents.

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 Number: 5	Author: ellen	Subject: Cross-Out Date: 11/8/2023 4:03:51 PM
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CHAPTER SEVEN: RESIDENTIAL REHABILITATION DESIGN STANDARDS

1

Following are residential design standards tailored specifically to residential properties in the district. These guidelines will help property owners make the best decisions when it comes to planning repair and rehabilitation² projects that require a Certificate of Appropriateness (COA) from the Kennesaw Historic Preservation Commission.

³Kennesaw's historic residential buildings provide much of the charm and sense of place for this small vibrant community. Therefore, it is of the utmost importance that the character of the town's residential buildings be preserved. The materials and architectural features of historic buildings set them apart from contemporary construction and give them a unique character.

There are methods to repair and maintain historic building materials that preserve the original materials, and ensure easier maintenance of the building over the long run. Likewise, there are ways to sensitively adapt historic residential buildings for new uses without destroying the unique character of the structure.

⁴One of the most significant considerations for residential rehabilitation projects is the preservation of the exterior material of the building. In Kennesaw, the dominant exterior material used in the historic residential areas is wood, although brick masonry, stone masonry, and stucco buildings are scattered throughout the district. Each material requires special treatment, and each shall be preserved and maintained as an important component of the historic building. The introduction of certain inappropriate materials can greatly disrupt the predominant visual textures in the historic district.

The longevity of wood can be increased with back priming, as well as periodic repair and repainting keeping it free from moisture. When wood elements have deteriorated, first assess the degree of damage and then determine whether replacement is necessary. The use of nonhistoric siding materials is not appropriate within the local district. When placed directly over historic wood siding, moisture retention or insect infestation may be hidden. Replacement siding can alter and obscure original architectural details. Aluminum and vinyl siding are not permanent replacement materials and require yearly maintenance. Aluminum siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. If replacement siding is deemed necessary, existing trim details such as corner boards, baseboards, fascia must be present after the replacement siding is installed.

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historic

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The following standards, in addition to the Secretary of the Interior's Standards for Rehabilitation shall apply.

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7.1 Exterior Materials

1 Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.

2 As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are another material that does not conform to the durability, texture or surface treatment of traditional stucco, and is therefore not allowed in the district. Historically stucco cladding is not found in the district and is not known to have existed within the district; making it an inappropriate cladding for use within the district.

Permitted Building Materials:	Prohibited Building Materials:
➤ Brick ➤ 3 Hardiplank ➤ Concrete block that is scored and textured (limited use only) ➤ Wood siding ➤ Wooden shingles	➤ Plain concrete block ➤ Mirrored glass ➤ Metal siding ➤ Vinyl siding ➤ Stucco 4

7.1.01: Exterior materials will be retained and maintained if at all possible. Such materials can include masonry, metal, wood or other historic material.

7.1.02: 5 Regularly inspect exterior materials in order to identify, evaluate and treat causes of deterioration, such as leaking gutters, roofs or flashing; cracks or holes; faulty caulking; insect infestation; or vegetative growth.

7.1.03: Maintain exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

7.1.04: 6 Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. Sandblasting, high pressure waterblasting or caustic chemical treatments are never appropriate cleaning methods and will permanently damage exterior surfaces. Tests shall be conducted before using any cleaning methods on historic materials.



These asbestos shingles found in the Cherokee Street Historic District have achieved historic significance for this property and must be maintained and retained in future rehabilitation efforts of this property.

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	Number: 3	Author: ellen	Subject: Cross-Out	Date: 11/9/2023 3:22:48 PM
	Number: 4	Author: ellen	Subject: Text Box	Date: 11/16/2023 10:06:13 AM
	Stucco			
	Number: 5	Author: ellen	Subject: Cross-Out	Date: 11/9/2023 3:23:15 PM
	Number: 6	Author: ellen	Subject: Cross-Out	Date: 11/9/2023 3:23:55 PM

7.1.05: Historic surface treatments and coatings on exterior materials will be retained and maintained. ¹~~Such original treatments were installed to protect the material from moisture and ultraviolet light.~~

7.1.06: Paint removal will be completed by handscraping, handsanding, thermal devices and limited use of chemical strippers where necessary. Historically painted surfaces shall remain painted during rehabilitation, although accumulated layers of paint may be removed.

7.1.07: Exterior materials that were historically unpainted shall remain unpainted. ²~~Appropriate non-historic protective coatings may be applied to exterior materials, where needed, to protect the original material in areas of high pedestrian use.~~

7.1.08: When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.

7.1.09: When repair or replacement of new mortar is needed, the new mortar will duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement shall not be used in repointing historic masonry joints. ³

7.1.10: The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), dryvit, aluminum siding and plywood, over historic materials is not permitted within the historic district. ⁴

7.1.11: ⁵~~Alternative building materials approved through the design review process include, but are not limited to, hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is not permitted within the district. ⁶Seek guidance from the HPC staff prior to considering any alternative building material. To evaluate such materials the HPC must determine if the alternative material meets the following standards:~~

- ⁷~~1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;~~
- ²~~2) at least meet similar performance expectations as those of traditional building materials; and~~
- ³~~3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.~~

~~If an alternative material meets these required standards it may be used within the district.~~ ⁸

7.1.12: When siding or trim is replaced (in part or in whole) the reveal shall be what was originally on the building. ⁹~~If this can not be documented the reveal will be no less than four and one half (4.5) inches and no greater than five (5) inches.~~



Wood clapboards, if maintained, can be retained indefinitely. When needed the replacement of portions of historic clapboards can be done in-kind. The covering of intact clapboards is not encouraged.

7.2 Architectural Details

7.2.01 ¹⁰~~Architectural details that are~~ character-defining features of a historic building shall be preserved and maintained.

7.2.02 Repair, rather than replace, damaged architectural elements when possible.

7.2.03 Architectural ¹¹ails that are beyond repair may be replaced with details that ¹²~~are compatible~~ in design, scale and material.



The vernacular roof brackets and attic vent are simple details on this turn-of-the-century cottage that are character-defining and must be retained.



This chamfered corner board with elaborate cap is character-defining of this rehabilitated residence and was appropriately retained during the rehabilitation project.

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	Number: 4 or as a replacement for	Author: ellen	Date: 11/9/2023 3:35:23 PM
	Number: 5	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:25:23 PM
	Number: 6	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:37:38 PM
	Number: 7	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:37:44 PM
	Number: 8 If this is not known, the reveal shall be appropriate to the age of the building.	Author: ellen	Date: 11/9/2023 3:26:41 PM
	Number: 9	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:26:04 PM
	Number: 10	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:26:56 PM
	Number: 11 match	Author: ellen	Date: 11/9/2023 3:27:22 PM
	Number: 12	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:27:12 PM

- 7.2.04 The replacement of architectural details that are missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 7.2.05 The application of details that do not belong to the period or style of a house is not permitted.



This verge board on this Victorian style cottage is a character-defining element of the style of the cottage and must be maintained and retained.

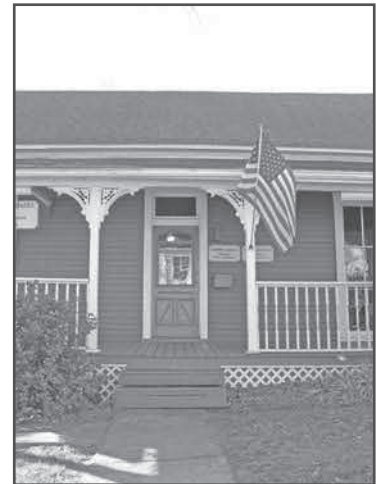
7.3 Entrances & Porches

- 7.3.01 Original entrances and porch details that are character-defining features of the historic building, such as doors, fanlights, sidelights, transoms, entablatures, balusters, columns, railings, brackets, stairs and roof detailing will be retained whenever feasible.
- 7.3.02 Protect and maintain original materials to the entrances and porches of historic properties through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- 7.3.03 Repair of entrance and porch details, if seriously deteriorated, will involve the limited replacement of original material with in-kind materials or a compatible substitute. If replacement materials must be introduced, the new material shall match the old in design, color, texture, and where possible, material.



This recessed entry is a character-defining detail of this simple post World War II home on Old Highway US 41. The infill of this entry would be in appropriate.

- 7.3.04 The replacement of an original porch that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 7.3.05 The permanent enclosure of front porches, side porches, and porte-cocheres visible from a right-of-way is not permitted within the historic district.
- 7.3.06 Rear and side porches may be enclosed with transparent materials that maintain the original open character of the porch.
- 7.3.07 The addition of materials, architectural details, and light fixtures not appropriate to the period or style of the house is not permitted.
- 7.3.08 The addition of screen and storm doors must be compatible with the original entrance.
- 7.3.09 Original doors and their decorative surrounds will be retained whenever feasible. If a deteriorated door must be replaced, the new door and surround will be similar to the original in design and material.
- 7.3.10 It is not permitted to fill in original door and window openings on the front facade.
- 7.3.11 The creation of new door openings on the front, or primary, facade is not permitted, unless no other feasible option is available. New entrances on rear and side facades must be compatible with the building's architectural style, details, and materials.
- 7.3.12 The addition of new decks and balconies are only appropriate on the rear facade, or on an unobtrusive facade, of a building, as long as they comply with local ordinances and codes. The new decks will be compatible with the building's size, scale, materials, and design, and will be installed in such a manner that they can be removed without harming the original historic materials. New decks and balconies are not permitted to obscure significant character-defining features of a historic building.



This entrance is centered within the facade and features a transom. The door appears to be original and must be maintained. The alteration, or relocation, of this doorway would effect the overall fenestration of this home.

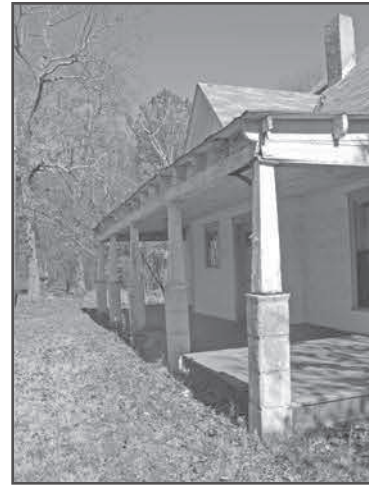
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	beyond repair		
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	match the		
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	Number: 13	Author: ellen	Subject: Cross-Out Date: 11/9/2023 3:41:29 PM

- 7.3.13 The use of unpainted pressure treated lumber or composite materials for decks and balconies is not appropriate for the character of the historic district. Decks and balconies must be painted or treated with an appropriate surface treatment.



Left Example: This original scrollwork trim is an important contributing element to the architectural style of this residence. Such details must be maintained and retained during any rehabilitation project.

Right Example: This roof deck was appropriately added to the rear facade and nestled between the rear eaves of this residence, which screens the roof deck from the public right-of-way.



These porch supports with their rusticated cast concrete base and battered square columns that support a simple entablature with rounded rafter rails are character-defining of this home. These must be maintained and retained during rehabilitation of this home.

7.4 Windows

- 7.4.01 Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, must be retained and repaired whenever possible.
- 7.4.02 When deteriorated elements must be replaced, new materials will be compatible with original materials in terms of size, design and hardware.
- 7.4.03 A replacement window must match the original opening and must duplicate the proportions and pane configurations of the original window. Replacement windows within the district must be wooden windows. Vinyl and aluminum windows are not permitted. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost.
- 7.4.04 Instead of replacing original glass with double-glazing, thermal upgrade may be achieved by installing or replacing inadequate or damaged weather stripping and caulking. The installation of exterior storm windows is another appropriate option for obtaining energy efficiency. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the storm to the primary window so that features of the historic window are not obscured. Investigate weather stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.
- 7.4.05 Original window openings are not be filled-in. Any covering of windows will be of a temporary nature and must not damage or destroy historic materials.



The removal of historic operable shutters from a property is discouraged as they are character-defining feature of the house. The replacement of operable shutters with inoperable shutters is discouraged.



This six-over-six light double hung window with an arch built into the casing is a character-defining architectural feature of this property. The alteration, infill or removal of this window is not appropriate.

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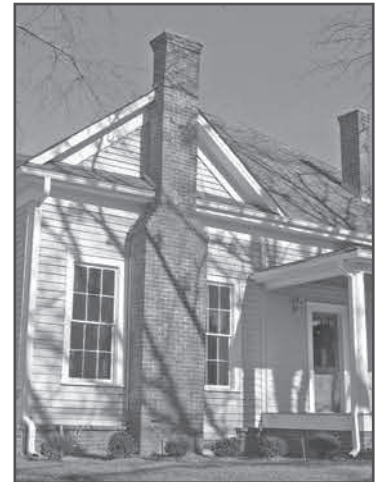
- 7.4.06 The creation of new window openings on the front facade of historic buildings is not permitted.
- 7.4.07 The use of mirrored or tinted glass is not permitted.
- 7.4.08 Shutters are not to be added to buildings that did not historically feature shutters.
- 7.4.09 Where historical documentation exists, new shutters must be appropriate to the style and period of the building in terms of material and design. When added they must be appropriately sized to appear to cover the window¹ opening. Shutters may not be of plastic, vinyl or metal materials.



This six-over-nine light floor-to-ceiling window is one of the few examples of this type of window in Kennesaw. During the rehabilitation of this property for use as an office the window was appropriately retained.

7.5 Roofs, Chimneys & Dormers

- 7.5.01 The original shape and pitch of the roof with original features and original materials must be retained when possible.
- 7.5.02 Historic roofing materials, such as clay and pressed metal, are to be repaired rather than replaced. If replacement is necessary, new materials must match as closely as possible the texture, color, design, and composition of the historic roofing material.
- 7.5.03 No addition to a house may alter the house form so as to make the original house form unrecognizable.
- 7.5.04 Historic roof dormers must be retained with their original windows.
- 7.5.05 The addition of new dormers, roof decks, balconies, or other additions on the front facade of a historic building is not permitted.
- 7.5.06 New dormers, roof decks and balconies may be permitted on the rear facade or side facades if they are not prominent facades visible from the right-of-way. These new features must be compatible with the period, style and details of the historic building. They will be attached in such a way that if removed they will not damage the original material.
- 7.5.07 Skylights may be installed in unobtrusive locations, preferably at rear roof lines or behind dormers. Convex or bubble skylights are not permitted.
- 7.5.08 Historic chimney materials and placement are character-defining elements of historic buildings and must be preserved when feasible. ~~The location of chimneys is essential to house type identification.~~
- 7.5.09 Chimney repair and replacement must match the existing mortar, brick color, size, and texture.



This gable end chimney is integral to the house type classification of this property. Its removal would effect the integrity of the property. Chimneys like this must always be maintained and must be retained during rehabilitation projects.

- ~~7.5.10 If repair, patching or replacement of historic chimney brick or stone is necessary, care must be taken to match the existing material in hardness, texture, color, size and mortar consistency.~~



This pyramidal roof (left example) and the hipped roof (right example) and their gabled extensions are integral to the house type of these properties. Their alteration in pitch or form would impact the integrity of these homes.

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Solid composite shutters may be permitted.

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- 7.5.11 The historic material of a chimney is not to be covered with a new material such as stucco or siding materials.
- 7.5.12 Removal of brick or stone chimneys and replacement with metal or other materials is not permitted.
- 7.5.13 Historic gutters and downspouts must be retained.
- 7.5.14 Gutters added to a building that did not historically have gutters will be in an unobtrusive manner.
- 7.5.15 Deteriorated historic gutters that must be replaced will match the original gutters in appearance, color, and size.



This interior chimney is covered in stucco. Stucco shall never be applied to a masonry chimney unless it was a historic feature of the building. If stucco was originally on a chimney it must be maintained.

7.6 Foundations

- 7.6.01 Original foundation material will not be covered with stucco.
- 7.6.02 If the spaces within a pier foundation must be filled in, the work will be completed in a way that maintains the appearance of foundation piers by recessing the new material at least three inches behind the front edge of the piers.
- 7.6.03 If the spaces within a pier foundation must be filled in, it is more appropriate to use a wood lattice or a brick lattice design than a solid material.
- 7.6.04 Unpainted historic masonry foundation materials will remain painted, ~~unless it is necessary for retention of the material.~~



The solid infill of historic pier foundations is not encouraged. If they are to be infilled the new material must be stepped back from the front face of the foundation. When possible an open, lattice-like infill is suggested.



Original pier foundations must be maintained year round, and retained during any rehabilitation project.

7.7 Mechanical Systems

- 7.7.01 ~~The preservation of historic mechanical systems is encouraged; such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.~~
- 7.7.02 Where new mechanical systems are required for a building, they shall be installed to cause the least alteration possible to the exterior elevations of the building and the least possible damage to historic building materials.
- 7.7.03 The front facade of a building may not be disrupted by the addition of window air conditioner units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from the public right-of-way. They shall be installed in such a manner to avoid damage to historic material, including windows, sashes and frames.



This HVAC unit has been screened by a picket fence. This is an appropriate solution to utilize when screening such mechanical services, although in this case the fence should have wrapped around this unit.

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- 7.7.04 Satellite dishes and other antennae that are on a historic building will be located unobtrusively to the side or rear of the building. When such antennae are located in the yard of a historic building must be sited unobtrusively to the side or rear of the property, and must be screened by landscaping where possible.

This satellite dish is inappropriately placed in the front yard of this property in South Georgia. While such antenna are not prohibited, they shall be placed in such a way that they are not conspicuous.



7.8 Additions

- 7.8.01 Historic additions and alterations that have acquired significance in their own right must be preserved when feasible.
- 7.8.02 Additions will be designed to have the least effect possible on historic materials or character-defining elements of the historic building or landscape.
- 7.8.03 New additions will be placed on the rear or on an inconspicuous side of the historic building, and must be compatible with the original building materials, relationships of solids to voids, and color. The size and scale of the addition will be limited in relationship to the historic building.
- 7.8.04 Additions to the side of a historic building will ¹not be flush with the front facade. ²Appropriately designed side additions to historic buildings will be stepped back from the front facade, as far back as possible.
- 7.8.05 The design of a new addition must be clearly differentiated so that the addition is not mistaken for part of the original building.
- 7.8.06 New additions will be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed.



Historically additions were typically added to the rear of a property. This concept is encouraged as most prominent architectural features are located towards the front of a property.



This property in Stone Mountain, Georgia, has an inappropriate front and side addition. Additions that are made to the front or primary facade are not allowed.



This second floor access stairway was appropriately added to the rear of this property. The structural supports for this stairway have also been appropriately screened by landscaping.



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7.9 Adaptive Reuse

Historic residential properties that are converted to commercial uses must comply with American with Disabilities Act (ADA) requirements as described in *Chapter Eight*, section 8.1: *Health, Safety & Accessibility*.

7.9.01 Residential buildings that are converted to a commercial use will follow the residential design standards in this document.

7.9.02 ~~1) 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.

7.9.03 The arrangement and symmetry of the front facade must be preserved during any adaptive reuse project.

7.9.04 Only side, or rear, historic porches may be enclosed as a requirement for a new use. The enclosure of the porch must be carefully designed in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

7.9.05 If an additional entrance or porch is required for a new use, it will be constructed in a manner that preserves the historic character of the buildings, such as limiting such alteration to non-character-defining elevations.

7.9.06 If additional windows on rear or other-non character-defining elevations are required by the new use, new window openings will be compatible with ² the overall design of the building, but not duplicate the fenestration pattern and detailing of a ~~3) character-defining~~ elevation.

7.9.07 If a dropped ceiling is required for the new use of the historic building, a setback in the design of the dropped ceiling is required to allow for view of the full height of the window openings from the exterior.

7.9.08 Additional stories, when required for a new use, will be designed to be set back from the wall plane and be as inconspicuous as possible when viewed from the street.

7.9.09 Signage for businesses located in historic residential buildings will respect the size, scale, and design of the historic building as well as the surrounding residential neighborhood. All signage will comply with the current City of Kennesaw Sign Ordinance, and the standards set forth in *Chapters Four and Five*.

7.9.10 Sign materials, including the sign face and support structure, will be compatible with the character of the historic building and the surrounding neighborhood.

7.9.11 The historic landscape features of the property will be preserved and maintained despite a change in use of the property whenever feasible.



This clipped roof Bungalow in Stone Mountain, Georgia, was inappropriately rehabilitated for office use circa 2000. Inappropriate alterations include: 1) stucco was applied over the historic cladding of the original home; 2) the front porch was infilled; and 3) an addition double the size of the original house was added to the side and stepped forward in front of the original front facade.



This sign is appropriately scaled for this rehabilitated residence in Gainesville, Georgia. The sign does not overpower the residence and maintains residential character.



In the above sketch rehabilitated residence for a business enterprise has an inappropriate sign that is out of scale to the residence, and that is nonresidential in character. In a residential neighborhood signage must respect the scale and character of the neighborhood.

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CHAPTER EIGHT: HEALTH, SAFETY & ACCESSIBILITY; DEMOLITION; AND RELOCATION DESIGN STANDARDS

8.1 Health, Safety & Accessibility

In 1990, the Americans with Disabilities Act (ADA) was passed. This Act states that access to properties open to the public is a civil right. Historic buildings are not exempt from ADA requirements, but there are provisions in the Act that take into account the preservation of historic buildings. Commercial uses are only required to meet the ADA when they alter their facility. In general, where changes required by the ADA would threaten or destroy the significance of a qualified historic building there are special requirements to address conditions of limited accessibility.

These standards highlight some of the special requirements of the ADA and give a general overview of issues that may need to be addressed by the Historic Preservation Commission. The National Trust for Historic Preservation published a "Self-Guided Training Course for Historic Preservation Commissions." This training course, and Preservation Brief #32 "Making Historic Properties Accessible," is the underlying framework for these standards.

The following standards are not meant to substitute for meeting the ADA requirements. Portable ramps do not meet the accessibility requirements of the ADA but may be used as a temporary measure until a better solution is found.

- 8.1.01: Identify the historic building's character-defining elements so that code-required work will not result in their damage or loss.
- 8.1.02: Comply with the requirements of applicable building and fire safety laws, ordinances, codes, standards, rules, or regulations in a manner that character-defining elements are preserved. ~~1 Creative solutions shall be utilized to provide accessibility in the district, while striving to protect the historic character-defining features of the built environment.~~
- 8.1.03: Ramps/lifts will meet the standards of the Americans with Disabilities Act Standards for Accessible Design. In addition, they will be built of new materials that are compatible with the historic material of the building. Lifts will be located under a cover to protect the user and the mechanism. Ramps/lifts will be placed on the side or rear facade of the building. ~~2 In order to preserve the symmetry of the front facade.~~
- 8.1.04: Accessibility structures will be compatible with the symmetry and scale of the historic building and will avoid blocking existing windows and doors. Every effort must be made to avoid the removal of historic material and/or significant character-defining features.
- 8.1.05: Ramps may be constructed with a variety of materials including wood, brick, and stone. Unpainted pressure-treated wood or composite materials shall not be used to construct ramps because they are not visually compatible with most historic properties.
- 8.1.06: The enlargement of door openings on the front facade to accommodate ADA accessibility is not permitted, unless no other feasible option is available.
- 8.1.07: ~~3 The use of appropriate door hardware, such as lever handles, is encouraged. Historic hardware must be preserved in storage.~~
- 8.1.08: The installation of handicap accessible facilities will be done in a manner that, when removed, will not damage or destroy historic fabric.



Signage that directs disabled persons to a less visible, yet accessible entrance, is a suitable design solution.



The impact of this handicap accessible ramp to the front of this building was softened with landscaping.

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- 8.1.09: The addition of new stairways or elevators to meet health and safety codes will be done in a manner that preserves ¹~~adjacent~~ character-defining elements. Where possible, locate fire exits, stairs, landings, and decks on the rear or an inconspicuous side of the structure.
- 8.1.10: When fire escapes are necessary, ²~~every effort will be made to~~ use low visibility fire escapes designed for historic buildings or portable escapes.
- 8.1.11: New fire doors will be as similar as possible to existing doors in proportion, location, size and detail.
- 8.1.12: Additional fire exits will be placed on the rear or side facades of buildings and shall match historic doors in scale and detail.



This simple and effective fire escape has been appropriately placed to the rear of this building.

8.2 Demolition

A prolonged lack of maintenance results in demolition by neglect – the preventable demise of a historic building due to willful lack of maintenance. **In the City of Kennesaw, demolition by neglect issues are typically addressed through compliance with codes for failure to maintain historic property as adopted by the City of Kennesaw in the Historic Preservation Ordinance Section 5-50. Under this ordinance, minimum maintenance standards must be upheld.** Failure to meet such minimum requirements can constitute a violation of the law, and a citation will be issued. Please contact the City of Kennesaw for information on these requirements.

Because demolition is irreversible, all possibilities for saving a threatened historic structure must be explored. Demolition of contributing structures is discouraged because of the negative impact it has on the surrounding area and the historic fabric of the district. ³~~The loss of a historic building creates a void in the streetscape, and subsequent improvements to the site are usually not as well designed or constructed as the original. Comparable new construction is often not feasible because of market conditions and the unavailability of materials and skilled craftsmen.~~



This cottage in south Georgia is an example of demolition-by-neglect.

Each building proposed for demolition must be evaluated for historic and architectural merit as well as its importance to the history of the site, and the National Register-listed districts.

As an alternative to demolition, many property owners consider “mothballing” a historic structure. Mothballing is a temporary means of closing up a structure, which protects it from the weather and secures it from vandalism. It is typically used when all means of finding a productive use have been exhausted, or when funds are not currently available to bring it back to a usable condition. When the local building official has declared a structure unsafe, mothballing can be a viable alternative to demolition, offering protection while funds are sought or while planning for its future use. For more detailed information on the subject as it applies to historic structures, see Preservation Brief #31: Mothballing Historic Buildings.

- 8.2.01: Historic buildings in the district shall not be demolished unless they are so unsound that rehabilitation is not possible.
- 8.2.02: The demolition of a noncontributing* structure within the district is allowed under the following conditions:
- 1) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the HPC;
 - 2) It is documented to the satisfaction of the HPC that finances are in place to construct the approved redevelopment plans.

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8.2.03: The demolition of a contributing* structure within the district is allowed under the following conditions:

- 1) It is documented to the satisfaction of the HPC that the building can not feasibly be rehabilitated for use, which shall be written by a licensed architect, engineer, or city inspector;
- 2) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the HPC;
- 3) It is documented to the satisfaction of the HPC that finances are in place to construct the approved redevelopment plans.

8.2.04: If an applicant is granted permission to demolish a property within the district they must provide HABS-level photography of views, elevations and significant architectural features (interior and exterior) of the property. These photographs must be keyed to a site plan, and floor plans as necessary.

*As defined by the HPC.



This shotgun house type in Columbus, Georgia, was abandoned and is in the process of demolition-by-neglect. Demolition-by-neglect attracts vandals which often may lead to arson, as in this case, which can easily destroy a whole historic area.

8.3 Relocation

Relocation of a building shall only be considered as a last resort, and must be avoided if possible. Moving a building almost always negates its integrity of site and setting. Often relocation is undertaken in an effort to save a building from demolition. All other feasible options must be explored before a building is moved. ~~Communication with the Georgia State Historic Preservation Office is encouraged from the initial planning stages for technical advice.~~ The standards listed in this chapter are to be used only when there is no other alternative than to move a building.

The new site chosen for a relocated historic property ~~must be compatible with the style of the building. This site shall be as near in location, appearance and topography to the original site as is feasibly possible. Adjacent property owners at the current site of the property and at the new location shall be contacted to ensure there are no conflicts with the relocation.~~

8.3.01: Relocating a building shall only be used when it provides the only feasible solution to saving a historic building.

8.3.02: The building to be moved must be compatible with the architecture surrounding its new site, with regards to style, scale, materials, mass, and proportion. The new site for a relocated building must be suitable in terms of building spacing, setback, orientation, height, scale, and massing.

8.3.03: A building will be moved as a single unit. If unable to be moved as a single unit, only partial disassembly is allowed.

8.3.04: The site of the relocated building will be landscaped in a manner that is consistent with the character of the district.



Vacant lots are a common sight when properties are relocated or demolished without an approved plan for future site use. When demolition or building relocation occurs with little thought given to future use of the site, a building lot can remain vacant indefinitely. Such voids in the streetscape detract from the overall character and appearance of a neighborhood.

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8.3.05: If permission is granted for the relocation of a property within the district by the HPC the property must be relocated within the City of Kennesaw city limits, preferably within the National Register-listed district that the property was originally a part of.

8.3.06: If permission is granted for the relocation of a property within the district by the HPC detailed site, relocation and rehabilitation plans will need to be approved by the HPC, even if the property is relocated outside of the district.

8.3.07: ~~If an applicant is granted permission to relocate a property within the district they must provide HABS level photography of views, elevations and significant architectural features (interior and exterior) of the property. These photographs must be keyed to a site plan, and floor plans as necessary.~~



As can be seen by the above photograph it is difficult to relocate modern properties without causing damage to the property. When a historic property is concerned the process is even more difficult.



According to the National Register of Historic Places, a property is rarely eligible for listing if it has been relocated unless the relocation has occurred within the past fifty years. This cabin located on the Brenau University Campus in Gainesville, Georgia, has lost its integrity of location and setting by its relocation. Due to this the historic hall parlor cabin is no longer National Register-eligible.



APPENDIX

- Preservation Briefs
- Bibliography of Sources for Information for Rehabilitation Projects by Subject
- Sources for Design Assistance
- Landscape Styles of Georgia
- Historic Preservation Financial Incentives
- Glossary
- Kennesaw Central Business District Ordinance

Preservation Briefs¹

Preservation Briefs provide information and advice regarding a variety of rehabilitation projects, and are an invaluable free source of information for individuals. They may be obtained from the Georgia Historic Preservation Division, or are available online at <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>. Listed below are the currently available Preservation Briefs.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Buildings
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster - Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead: Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Managing Moisture Problems in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone

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PRESERVATION RESOURCES ON THE INTERNET

Advisory Council on Historic Federal Preservation-an independent Federal agency created by the National Historic Preservation Act of 1966 (NHPA), and is the major policy advisor to the Government in the field of historic preservation-www.achp.gov

American Memory-source of primary source materials relating to the history and culture of the United States with more than seven million digital items from more than 100 historical collections-www.memory.loc.gov

American Planning Institute-organized to advance the art and science of planning and to foster the activity of planning - physical, economic, and social - at the local, regional, state, and national levels-www.planning.org

Association for the Preservation of Civil War Sites-non-profit organization that acts to preserve and protect Civil War battlefields by directly purchasing the property or negotiating protective easements-www.acpws.com

Center for Community Design and Preservation at the UGA College of Environment and Design-provides professional design service to communities throughout the South by contracting with governmental agencies, non-profit organizations, civic groups, and other funding sources to carry out projects-www.sed.uga.edu/pso

Cyburbia-Cyburbia contains a comprehensive directory of Internet resources relevant to planning, architecture, urbanism, and other topics related to the built environment-www.cyburbia.org

Georgia Department of Natural Resources, Historic Preservation Division-state governmental agency that promotes the preservation and use of historic places for a better Georgia-www.gashpo.org

Georgia Trust for Historic Preservation-nonprofit organization that strives to promote an appreciation for Georgia's diverse historic resources and provide for their protection and use, to preserve and revitalize Georgia communities-www.georgiatruster.org

Heritage Preservation-a key partner in Save America's Treasures, a national program to save our nation's past-www.heritagepreservation.org

Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS)-federal program that documents important architectural, engineering, industrial, and cultural landscape sites throughout the United States and its territories-www.cr.nps.gov/habshaer

National Alliance of Preservation Commissions-a non-profit organization that builds strong local preservation programs through education, training, and advocacy-www.uga.edu/napc/

National Conference of State Historic Preservation Officers-a professional association of the State government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act-www.ncshpo.org

National Archive and Records-a collection that documents the rights of American citizens, the actions of federal officials, and the national experience-www.nara.gov

National Center for Preservation Training and Technology-promotes and enhances the preservation and conservation of prehistoric and historic resources in the United States through the advancement and dissemination of preservation technology and training-www.ncptt.nps.gov

National Park Service Heritage Preservation Services-offers information on preservation planning, grants, tax credits, training, news, mapping, and legislation-www2.cr.nps.gov

National Park Service: Links to the Past-comprehensive listing of links relating to Historic Preservation including archeology, educational materials, architecture, landscapes and more-www.cr.nps.gov

National Trust for Historic Preservation (NTHP)-a private, nonprofit organization dedicated to protecting historic resources-www.nationaltrust.org

NTHP's Main Street Center-provides information and resources on the Main Street program of downtown revitalization through historic preservation and economic development-www.mainstreet.org

Partners for Sacred Places-promotes the stewardship and active community use of America's older and historic religious properties-www.sacredplaces.org

Preservation Action-advocates federal to further the impact of historic preservation at the local, state, and national levels-www.preservationaction.org

Preservation Briefs -provides information for various topics regarding rehabilitating the built environment-<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>.

Preserve/Net Information and Law Service-website designed to aid lawyers, activists, and owners in understanding the law as it relates to preservation-www.preservenet.cornell.edu/

Scenic America-only national nonprofit organization dedicated to preserving and enhancing the scenic character of America's communities and countryside-www.scenic.org

Society for American Archaeology (SAA)-international organization dedicated to the research, interpretation, and protection of the archaeological heritage of the Americas-www.saa.org

Society for Commercial Archeology-national organization devoted to the buildings, artifacts, structures, signs, and symbols of the 20th-century commercial landscape-www.sca-roadside.org

Society for Industrial Archeology-promotes the study and preservation of the physical survivals of technological and industrial development and change-www.sia-web.org

Sprawl Watch Clearinghouse-strives to make the tools, techniques, and strategies developed to manage growth; identifies, collects, compiles, and disseminates the information on the best land use practices-www.sprawlwatch.org

Sources for Design Assistance ¹

There are two main sources of design assistance for individuals wishing to undertake rehabilitation projects in local historic districts. One source is the Georgia Trust for Historic Preservation that offers design and technical assistance to Georgia Main Street cities. As of August 2006 Kennesaw has not established a Main Street program. Once this has been accomplished Main Street managers can contact the Georgia Trust for Historic Preservation to take advantage of design services offered to such cities. For no charge the Main Street Design Consultant will visit with property owners of historic properties to provide technical information on preservation techniques and products that would facilitate rehabilitation work. For a fee of \$75, the consultant will provide a design concept consisting of hand-colored rendering of the building in question's exterior with accompanying facade notes to further aid the rehabilitation effort. For more information on the Georgia Trust for Historic Preservation's Main Street Design Assistance program visit: http://www.georgiatrust.org/whatwedo/main_streetda.htm.

Another source of assistance for rehabilitation projects in Kennesaw is the Atlanta Regional Commission (ARC). The ARC is one of the sixteen Regional Development Centers that provide comprehensive assistance to local governments, individuals and organizations. The preservation planner for the ARC provides the following services: National Register of Historic Places nominations, rehabilitation tax credit and abatement programs, design assistance and other preservation planning services. Due to the finite amount of time that the ARC Planner has available for this work, it is typically limited to technical advice on the before-mentioned subjects. For more information regarding services provided by the ARC see the fact sheet below.



HISTORIC PRESERVATION DIVISION

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Georgia's Regional Preservation Planning Services

Georgia has sixteen Regional Development Centers (RDCs) that provide comprehensive assistance to local governments, individuals, and organizations. Fifteen RDCs employ historic preservation planners who provide preservation planning services in coordination with the Historic Preservation Division (HPD) of the Department of Natural Resources on either a full or part-time basis.

The Regional Preservation Planning Program was begun in Georgia in 1978 and based on a model that was in place in the planning regions of South Carolina. The purpose of the program was to provide more immediate technical assistance on all types of preservation issues and programs to governments, groups and individuals at the local level. Because many historic preservation activities span municipal boundaries, local governments must often work together on a regional level to accomplish their preservation goals. Especially in rural areas of the state, local expertise on historic preservation was not available. In its first year, only two of the RDCs participated in the program, but its success can be measured by the fact that ten more regions joined the program by the next year.

The RDC Preservation Planners provide services in the following areas:

- National Register of Historic Places
- Rehabilitation Tax Credit and Abatement Programs
- Preservation Ordinances
- Environmental Review
- Project Administration
- Technical Assistance
- Design Assistance
- Heritage Tourism
- Grant Writing
- Heritage Education
- Historic Resources Survey
- Preservation Planning

Currently, the Department of Natural Resources provides matching funds to the RDCs and HPD administers the program. Participating RDCs are required to have citizen advisory committees. Regional centers without a preservation planner are kept informed of preservation activities and work with HPD as needed.

This program has been extremely effective in bringing the programs of the HPD and other preservation related activities to regional and local constituents. With the passage of the Georgia Planning Act of 1989, the state has mandated that all communities create a comprehensive plan. Since RDCs produce many of these plans, the regional preservation planners have the opportunity to integrate the preservation of historic resources into the planning process.

The size of Georgia and the large and growing number of requests for assistance make it virtually impossible for HPD to provide all the assistance, visit all the projects, prepare all the plans, and respond to all the requests for help in Georgia. The Regional Preservation Planning Program is an essential element in Georgia's preservation program.

**For more information, visit our Web site at www.gashpo.org or contact
Cherie Bennett, Community Planning Coordinator
at 404-651-5181 or cherie_bennett@dnr.state.ga.us.**

Revised March 2004

Historic Residential Landscapes in Georgia
From Georgia's Living Places, Georgia Department of
Natural Resources, 1991

HISTORIC RESIDENTIAL LANDSCAPES IN GEORGIA

Georgia's historic houses do not exist in a vacuum, but rather in physical settings that are often landscaped. In some instances, this landscaping simply complements the historic house and its architectural features. In other instances, landscaping is a significant historic resource in and of itself, equal in importance to the architecture of the house, and equally worthy of preservation.

To most people, historic residential landscapes are not as apparent as historic architecture. Landscapes do not sort themselves into neat categories corresponding to architectural styles or types. Moreover, the history of residential landscaping in Georgia is not one of simple progression from one "style" to another; landscaping trends and fashions tend to overlap and even merge, more so than architectural styles. Historic landscapes by their very nature are dynamic. They change with the seasons, and they change over time as plants grow, mature, decay, die, and are replaced. Finally, Georgia's landscaping has been studied less than its architecture. It is no wonder, then, that Georgia's historic residential landscapes have been considered secondary to its architecture!

Recent research and analysis by Catherine Howett at the University of Georgia and by the Historic Preservation Section of the Georgia Department of Natural Resources have shed new light on the state's historic residential landscapes. This new information can help us better understand, appreciate, and preserve Georgia's landscape legacy.

Historic residential landscapes generally consist of four main components: **gardens; yards; grounds** beyond the immediate yard if the property is extensive; and larger **surroundings**. Gardens, yards, and grounds are typically landscaped according to prevailing trends, fashions, or conventions. Larger surroundings correspond to the major settlement patterns of the state: rural, small town, urban, and suburban.

The making of Georgia's historic residential landscapes—the actual putting together of basic landscape components—involved at least four major variables: (1) the site itself, its size, shape, topography, hydrology, soils, vegetation, orientation, and previous development; (2) prevailing landscape styles, fashions, trends, or conventions, whether "high-style" or vernacular; (3) the intentions and capabilities of the landscape designer, whether a trained landscape architect or a homeowner with an avocational interest in gardening; and (4) the availability of time, money, labor, and materials. The complexity of this process is responsible for the diversity of Georgia's landscapes. The state's mild climate, varied geography, and abundance of water have further encouraged a variety of landscape developments.

Out of this complex landscaping process came at least ten major types or forms of historic residential landscapes:

- The landscape of work
- Ornamental yards
- The swept yard
- The Downingesque landscape
- The horticultural landscape
- New South landscaping
- Landscape revivals at the turn of the century
- Craftsman landscaping
- 20th-century suburban landscaping
- The landscape of play

Examples of each type survive today in Georgia's "living places."

The Landscape of Work

Among Georgia's earliest and most basic forms of historic residential landscaping is what might be called "the landscape of work." This is also among the most common and most enduring landscape form.

As its name suggests, the landscape of work was, first and foremost, functional. Occurring primarily in a rural-agricultural setting, it brought a sense of order, neatness, and efficiency to the working environment of the farm. It met practical, everyday needs yet, at the same time, reflected traditional values of rural life. The landscape of work, it might be said, made a virtue out of necessity.

Major components include a farmhouse, outbuildings, outdoor activity areas, a well, a small "kitchen garden" in a side or rear yard, agricultural fields and woodlots, and sometimes a small grove of fruit or nut trees. These components are linked by networks of paths, fences, and functional sight lines. Everything is arranged according to a simple, practical, but not always rigid geometry of straight lines and rectangles. There is often a straight path, unpaved, through the front yard from the road to the front door; this path frequently "extends" through the central hallway of the farmhouse to a rear porch and the back yard. Porches, both front and rear, and trees in the front and back yards provide shade for the house and outdoor activities.

The landscape of work is usually bordered by similar landscapes on adjacent farms or by the natural, usually wooded environment. It occurs primarily on farms of all sizes, dating from the 18th century to the present.

Ornamental Yards

Contemporary with the landscape of work but radically different was the "ornamental farm." Inspired by 18th-century English estates, this form of landscaping transformed the entire landscape of work into a work of landscape architecture. The end result was a working farm with the appearance of a public park. Several attempts to create ornamental farms were made along the Georgia coast during the late 18th century. No complete examples survive.

An offshoot of the ornamental-farm approach was extremely popular across Georgia throughout the 18th and 19th centuries. This derivative form might be called the "ornamental yard." Many examples still exist.

In the ornamental yard, a central core of land within a larger landscape of work, usually around or adjacent to the main house, is heavily embellished with formal landscaping. This is primarily aesthetic in nature and contributes little if anything to the basic operations of the property. It is generally self-contained; sometimes literally enclosed by fences, walls, or terraces; sometimes delineated by dramatic changes in landscape treatment. Usually it is situated along with the house on a high point of ground.

The "island" of formal landscaping in the ornamental yard is embellished in various ways. One, most common in the late 18th and early 19th centuries, is through enclosed, geometric gardens or planting beds (parterres), clearly separated from the surrounding landscape of work by fences, walls, hedges, or terraced slopes. Another way, common after the middle of the 19th century, is through a more informal, picturesque arrangement of trees, shrubbery, and lawn. This park-like area might be clearly delineated from the surrounding landscape of work, or it might blend into it, with the lawn becoming pasture or field and trees becoming forest or woodlot. Other design treatments include axial and semi-circular tree-lined driveways and paths. Occasionally outbuildings such as a plantation office might be worked into the design of the ornamental yard.

Because of the nature of this type of landscaping and the amount of space required, the ornamental yard occurs primarily in rural settings and on the fringes of towns and cities; occasionally it is found on larger residential lots in communities. A popular "in-town" version of the ornamental yard, featuring small, enclosed, geometric gardens, usually but not always in the back yard, is found on smaller residential lots in towns and cities.

The Swept Yard

Combining traditional virtues of rural life and its landscape of work with emerging notions of aesthetics and the ornamental yard is that peculiarly Southern form of landscaping known as the "swept yard." Extremely popular throughout Georgia during the 18th and 19th centuries, this vernacular interpretation of the ornamental yard has virtually disappeared from today's landscape.

As its name implies, the swept yard featured a dirt yard cleanly swept of all grass, weeds, and other ground cover. Almost always it was the front yard that was swept, although the area often extended to the side and rear yards as well. The yard frequently was covered with a thin layer of sand.

Whether sanded or not, the ground surface usually was "finished off" with sweeping ornamental patterns.

The overall arrangement of swept yards varied greatly. Some were merely cleared areas in the middle of a traditional landscape of work. Others, particularly front yards, were arranged in formal geometric patterns, with the swept areas defining paths and low planting beds. Still others were more informally and picturesquely arranged with trees and shrubbery. Usually the swept area was set off from the surrounding landscape of work by walls, fences, walks, or terraces.

The historical popularity of the swept yard is undeniable. Reasons for this popularity, like those of many vernacular traditions, are less certain. Some historians believe that yards were swept because grass, considered a weed, was deemed unsightly and indicative of poor housekeeping. Others think that swept yards dried out the ground and prevented "miasma." Still others believe that clean yards discouraged mice, rats, snakes, and other forms of vermin from taking up residence close to the house. Whatever the reason, the swept yard was a dominant residential landscape convention in Georgia until the late 19th century, when it was replaced by that contemporary landscape convention, the lawn.

The Downingsque Landscape

New forms of residential landscaping were introduced to Georgia toward the middle of the 19th century. Most were inspired by the ideas of Alexander Jackson Downing of New York who achieved national fame, if not fortune, for popularizing "English" landscaping in America through a series of books, magazine articles, and lectures.

The new "Downingsque" landscapes were meticulously designed yet informal in appearance. They featured a picturesque or naturalistic aesthetic which was in sharp contrast to the rigid geometries of European landscape conventions. They also were broadly expansive, integrating all four components of the residential landscape—gardens, yards, grounds, and surroundings—into a single unified "landscape composition." Downing also argued that only certain architectural styles, like the Gothic Revival, were compatible with these new landscape forms. He railed against such "incompatibilities" as four-square white-painted houses, like those of the Greek Revival style, set starkly amidst naturalistic landscapes.

Downingesque landscapes were less popular in the South than in the North. Nevertheless, Downing's designs spread across Georgia through his books and through articles in popular horticultural and agricultural magazines. He gained a Southern disciple in Jarvis Van Buren of Clarkesville who created several genuine Downingesque "compositions" in north Georgia by combining Gothic Revival architecture and picturesque landscaping. Other good examples of Downingesque landscaping are rare. They are generally found in towns or cities, associated with high-style Gothic Revival houses or in the country where they provide the setting for seasonal retreats.

The Horticultural Landscape

Paralleling the development of Downingesque landscapes and sometimes merging with them (although Downing would not have approved!) was a landscape phenomenon that some historians have called "the horticultural landscape." Beginning in the mid-19th century, it became possible to obtain exotic plants from all over the world, and interest was heightened by clubs and magazines devoted to horticulture. This led to the planting of exotic specimen plants in the domestic landscape—plants whose primary purpose was to display their beauty or uniqueness.

Ways in which these new, exotic specimen plants were introduced into the domestic landscape varied. In some instances, plants were simply set down into the existing landscape, usually in the front yard, for better or worse. In other cases, the entire landscape would be arranged or rearranged to highlight a few selected specimens. More frequently, plants would be worked into an existing landscape. At its extreme the horticultural landscape took on a plants-for-plants'-sake character.

The horticultural landscape was most popular until the turn of the century, although the tradition is still with us today. Specimen plants can be found on display all across the state.

New South Landscaping

During the latter decades of the 19th century, residential landscaping activity in Georgia reached an all-time high. In terms of sheer quantity, this era represents the hey-day of Georgia's domestic landscaping. Statewide, more residential properties were landscaped—more trees planted, more lawns

seeded, more designs drawn, more articles and books published—than ever before. More of this historic landscaping survives today than from any other period. Corresponding as it does to Henry Grady's "New South" in Georgia, this popular late-Victorian landscaping might best be called the landscape of the New South.

"New South landscaping" in Georgia, like the landscaping in much of the country at the time, can be described as a popular, mass-marketed version of the earlier Downingsque landscaping with elements of the horticultural landscape and the ornamental yard worked in for good measure. The overall effect of New South landscaping is informal—what one historian of Georgia landscaping has termed "picturesque randomness." This aesthetic is the same as the "picturesque eclecticism" characterizing late-Victorian architectural design and interior decorating. And it often suffers the same ironic, unfortunate fate: its carefully contrived picturesque randomness is frequently misconstrued as the absence of landscaping principles and designs!

Chief characteristics of New South landscaping are its informal, almost casual quality and its great variety of landscape features. Soft, curvilinear lines and contours rather than hard geometric edges mark the various landscaped areas. Most features, particularly trees and shrubbery, are blended together for overall effect, although the occasional specimen plant or landscape object may be highlighted. Carpets of grass, appearing in quantity for the first time in Georgia, create broad lawns that tie together various landscapes elements. New fences, if they occur at all, are made nearly transparent by the use of cast iron and wire; frequently they are replaced by low retaining walls, curbs, and hedges. Flower beds highlight the predominantly green landscape. The landscape of work, if present at all, is relegated to remote areas of the property and screened from view. The traditional components of residential landscaping—the gardens, yard, grounds, and surroundings—are suffused into a larger park-like landscaped environment.

New South landscaping transformed the appearance of Georgia. It was most pronounced, however, in towns and cities where increasing numbers of houses were built to accommodate the state's rapidly expanding population.

Within this urban environment—newly built houses with newly landscaped grounds—the New South landscape produced yet another new landscape form: that of the residential neighborhood. Created from the composite of individually landscaped yards and from the results of new community landscaping activities by local governments and civic organizations, the landscape of 19th-century neighborhoods took on many

of the characteristics still associated with them today: tree-lined streets, bordered by curbs and sidewalks, with uniformly set-back houses, and spacious front yards informally landscaped and blended together, all creating the appearance of a large landscaped park. This "streetscape" distinguishes Georgia's late 19th-century neighborhoods from the residential landscaping which had preceded them and from the suburban landscaping which would follow.

New South landscaping was the agent for yet another new phenomenon: the wholesale re-landscaping of older residential properties. This made the New South landscape transformation even more complete and led to the demise of much of the state's prior residential landscaping. In some instances, new elements and features were merely worked into an existing landscape. In other cases, existing landscapes were wholly remodeled, literally torn up and done over, in the pervasive style of the New South. Fences in particular were banished, either by being made transparent through the use of cast iron or wire or by being literally pulled down and replaced by hedges, retaining walls, and landscaped ditches known as "ha-has."

Landscape Revivals

At the turn of the century, there was a backlash against the rampant picturesque randomness of New South landscaping, just as there was a reaction to the picturesque eclecticism of late Victorian architecture. This backlash came from several quarters: from the emerging profession of landscape architecture, which wanted to impose a greater and more evident sense of "design" on the landscape; from the waves of classical revivalism sweeping through the world of architecture; from new interest in English vernacular design traditions; and from growing interest in colonial and early American landscaping.

Reaction to New South landscaping manifested in four different ways. One was the reproduction of historic landscapes, usually French or Italian, all classically inspired, with all of their geometric complexities, usually at the hands of professional landscape architects working for wealthy clients. Another was the less exact interpretation of historic landscape styles, scaled down to smaller residential properties, and carried out by landscape architects or trained commercial gardeners. A third was the loose interpretation of English vernacular landscaping, sometimes called "cottage" landscaping, with its emphasis on naturalness and simplicity. The fourth was the imitation of colonial and early American gardens, usually more fanciful

than factual, given the absence of authentic examples and reliable documentation.

Early 20th-century landscape revivals occurred on country, suburban, and urban estates, in the newer, more "up-scale" suburban developments, and occasionally in smaller cities and towns. They often corresponded to residential architectural styles. A Mediterranean villa, for example, would be given an "Italian" landscape, while a Tudor Revival house would be given an "English" landscape. Apart from the occasional plantation and country estate, they are almost never found in rural areas.

Craftsman Landscaping

Shadowing turn-of-the-century landscape revivals, but contrasting with them at virtually every step, is a little-researched early 20th-century domestic landscape movement that, for want of a better term, might be called "Craftsman" landscaping. Paralleling the development of Craftsman architecture and interior design, and apparently inspired by the same interest in arts and crafts, Craftsman landscaping was the standard accompaniment to the many new Craftsman-style bungalows which were built in Georgia cities and small towns. It is similar in many respects to the English vernacular revivals of the same period but scaled down to the more modest size of the bungalow house lot.

Craftsman landscaping displays a cozy, homey quality, informal but not random, carefully crafted to make the most of small suburban lots. Lawns, trees, shrubbery, and flower beds are standard features. Fences are nowhere to be seen. Natural material, especially stone, is used in the construction of retaining walls, patios, and walks. Porches, patios, and trellises lessen the distinction between inside and outside. A new element appears in the Craftsman landscape: the driveway for the automobile. Often its impact in the front yard is minimized by reducing it to two narrow parallel strips of pavement, with grass between.

Many Craftsman landscapes survive today, yet little research has been done on this aspect of Georgia's residential landscaping.

20th-Century Suburban Landscaping

The early 20th century brought yet another new development: the large-scale landscaped suburb. Here was a new form of residential development in Georgia, one which took shape literally overnight, generally on the outskirts of established cities and towns, and on a scale not previously experienced. It had no landscape traditions to adhere to and no conventions to follow apart from the standard "residential park" model of English and American suburban development.

In most instances, landscaping of these new suburban developments followed the proven model—the residential park. Resulting characteristics are: an overall irregular or curvilinear arrangement of streets, fitted into rather than imposed upon the natural topography of the ground; relatively large and irregularly shaped lots; retention of existing natural features of the site, including topography and vegetation; uniform setback of houses, creating generally broad or deep front yards; retention of unsuitable building lots as natural open space; and the introduction of small "domestic" landscapes on each lot, consisting primarily of open lawns, trees, and shrubbery. Shrubby was kept close to the house, rather than dispersed throughout the landscape, to hide the foundation line and to integrate the architecture with the setting. (From this new development comes our present-day convention of foundation planting.) New utilities such as electrical and telephone wires and gas pipes were increasingly relegated underground.

The development of landscaped suburbs brought with it a new way of creating a neighborhood landscape. Previously, most neighborhoods in Georgia had developed incrementally over the years, and landscaping was done in the same way by individual property owners. But in new suburbs, development and landscaping took place in a relatively short period of time, largely at the hands of a single developer and according to an overall plan. As a result, the effect was frequently one of uniformity. Within this overall framework, individual property owners then made their own smaller-scale landscape improvements. Questions of compatibility or conformance arose immediately and were resolved in a variety of ways. Some suburban developers took a hands-off approach, and let individual property owners do whatever they wanted, subject to the peer pressure of their neighbors. Others incorporated landscape specifications into deed covenants and subdivision design guidelines. Still others developed all the landscaping themselves, down to the last foundation shrub, before selling individual properties, in the hopes that this overall design would perpetuate itself. In most cases, by intent or otherwise, a relatively uniform suburban residential landscape was the result.

The Landscape of Play

A recent development in Georgia's residential landscaping is the emergence of what might be called "the landscape of play."

In this form, the front yard is generally but not always given over to public purposes with its landscaping contributing to the overall residential-park environment of the neighborhood. Its overall appearance is little compromised by practical or recreational conveniences. The back yard, however, is entirely given over to private leisure-time pursuits, including avocational landscaping. Hedges and fences, rock and rose gardens, patios and decks, barbecue pits and swimming pools, children's play equipment and a woodpile for weekend fires in the fireplace, perhaps even a satellite dish antenna or a recreational vehicle, all coexist in the back yard. In extreme cases, the landscape of play spills over into the side and front yards, creating yet another residential landscape form, one that is completely opposite in every respect from the landscape of work, Georgia's first landscape tradition.

This document is based on a larger manuscript prepared by Catherine Howett at the University of Georgia for the Historic Preservation Section of the Georgia Department of Natural Resources.

Rehabilitation Financial Incentives

The following pages contain information about local, state, and federal financial incentives that can be utilized for preservation projects. If a property owner decides to utilize these programs they should consult with either a professional historic preservation consultant or directly with the Georgia State Historic Preservation Office (GA SHPO) tax incentives coordinator and specialist. The tax incentives unit may be reached by telephone at 404-656-2840 or through the GA SHPO website: www.gashpo.org. ¹

- The *Georgia State Income Tax Credit Program For Rehabilitated Historic Property* provides owners of historic residential and commercial properties the opportunity to take a minimum of 10% of the rehabilitation expenditures as a state income tax credit up to \$5,000.
- The *Rehabilitation Investment Tax Credit (RITC)* is a federally funded tax incentive program available for income-producing properties undergoing rehabilitation.
- The *Georgia State Preferential Property Tax Assessment Program for Rehabilitated Historic Property* provides a 8 1/2 year property tax assessment freeze for a certified rehabilitation.
- The *Kennesaw Facade Improvement Grant Program* administered by the City of Kennesaw makes available up to \$100,000 for exterior rehabilitation of commercial and mixed-use structures in the Kennesaw Downtown Development Authority Facade Improvement Zone.
- The *Kennesaw Historic Preservation Grant Program* is administered by the Kennesaw Historic Preservation Commission and is designed to assist homeowners and business owners in preserving, rehabilitating, or restoring historical and/or architecturally significant structures located within one of Kennesaw's local historic districts. Grants are awarded for no more than 50% of the total project cost, with the total grant amount not to exceed \$10,000.



The Phoenix Hotel in Waycross, Georgia, was rehabilitated for reuse using the Secretary of the Interior's Standards for Rehabilitation. This project was part of both the Georgia and Federal Tax Incentives programs for rehabilitation. As part of this rehabilitation the storefronts which had been improperly infilled in the late twentieth century (see example above left) were remodeled to a more appropriate, traditional storefront design compatible with the rest of the building (see example above right).



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Georgia's State Historic Preservation Office

Georgia State Income Tax Credit Program for Rehabilitated Historic Property

In May 2002, the Georgia state income tax credit program for rehabilitated historic property was signed into law (O.C.G.A. Section 48-7-29.8). The Georgia Department of Natural Resources' Historic Preservation Division (DNR-HPD) and the Georgia Department of Revenue are administering the program. Owners of historic residential and commercial properties who plan to start a substantial rehabilitation on or after January 1, 2004 are eligible to apply for the credit. The program provides property owners of historic homes who complete a DNR-approved rehabilitation the opportunity to take 10% of the rehabilitation expenditures as a state income tax credit up to \$5,000. If the home is located in a target area, as defined in O.C.G.A. Section 48-7-29.8, the credit may be equal to 15% of rehabilitation expenditures up to \$5,000, and for any other certified structure, the credit may be equal to 20% of rehabilitation expenditures up to \$5,000. The credit is a dollar for dollar reduction in taxes owed to the State of Georgia and is meant to serve as an incentive to those who own historic properties and wish to complete a rehabilitation. The credit will not exceed \$5,000 for any single project in any 120-month period. Rehabilitation projects started before January 1, 2004 are ineligible for the credit.

What properties are eligible?

The property must be eligible for or listed in the Georgia Register of Historic Places. To find out if a property qualifies, please contact the Historic Preservation Division's National Register specialist at 404-651-5911.

Does the rehabilitation have to be reviewed and approved?

Yes, the rehabilitation must meet DNR's *Standards for Rehabilitation*. The Department of Natural Resources' Historic Preservation Division reviews all projects to certify that the project meets the *Standards* according to DNR Rules 391-5-14. The rehabilitation project must start on or after January 1, 2004.

How much does a project have to cost to qualify?

Every project must meet the substantial rehabilitation test and the applicant must certify to the Department of Natural Resources that this test has been met. The substantial rehabilitation test is met when the qualified rehabilitation expenses exceed the following amounts:

- 1) For a historic home used as a principal residence, the lesser of \$25,000 or 50% of the adjusted basis of the building
- 2) For a historic home used as a principal residence in a target area, \$5,000
- 3) For any other certified historic structure, the greater of \$5,000 or the adjusted basis of the building

At least 5% of the qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure. Acquisition costs and costs associated with new construction are not qualified rehabilitation expenses.

Department of Revenue Substantial Rehabilitation Worksheet

Since it is the applicant's responsibility to certify that the substantial rehabilitation test has been met when a project is complete, it is recommended that the applicant determine if this test will be easily met before a project starts. The Georgia Department of Revenue developed a worksheet, included in the application packet, in order to help applicants determine if a rehabilitation project will meet the substantial rehabilitation test. After the project is complete, applicants will officially certify on the Part B application that the substantial rehabilitation test has been met.

Application Process

The Rehabilitated Historic Property Application is a two-part process: Part A and Part B, with supplemental information and amendments when necessary. The program is designed to review Part A Preliminary Certification applications before rehabilitation work begins; therefore, the earlier application materials are submitted to HPD for review, the better. Early submission of projects allows HPD to consult with the applicant if necessary and to comment on projects in a meaningful way in hopes of bringing them into conformance with the *Standards*.

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places and to determine if the proposed work meets the *Standards for Rehabilitation*. Ideally this is submitted to HPD before rehabilitation begins. An application-processing fee of \$50.00 must accompany the Part A (Preliminary Certification). If you are also participating in the Georgia Preferential Property Tax Assessment program, the total fee for both programs is \$75.00. A cashier's check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is non-refundable. Once all application materials are submitted, allow at least 30 days for HPD to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed Part A preliminary certification form. Rehabilitation work should be completed within 24 months, or 60 months for a phased project.

Amendments

Amendments are submitted to HPD when there is a change in the scope of work described in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.

Part B – Final Certification

Part B is submitted to HPD after the project is complete. Once all application materials are submitted, allow at least 30 days for HPD to review and certify the rehabilitation project. After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is mailed to the applicant. The applicant is then responsible for filing the DNR certified Part B application with the appropriate schedule when filing the State of Georgia income tax forms. The DNR-approved Part B application certifies to the Department of Revenue that a certified rehabilitation has been completed in accordance with DNR's *Standards*, and that the owner has certified that the substantial rehabilitation test has been met.

Upon request, HPD will offer technical assistance to rehabilitation tax projects by meeting with individuals at HPD's office or on-site of the project to discuss specific rehab issues. HPD encourages early communication with our office.

**For more information, visit our Web site at www.gashpo.org or contact
Martha Gravely, Tax Incentives Coordinator
at 404-651-5566 or martha_gravely@dnr.state.ga.us.**

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Georgia's State Historic Preservation Office

State Preferential Property Tax Assessment Program for Rehabilitated Historic Property

During its 1989 session, the Georgia General Assembly passed a statewide preferential property tax assessment program for rehabilitated historic property (Ga. Code Annotated Vol. 36, 48-5-2 – 48-5-7.2). This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings by freezing property tax assessments for eight and one-half years. The assessment of rehabilitated property is based on the rehabilitated structure, the property on which the structure is located, and not more than two acres of real property surrounding the structure. This program requires action by the Historic Preservation Division (HPD) of the Department of Natural Resources (DNR) through Rules 391-5-11 and by the appropriate local county tax commission.

What properties are eligible?

- The property must be listed or eligible for listing in the Georgia Register of Historic Places either individually, or as a contributing building within a historic district.

Requirements to Participate

- 1) The cost of rehabilitation must meet the substantial rehabilitation test. This test is met by increasing the fair market value of the building by the following percentages. The county tax assessor is the official who makes this determination.
 - **Residential** (owner-occupied residential property): rehabilitation must increase the fair market value of the building by at least 50%
 - **Mixed-Use** (primarily owner-occupied residential and partially income-producing property): rehabilitation must increase the fair market value of the building by at least 75%
 - **Commercial and Professional Use (income-producing property)**: rehabilitation must increase the fair market value of the building by at least 100%
- 2) The property owner must obtain preliminary and final certification of the project from HPD.
- 3) Rehabilitation must be in accordance with the Department of Natural Resources' *Standards for Rehabilitation* and must be completed within two years.

Application Process

The Rehabilitated Historic Property Application is a two-part process: Part A and Part B, with supplemental information and amendments when necessary. **The program is designed to review projects before work begins; therefore, the earlier application materials are submitted to HPD for review, the better.**

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places, and to determine if the proposed work meets the *Standards for Rehabilitation*. Ideally this is submitted to HPD before rehabilitation begins. **An application-processing fee of \$50.00 must accompany the Part A (Preliminary Certification).** A cashier's check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is non-refundable. Once all application materials are submitted, HPD has 30 days to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed preliminary certification form. The applicant is then responsible for filing the Part A certified form with the county tax assessor to initiate the assessment freeze period beginning the following tax year for two years.

Part B – Final Certification

Part B is submitted to HPD after the project is completed and must be certified by HPD and submitted to the tax assessor within two years of filing the Part A preliminary certification form. Once all application materials are submitted, HPD has 30 days to review and certify the rehabilitation project. HPD is the final certification authority concerning all state rehabilitation applications.

After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is mailed to the applicant. The applicant is then responsible for filing the Part B certified form with the county tax assessor in order to maintain the assessment freeze for an additional 6 ½ years. In the ninth year, the assessment will increase 50% of the difference between the value of the property at the time the freeze was initiated and the current assessment value. In the 10th year, the property tax assessment will increase to the 100% current assessment value.

Amendments

Amendments are submitted to HPD when there is a change in the scope of work submitted in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.

Upon request, HPD will offer technical assistance to rehabilitation tax projects by meeting with individuals at HPD's office or on-site of the project to discuss specific rehab issues. HPD encourages early communication with our office.

**For more information, visit our Web site at www.gashpo.org or contact
Martha Gravely, Tax Incentives Coordinator
at 404-651-5566 or martha_gravely@dnr.state.ga.us.**

revised March 2004



HISTORIC PRESERVATION DIVISION

47 Trinity Avenue, S.W., Suite 414-H, Atlanta, Georgia 30334-9006

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www.gashpo.org

Georgia's State Historic Preservation Office

Historic Preservation Federal Tax Incentive Programs

Two federal tax incentive programs (Public Law 99-514) currently apply to preservation activities: the **Rehabilitation Investment Tax Credit program (RITC)**, and the **charitable contribution deduction**. The RITC effectively reduces the costs of rehabilitation to an owner of a historic income-producing property. The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of residential and income-producing properties.

Rehabilitation Investment Tax Credit (RITC)

The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation, a **federal income tax credit equal to 20% of the qualified rehabilitation expenses**. Only properties utilized for income-producing purposes can take advantage of the credit.

To be eligible for the 20% tax credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least \$5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- The rehabilitation work itself must be done according to *The Secretary of the Interior's Standards for Rehabilitation*; these are common-sense guidelines for appropriate and sensitive rehabilitation.

All rehabilitation tax credit projects must be reviewed by the Georgia Historic Preservation Division (HPD) and certified by the National Park Service (NPS). A property owner interested in participating in the RITC program must submit the Historic Preservation Certification Application and supporting documentation to HPD for review and comment. After HPD reviews the work, the project is forwarded to NPS for final certification. The application has three parts: **Part 1** requests documentation that the building is a historic structure, listed or eligible for listing in the National Register of Historic Places. **Part 2** requests a detailed description of the rehabilitation work supplemented with before rehab photographs and proposed floor plans. The **Part 2 should be submitted to HPD before work begins** to ensure compliance with the *Standards*. **Part 3** is the Request for Certification of Completed Work. This application is submitted after the rehabilitation is complete and requests photo-documentation of the rehabilitation in compliance with the *Standards for Rehabilitation*.

There is also a 10% federal income tax credit available to property owners who rehabilitate non-historic buildings built before 1936.

To be eligible for the 10% tax credit:

- The building must be built before 1936 and be non-historic. A non-historic building is one that is not listed in the National Register, either individually or as a contributing building within a historic district. If the property is located in a National Register Historic District, a Part 1 must be submitted and reviewed by HPD and NPS for certification of non-historic significance.
- A building must meet the physical wall retention test. At least 50% of the building's walls existing before the rehab must remain as external walls, at least 75 % of the external walls must remain in place as either external or internal walls, and 75% of the internal structure must remain in place.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the building and must be at least \$5,000. Generally, projects must be finished within two years.
- The building must be used for non-residential, income-producing purposes for at least five years after the rehabilitation. Therefore, properties used for residential rental income are excluded.

Rehabilitation work under the 10% tax credit program is not subject to review by any state or federal agency. If the above criteria are fulfilled, then the 10% rehabilitation tax credit can be claimed as an investment credit on an owner's federal income tax return.

Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

To be eligible for the charitable contribution deduction:

The property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. If a property is located in a National Register Historic District, a Part 1 must be submitted to HPD for review and certification by NPS.

Upon request, HPD will offer technical assistance to rehabilitation tax projects either by meeting with individuals at HPD or on-site to discuss specific rehab issues. HPD encourages early communication with the office.

**For more information, visit our Web site at www.gashpo.org or contact
Martha Gravely, Tax Incentives Coordinator
at 404-651-5566 or martha_gravely@dnr.state.ga.us.**

revised March 2004

FACADE IMPROVEMENT GRANT PROGRAM

**Kennesaw Downtown Development Authority
2529 J. O. Stephenson Ave
Kennesaw, GA 30144**

Attractive building facades support and encourage local businesses and can have a significant effect on the attractiveness and marketability of the surrounding area. To encourage business owners to reinvest in the downtown and smaller, neighborhood shopping and business areas, the KDDA is offering grants to assist in the exterior renovations of these otherwise sound and vital properties.

The Kennesaw Downtown Development Authority (KDDA) has developed a Facade Improvement Grant Program to offer technical and financial assistance to qualified property owners or tenants seeking to renovate or restore building facades.

The Program seeks to revitalize the KDDA Facade Improvement Zone (FIZ) by improving its physical appearance. The Program makes available up to \$100,000.00 for exterior rehabilitation of commercial and mixed-use structures in the FIZ. This grant is exclusive of, and in addition to, any other financing, loans, or grants to which property owners or tenants may avail themselves. KDDA will provide these grants for well-designed improvements that coordinate the important features of a storefront or existing freestanding building into a more attractive image, including restoration of architectural details, removal of dated and inferior façade treatments, improved windows and doors, and well-proportioned signs and lighting.

Upgrading the image of a commercial district requires the evaluation of each proposed improvement within a local architectural and historical context. It is important that all of the elements of the facade are coordinated in an approach that respects the building's location and/or neighboring historic structures, and that makes a noticeable visual improvement. Where feasible, KDDA will encourage multiple projects within a given block, so that the positive impacts are maximized. KDDA will consider all of these factors in determining approval, modification or rejection of each application.

Applicant Eligibility Requirements

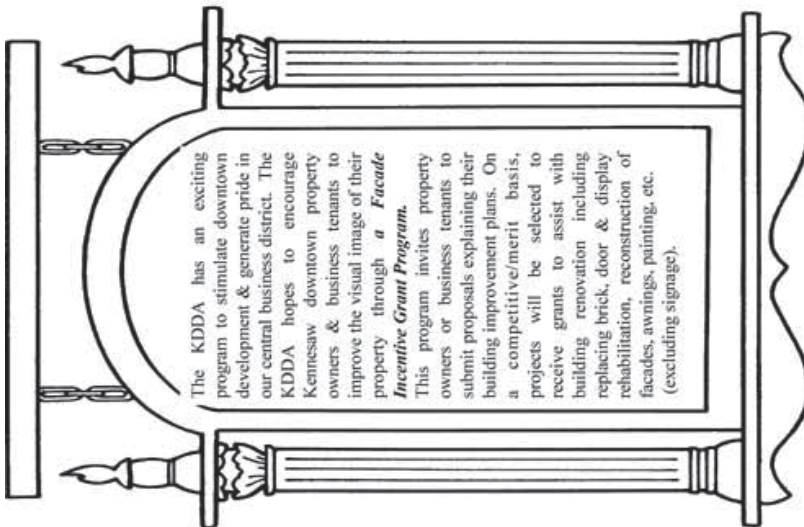
The Program is intended to assist small private businesses. Property owners of service or commercial/mixed-use structures and building tenants located within the FIZ are eligible for funding.

All improvements must comply with Kennesaw's Historic District Guidelines, Kennesaw's zoning ordinance and building codes, and must be carried out in accordance with the Secretary of Interior's Standards for the Treatment of Historic Properties. Improvements to buildings without significant architectural features must be carefully designed to be in scale with both the existing structure and neighboring structures. Buildings with significant architectural qualities must restore and maintain those features. Applicants for participation in the Program must meet the following eligibility criteria:

1. Applicants must be property owners or tenants operating retail businesses, restaurants, service establishments or offices (tenants must have written approval from property owners with frontage on a street in the FIZ).
2. Properties must be current on all municipal taxes prior to participation in the Program.
3. Properties must comply with state and local code requirements.
4. Tenants/business owners must have at least a two year commitment remaining on their lease(s).

Property Eligibility Requirements

Specific building improvements must be compatible with the historic character of an 1880–1920 Southern Downtown. This is particularly important for buildings of historic note, which may have attractive brickwork, windows, doors, etc. that should be retained. The treatment of buildings not having significant historic or architectural features should be in scale with the building and neighboring structures and should be carefully designed. Lighting sources should be unobtrusive.



MATCHING FACADE GRANTS

UP TO \$25,000.00

Funds are available for Exterior Improvements Only (see guidelines). The money is in the form of a grant, not a loan, and grants are awarded on a matching basis up to 50% of total project cost, to a maximum of \$25,000 per project.

- The Program offers assistance with conceptual design and **may** require applicants work with a KDDA approved architect, artists and artisans.
- A meeting with the KDDA is recommended in order to help avoid misunderstandings as to the eligibility of proposals. The KDDA meets the second Tuesday of the month at 7:30 am..

3/03



GUIDELINES FOR FACADE IMPROVEMENTS

- The property requiring the facade improvements must be located within the KDDA Meets and Bounds (map on file at City Hall) and any existing business at that location must be licensed by the City.
- Improvements shall be consistent with the Secretary of Interior's Standards for Rehabilitation (copy on file at City Hall), local ordinances and building codes adopted by the Kennesaw City Council, and approved by the Downtown Design Review Board.
- Grants may be used for exterior improvements only and may be applied to a front side or rear facade provided the facade faces a public street or parking area.
- Paint/finish colors should be indicative of the building's original color and/or the period of time in which originally built. Colors should be harmonious with the neighboring structures.
- Planned improvements must preserve the architectural integrity of the building and restore, when possible, the original design of the facade.
- The surface cleaning of structures must be by the gentlest methods available. Chemical cleaners should be avoided due to possible damage of aged building components. **Sandblasting** is not an approved method of cleaning.
- Submit photographs of building before renovation/rehabilitation begins.
- A completed checklist must be returned to the Economic Development Office at City Hall to receive approved funding.

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY

“Planning For Our Future Today”

FACADE INCENTIVE GRANT PROGRAM

APPLICATION AND INSTRUCTIONS



KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
2529 J. O. STEPHENSON AVENUE
KENNESAW, GEORGIA 30144
(770) 424-8274
FAX (770) 429-4559

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY

FACADE GRANT APPLICATION

NAME _____
PROPERTY ADDRESS _____
APPLICANT IS: OWNER _____ TENANT _____
DAYTIME PHONE NUMBER _____
TYPE OF FACADE IMPROVEMENT: PAINTING _____ AWNING _____ OTHER _____
DETAILED OUTLINE OF WORK TO BE DONE: ATTACH THE FOLLOWING:
1. PHOTOGRAPHS CLEARLY SHOWING THE EXISTING CONDITION OF THE FACADE.
2. PLANS AND SPECIFICATIONS OUTLINING THE SCOPE OF WORK.
3. SAMPLES OF ALL PAINT COLORS TO BE USED ON FACADE AND SIGNS.

TOTAL COST OF IMPROVEMENTS \$ _____
AMOUNT REQUESTED \$ _____

I understand that in order for my request for matching funds be approved, I must agree to work with and follow the recommendations of the Kennesaw Downtown Development Authority. I also understand that funds are granted on a reimbursement basis following completion of work by submitting copies of all paid receipts for work completed. Improvements or changes not approved by the KDDA will not be funded. I agree to the terms and conditions of this grant. *Work not already completed will begin within 30 days of notification of award and completed a maximum of 120 days later. Major renovation projects are allowed one year for completion.* Work will commence by _____ and will be completed by _____. A \$100.00 non-refundable application fee is due with application.

APPLICANT SIGNATURE _____ DATE _____

I, _____, OWNER OF ABOVE LISTED PROPERTY CONSENT TO THE FACADE WORK DESCRIBED IN THIS APPLICATION.

OWNER'S SIGNATURE _____ DATE _____
Corporations place corporate seal in top right corner.

KDDA OFFICE ONLY: Received by _____ Meeting Date _____
Approved _____ Denied _____ Reasons (see attached) Amount Granted \$ _____

This is not a permit. Follow the CHECKLIST FOR FACADE GRANTS.

Facade Grant Checklist

- See **Planning and Zoning Administrator** at City Hall to complete necessary permits.
- All projects will need a **Certificate of Appropriateness** from the **Historic Preservation Commission**. The HPC meets the third Tuesday of every month at 6:30 p.m. in the City Hall Training Room. The **Planning and Zoning Administrator** will provide you with an application.
- Return **8 copies of completed application form and \$100.00 application fee** (make check payable to the Kennesaw Downtown Development Authority) to City Hall **one week** before KDDA meetings. Include photographs of existing facade, plans to scale, outline scope of work, and samples of paint colors to be used.
- If approved, the KDDA will waive permit fees. Permits must be issued and picked up at City Hall before any work can begin. See **Building Services Department** at City Hall.
- **Begin project within 30 days** of approval and **complete work within 120 days**. Major renovations may be completed within one year.
- After **completion** of project, bring all documents referred to in Guidelines to City Hall for processing.

If you have any questions, please contact the Economic Development Office at 770-794-7075.

HISTORIC PRESERVATION GRANT PROGRAM

**KENNESAW HISTORIC PRESERVATION COMMISSION
2529 J.O. STEPHENSON AVENUE
KENNESAW, GA 30144**

PURPOSE

The Kennesaw Historic Preservation Grant Program is funded by the City of Kennesaw and is administered by the Kennesaw Historic Preservation Commission. The program is designed to assist homeowners and business owners in preserving, rehabilitating, or restoring historical and/or architecturally significant structures located within Kennesaw's Historic Districts. **Commercial properties eligible for monies under the KDDA Downtown Façade Improvement Program are ineligible for funding under the Preservation Grant Program.**

ELIGIBILITY GUIDELINES/REGULATIONS

Monies are available for **exterior improvement only**, and may be applied to the front, side, or rear façades, provided said facades face a public street or parking area. All projects must comply with the following: 1) The structure must be individually listed in the National Register of Historic Places or be a contributing structure in a National Register Historic District 2) All applicable City of Kennesaw Historic Design Review Guidelines 3) Sponsor must own the property; or Sponsor must be leasing or renting the property and have written permission from the owner to conduct the work; or Sponsor must have a written commitment with the owner to purchase the property 4) Inspection and approval of work by Kennesaw Historic Preservation Commission and City of Kennesaw building inspectors 5) Submission of monthly progress and final project report to Director of Museum and Preservation Services. Both monthly status reports and final project report must include photographs of existing conditions and of the completed work. In addition, the final project report must include a complete description of the work done, costs, and resources used 6) The grant will be paid to the recipient after the work is completed, has been certified by the Kennesaw Historic Preservation Commission, and all bills relating to said work are paid 7) Erection of a sign during the project period indicating that the project was partially funded by the City of Kennesaw and the Kennesaw Historic Preservation Commission

PAYMENT

In order to be reimbursed the grant recipient must maintain proper financial records. All invoices and canceled checks must be submitted prior to authorization of reimbursement. In addition, a notarized Release of Lien form from all contractors and subcontractors noting they have been paid in full for services rendered must be submitted prior to reimbursement.

GRANT AMOUNT/MATCHING REQUIREMENTS

Grants are awarded for no more than 50% of the total project cost, with the total grant amount not to exceed \$10,000. Properties are limited to one grant every five (5) years.

Glossary

Accessory Structure - A subordinate structure detached from but located on the same lot as a principle building. The use of an accessory structure must be identical and accessory to the use of the principle building. Accessory structures include garages, decks, and fences.

Adaptive Use - Recycling an old building for a use other than that for which it was originally constructed.

Addition - A non-original element placed onto an existing building, site or structure.

Alteration - Any act or process that which the exterior architectural appearance of a building.

Appropriate - Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for "appropriateness" during the design review process.

Architectural Style - Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Ashlar - A dressed or squared stone and the masonry built of such hewn stone. It may be coursed, with continuous horizontal joints or random, with discontinuous joints.

Baluster - A turned or rectangular upright supporting a stair handrail or forming part of a balustrade.

Balustrade - An entire railing system including a top rail and its balusters, and often a bottom rail.

Bay - One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building facade.

Brace - A diagonal stabilizing member of a building frame.

Bracket - A projecting support used under cornices, eaves, balconies, or windows to provide structural support.

Capital - The uppermost part of a column or pilaster.

Casement - A hinged window frame that opens horizontally like a door.

Certificate of Appropriateness - A document giving approval to work proposed by the owner of a property located within a locally designated historic district or designated as a local landmark. Specific conditions, set forth by the Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Certified Local Government (CLG) - A program that is a mechanism to formally involve local governments in the national historic preservation program. Most states have procedures that extend CLG status to communities that adopt a preservation ordinance and establish a preservation commission.

Character - Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Chevron - A V-shaped decoration generally used as a continuous frieze or molding that is typical of the Art Deco style.

Clapboard - A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures.

Classical - Of, or pertaining to, the architecture of ancient Greece and Rome.

Column - A vertical support of round section that in classical architecture consists of three parts: base, shaft, and capital.

Commercial Building Type - A definition based on the composition of a commercial building's primary facade. Most commercial facades are divided into major divisions or elements that are used to define the building type.

Compatible - Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component - An individual part of a building, site or district.

Contemporary - Of the current period; modern.

Contiguous - Next to, abutting, or touching and having a boundary, or portion thereof, which is common or coterminous.

Contributing - Contributes to the architectural or historic significance of a historic district. (A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context - The setting in which a historic element or building exists.

Corbel - A projection or one of a series of projections, each stepped progressively farther forward with increasing height; anchored in a wall, story, column, or chimney.

Corinthian Order - The slenderest and most ornate of the classical Greek orders of architecture, characterized by a slim fluted column with bell-shaped capital decorated with stylized acanthus leaves.



Cornice - A molding at the edge of a roof.

Deck - A structure, without a roof, directly adjacent to a principle building, which has an average elevation of 30 inches or greater from finished grade.

Demolition - Any act or process that destroys a structure in part or in whole.

Dentil - A small rectangular block used in a series below the cornice.

Doric Order - A classical order most readily distinguished by its simple, unadorned capitals. The frieze is decorated with triglyphs and metopes.

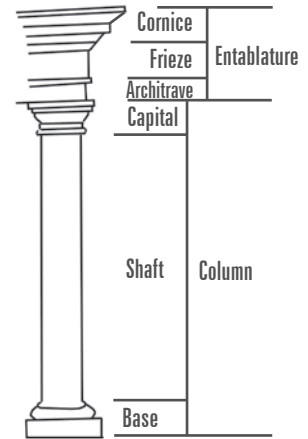


Dormer Window - An upright window lighting the space in a roof.

Double-Hung Sash Window - A window with two sash, one above the other, arranged to slide vertically past each other.

Drip Line - An imaginary vertical line that extends from the outermost branches of a tree's canopy to the ground.

Eave - The projecting lower edges of a roof overhanging the wall of a building.



Element - An individual defining feature of a building, structure, site or district.

Engaged Column - A column partially built into a wall, not freestanding.

Entablature - The horizontal part of an architectural order, supported on columns, composed of architrave, frieze, and cornice.

Ex Parte Communication - Some form of communication between one party to a proceeding (e.g., an applicant for a permit) and a public official with some responsibility for making a decision affecting that proceeding occurring outside the formal decision-making process and without the knowledge of the other party to the proceeding.

Facade - That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Fanlight - A window, often semi-circular, over a door, with radiating muntins suggestive of a fan.

Frieze - The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Footprint - The horizontal area as seen in plan, measured from the outside of all exterior walls and supporting columns. It includes residences, garages, covered carports, and accessory structures, but not trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade.

Gable - The vertical triangular shape at the end of a building formed by a double sloping roof.

Grade - The average level of the finished surface of the ground adjacent to the exterior walls of the building.

Header - The end of a brick, sometimes glazed.

High Style - A completely authentic or academically correct interpretation of an architectural style; a "textbook" example of one particular style and not a composition of several different styles.

Historic District - A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

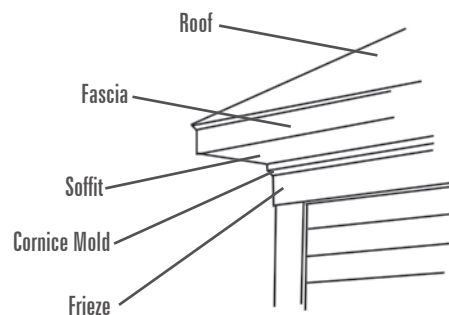
Historic Preservation - identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, and reconstruction, or any combination of the foregoing activities.

Historic Restoration - Requires that the re-creation duplicate the appearance at some previous point in time as closely as current scholarship allows.

Historic Site - A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

Historic Structure - A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Impervious Surface - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.



Infill - New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Infill Development - The construction of a building on a vacant parcel located in a predominantly built up area.

Interpretive Restoration - Less scholarly than a historic restoration, it involves keeping all of the original architectural features intact and reconstructing missing elements as faithfully as budget allows.

Ionic Order - A classical order distinguished by a capital with spiral scrolls, called volutes.

Keystone - The central voussoir of an arch shaped in a wedge form.

Knee Brace - A non-structural diagonal member used as exterior ornamentation, extending from the facade to the eave of a building.

Landmark - A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

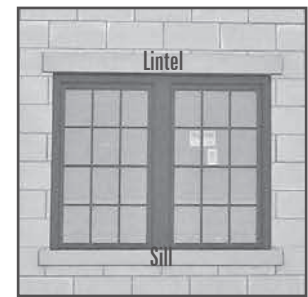
Light - A section of window, the pane or glass.

Lintel - A horizontal structural or ornamental member over an opening, which generally carries the weight of the wall above it.

Maintenance - Routine care for a building, structure or site that does not involve design alterations.

Modillion - A small curved and ornamented bracket used to support the upper part of the cornice.

Mothballing - The process of stabilizing and securing a historic building against further deterioration due to weather and/or vandalism.



Mullion - A vertical member separating and often supporting windows, doors, or panels in a series.

Muntin - A secondary framing member to hold panes within a window, window wall, or glazed door.

Neglect - The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

New Construction - The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing - Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

Order - A definite arrangement of column, capital, and entablature, each having its own set of rules and ornamental features. The five classical orders are Tuscan, Doric, Ionic, Corinthian, and Composite.

Palladian Window - A window of large size, characteristic of neoclassical styles, divided by columns or piers, resembling pilasters, into three lights, the middle of which is taller and wider than the others, and is roundheaded.

Parapet - A wall section rising above the roofline.

Pediment - The triangular gable end of the roof above the horizontal cornice.

Pilaster - A flat-faced representation of a column projecting from a wall.

Porch - A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

Portico - A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and a pediment.

Porte Cochere - A large covered entrance porch through which vehicles can pass.

Preservation - The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Pressed Metal - Thin sheets of metal molded into decorative designs and used to cover interior walls and ceilings and on the exterior of some 20th century commercial structures.

Quasi judicial - The action, discretion, etc., of public administrative officers or bodies, who are required to investigate facts, or ascertain the existence of facts, hold hearings, and draw conclusions from them, as a basis for their official action, and to exercise discretion of a judicial nature.

Quoins - Heavy blocks, generally of stone or wood, cut in emulation of stone and used at the corners of buildings to reinforce and ornament walls.

Reconstruction - The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Recycling - The process of restoring, rehabilitating, renovating, remodeling, or adapting an old building so that it can be used by another generation.

Rehabilitation - The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Remodeling - Changing the appearance and style of a structure by removing or covering over original details and substituting new materials and forms.

Renovation-The process of making a structure usable again where there is a greater proportion of new materials and elements introduced into the building.

Repair - Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Retaining Wall - A wall or similar structure devise used at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling.

Restoration - The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

Right-Of-Way - A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Riser - The vertical part of a step or stair.

Sash - A window frame that opens by sliding up or down.

Setback - The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setting - The immediate physical environment of a building, structure, site or district.

Side Lights - A vertical line of small glass panes flanking a doorway.

Significant - Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site - A place or plot of land where an event occurred or where some object was or is located.

Stabilization - Maintaining a building as it exists today by making it weather-resistant and structurally safe.

Streetscape - All physical elements that may be viewed along a street.

Structure - Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

Topography - The physical land surface relief describing the terrain elevation and slope.

Vernacular - Based on regional tradition and utilizing regional materials.

Water Table - A sloping horizontal surface, of brick or stone, on an exterior wall, usually at the foundation level.



Kennesaw Central Business District Ordinance

CITY OF KENNESAW GEORGIA

ORDINANCE NO. 2005-20, 2005

AN ORDINANCE TO AMEND THE APPENDIX A ZONING ORDINANCE OF THE CITY OF KENNESAW, GEORGIA ARTICLE VIII, SO AS TO ENACT PROVISIONS AND REGULATIONS FOR A CENTRAL BUSINESS DISTRICT ZONING DISTRICT

WHEREAS, the Mayor and Council have determined that the amendments to the comprehensive zoning ordinance are desirable and will protect and advance the health, safety and welfare of the citizens in order to cover the central business district area of the City whereas such amendments will encourage quality development and preservation of the historical character of downtown Kennesaw; and

WHEREAS, a public meeting was held on June 15, 2005 for affected property owners in the area of the City to discuss and consider such proposed Central Business District zoning district amendments to explain the proposed district regulation and obtain public input; and

WHEREAS, following properly noticed public hearing by the Planning Commission of the City of Kennesaw, such Commission recommended approval of the amendment of a Central Business District zoning district at its meeting on July 11, 2005; and

WHEREAS, a public hearing regarding the enactment of this ordinance was conducted on June 6, 2005, July 13, 2005 and August 1, 2005 subject to required notice by state statute and local ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

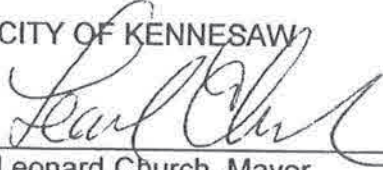
SECTION 1. That Appendix A Zoning Ordinance of the City of Kennesaw, Article VIII is hereby amended so as to add the attached "Exhibit A" as Section 802 of said ordinance to be entitled "Central Business District."

SECTION 2. BE IT FURTHER ORDAINED THAT this ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

ADOPTED THIS 1st DAY OF August, 2005.

ATTEST:


Debra Taylor, City Clerk

CITY OF KENNESAW

Leonard Church, Mayor

APPENDIX

Section 802. CBD, Central Business District

802.01 Purpose and intent:

The Central Business District (CBD) is established in order to preserve and protect the cultural and historic aspects of downtown Kennesaw and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.

The classification is primarily intended for a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the Central Business District (CBD) is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of Historic Downtown Kennesaw.

The CBD is designed to achieve the following:

- 1) Create an environment where residents and visitors can live, work, meet, and play.
- 2) Promote a balanced mix of retail, office-professional, entertainment, residential, civil, and cultural uses in the core downtown area.
- 3) Allow for growth of a healthy economic business district.
- 4) Incorporate aesthetically compatible design from gateway points to the core of the city to improve the aesthetics of street and built environments.
- 5) Ensure compatibility with the Historic District to achieve architectural and design integrity and consistency.
- 6) Provide accessible and sufficient parking that is unobtrusive by encouraging shared, underground, and deck parking and alternative modes of transportation including pedestrian and bicycles.
- 7) Promote a pedestrian environment through sidewalk-oriented buildings and attractive street-facing facades that encourage pedestrian activity.
- 8) Provide safe and accessible parks and public and private open space.

802.02 Lot Size, Setback and Building Height Requirements:

Within the CBD the following lot size and setback requirements shall apply.

- 1) Minimum lot size, widths and depths: None. It is the intent that each enterprise or use be located on a site commensurate with its use and sufficient to meet the requirements of off-street parking, loading and unloading, and setback requirements, where applicable.

- 2) Maximum lot coverage: Not more than seventy-five (75%) percent of the area of any lot may be covered by buildings structures or storm water facilities.

- 3) Minimum setbacks –

Front – Established to “Build-To-Line” which equals the averaged distance from the property lines measured from existing structures along right-of-way adjoining properties as measured from existing structures.

Side – None, except when abutting a residential zoning district where there is no intervening right-of-way, the setbacks requirement is ten (10) feet. Where alleys exist between districts, the setbacks shall be five feet from the property line/alley right-of-way.

Rear – None, except when abutting a residential district where there is no intervening right-of-way, the setback requirement is twenty-five (25) feet.

Where an alley exists between districts, the setback shall be five feet from the property line/alley right-of-way.

- 4) Maximum building height: Subject to the Historic District Design Guidelines

- 5) Maximum Floor Area Ratio (FAR)- 1.10

- Calculations for FAR as per section 410.55

802.03 Permitted Uses:

Within the CBD, the following uses shall be permitted:

General Retail Uses:

- 1) Antiques
- 2) Animal Hospitals
- 3) Appliance store
- 4) Arts and Crafts
- 5) Bakery
- 6) Bicycles shop
- 7) Book store
- 8) Butcher
- 9) Carpet and floor covering
- 10) Cosmetics
- 11) Draperies and Slipcovers
- 12) Fabric store

- 13) Farmers Market (fully enclosed and open-air)
- 14) Flower shop
- 15) Food
- 16) Fraternity and sorority houses/residence halls (must be University authorized dwellings)
- 17) Fruit / vegetable stand
- 18) Garden supplies
- 19) Gift shop/glassware
- 20) Hardware store
- 21) Home/office furnishings
- 22) Ice cream shop
- 23) Jewelry store
- 24) Leather goods/luggage
- 25) Medical and surgical equipment
- 26) Music shop
- 27) Nautical supplies
- 28) Office supplies
- 29) Pets and pet supplies
- 30) Pharmacy
- 31) Photographic equipment/supplies
- 32) Sporting goods
- 33) Toy store

Services and professional uses:

- 1) Banks/Financial Institutions limited to one drive thru and/or automated transaction machines
- 2) Interior decorating establishments
- 3) Medical and dental clinics
- 4) Medical and dental laboratories
- 5) Photographic studios
- 6) Printing and publishing
- 7) Professional Offices
- 8) Pawnbrokers

Services and facilities:

- 1) Auction
- 2) Barber / beauty shops and salons
- 3) Bed and Breakfast inn and residential-type inns
- 4) Broadcast studios
- 5) Butcher shops
- 6) Caterers
- 7) Dry cleaning and laundry pick-up stations limited to off-site processing for customer pick-up.
- 8) Exercise facilities e.g. gyms and clubs
- 9) Galleries
- 10) Alternative Wireless Communications Facilities (Special land Use Approval required)
- 11) Government Facilities including but not limited to the following:
 - Government Offices
 - Public Works Facilities
 - Community Centers
 - Public Parks, Clubhouses
 - Amphitheaters
- 12) Hotels
- 13) Laundromats limited to self-service facilities
- 14) Libraries
- 15) Motels
- 16) Museums
- 17) Newsstands
- 18) Outdoor cafes
- 19) Parking lot & garages (commercial or public)
- 20) Pet grooming
- 21) Restaurant excluding drive-in and drive through
- 22) Rest/Personal Care/Convalescent Homes
- 23) Small item repair
- 24) Tailoring
- 25) Tobacconist

26) Taverns/cocktail lounges

27) Vocational schools some examples being: arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling and karate-judo.

Residential Uses:

- 1) Condominiums
- 2) Mixed use residential/commercial
- 3) Single family detached
- 4) Townhomes

*The permitted uses under this section shall be allowed in such a way as to promote a diverse mixture of the uses so as to avoid concentrations of such uses within close proximity of which may cumulatively create a nuisance, safety or health hazard or parking problem that may negatively affect the overall financial stability of surrounding uses.

802.04 Special Exception Uses:

Within the CBD the following uses shall be permitted by special exception as per section 2001:

- 1) Cemeteries
- 2) Private community centers
- 3) Private schools of general and special education
- 4) Churches, chapels, temples, synagogues and other such places of worship (including accessory cemeteries and schools)

802.05 Use Limitations:

Within the CBD the following use limitations apply:

- 1) All projects located within the Historic District shall meet the City of Kennesaw design review guidelines as may be amended from time to time.
- 2) No (new or used) car lots
- 3) No car repair shops to be established
- 4) No adult entertainment establishments as defined in section 2003 shall be allowed.
- 5) No overnight outside storage shall be allowed.
- 6) No more than five percent (5%) of total store inventory may be displayed outside.
- 7) All items stored outside shall be moveable to indoor without compromising accessibility to the building.

Watts Drive
North Main Street (Old Hwy 41)
South Main Street (Old Hwy 41)
Summer Street

802.07 Residential Development Standards:

- 1) Condominiums
 - Minimum floor area for all units - 1,000 sq feet
- 2) Mixed use retail/residential with residential on second floor
 - The non-residential portion of the development shall be completed and operational before the issuance of certificates of occupancy for the residential portion.
 - The gross floor area occupied by residential uses shall not exceed seventy-five (75%) percent of the total gross floor area of the buildings or individual structures.
 - Minimum Floor Area for all residential units - 1,000 sq ft
- 3) Single family – detached
 - The minimum floor area of residential dwellings shall be 1,100 square feet.
- 4) Townhouses
 - The minimum floor area of all residential units - 1,000 sq ft

802.08 Approval Process for Projects

Projects to be processed in the following order:

- 1) City of Kennesaw staff shall conduct a minimum of one (1) consultation with applicant to review project concept and factors to consider in the planning and design phase prior to initial site plan and architectural review.
- 2) Conceptual site plan and architectural review by City of Kennesaw staff
- 3) Submittal to the Kennesaw Downtown Development Authority (KDDA) for review and comment only.
- 4) Submittal to Historic Preservation Commission (HPC) for Certificate of Appropriateness if within historic district, if subject property is not in the historic district then comments from HPC will be required.
- 5) Site Plan review and approval by City of Kennesaw staff required.

- 8) No items shall be displayed on paved areas or parking lots, except for temporary permits for special sales events not to exceed seven days more than four times per calendar year.
- 9) Items may be displayed on porches or adjacent to primary structures only in non-paved areas.
- 10) Sidewalk/yard sales shall only be conducted after issuance of the proper permit.
- 11) All abandoned or disposed items including recycling and trash shall be removed within three (3) days.
- 12) No chemical manufacturing, storage or distribution shall be allowed.
- 13) No enameling, plating or paint (except for artist studios) shall be allowed.
- 14) No detention centers or halfway houses shall be allowed.
- 15) No tire shredding or recycling centers shall be allowed.
- 16) No manufacture or disposal of hazardous or radioactive waste materials shall be allowed.
- 17) No scrap yards shall be allowed.
- 18) No manufactured/mobile homes shall be allowed.
- 19) No commercial sand, gravel or other mineral extraction shall be allowed.
- 20) No indoor or outdoor shooting ranges shall be allowed.
- 21) No tattoo parlors shall be allowed.
- 22) No body piercing facilities, as a primary use shall be allowed.
- 23) No extended stay hotels/motels shall be allowed.
- 24) No chain link fences shall be permitted.
- 25) No overnight parking of commercial vehicles (except for mini-vans or cars) shall be allowed.
- 26) No uses that emit noxious odors, fumes or sounds shall be allowed.
- 27) No outside animal runs with any veterinary office or kennel shall be allowed.
- 28) No detention or retention or wet weather ponds allowed.
- 29) No Gas Stations to be established. The wholesale and retail sale of all fuel sources are governed by this restriction.
- 30) No automobile, truck, motorcycle or recreational vehicle rental facilities to be established
- 31) No drive thru amenity to be established in association with any eating and drinking establishments located within the Central Business District.

802.06 Gateway Corridors

Cherokee Street

10) Building mechanical and accessory features:

- a. Shall be located to the side or rear of the principal structure or on rooftops and shall not be visible from any public open space or sidewalk area.
- b. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.

11) Any project permitted within the CBD which proposes a lighted facility including signs, parking lots, and entrance ways shall have an approved lighting plan consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Design Guidelines.

- All sign locations located within Historic District will be subject to review and approval by the HPC.
- City staff will review and process the sign permit application as per design standards as set forth in sections 2200, 2204, and 2206 of the Sign Ordinance after review and approval from HPC.
- All temporary signs will be regulated as per section 2206.

802.10 Parking, Roads, and Access Requirements:

Overall parking plans for the entire project site shall be approved by City staff through the Plan Review process. If property is located within Historic District then Certificate of Appropriateness approval will be required by the Historic Preservation Commission.

- 1) Minimum of one (1) paved parking space per 350 square feet of gross floor area shall be required for all non-residential uses. In the case of eating and drinking establishments, parking requirements will be based on 40% of the maximum occupancy load as established by the Cobb County fire Marshall's Office.
- 2) Minimum of one (1) paved parking space per bedroom but not more than two (2) spaces per dwelling unit for all residential uses shall be required.
- 3) Dead-end and cul-de-sac streets are prohibited unless applicant demonstrates it is infeasible in site plan review.
- 4) No alley parking is permitted.
- 5) Parking shall be located to the rear of the principal use but shall not be located within any required buffer.

6) Final plan approval by Mayor and Council

- The site plan of the project shall be consistent with the City of Kennesaw Design Guidelines and Downtown Redevelopment Plan vision, and as such shall be amended from time to time.
- The project shall be designed to be proper transition, land use and design so as not to negatively affect surrounding properties.
- The site plan of the project shall incorporate public space architectural and urban features consistent with the City of Kennesaw Design Guidelines including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses.

Each applicant shall submit a business plan which contain at a minimum the following information:

- Type of business
- Projected market targeted
- Projected customer generation
- Plan on traffic control for ingress/egress of property
- Study on similar uses in area
- Projected economic impact to City of Kennesaw

802.09 General Requirements

- 1) Compliance to Downtown Redevelopment plan vision
- 2) A Balanced mixture of uses to meet Downtown Redevelopment Plan vision
- 3) Positive Economic Development Impact
- 4) Architectural design and quality shall be consistent with City of Kennesaw Design Guidelines and compatible with the City's architectural heritage.
- 5) Pedestrian and vehicular connectivity shall be incorporated into site design.
- 6) The height of fences and walls located between the building façade and a street shall not exceed forty (40) inches and in other areas shall not exceed six (6) feet.
- 7) No barbed wire, razor wire, chain link or similar elements shall be visible from any street, public park, sidewalk, public or private open space or outdoor dining area.
- 8) Loading docks and dumpsters shall be entirely screened from view with vertically enclosed opaque walls.
- 9) Utilities shall be placed underground.

- 6) Commercial parking lots are not permitted except where individual business lease spaces under a shared parking arrangement. **(to be deleted to allow parking decks)**
- 7) Paving materials used for parking and loading areas other than asphalt or concrete shall be subject to variance approval by Mayor and Council.
- 8) Required parking may be provided off-site within one thousand (1,000) feet of use except for residential uses.
- 9) Angled on street parking on both sides shall be permitted dependent upon site plan review and approval.
- 10) Reduction of parking requirements may be permitted, subject to a shared parking arrangement under the following criteria:
 - a) The minimum number of parking spaces for a development where shared parking is proposed, the applicant shall be required to submit for review a traffic study prepared by a licensed Georgia engineer. The number of spaces, if less than the minimum prescribed above, shall comport with the study. Such study shall include consideration of peak hour maximum occupancy.
 - b) All shared parking spaces shall be clearly marked as such; and
 - c) An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - i. A to-scale map indicating location of proposed parking spaces;
 - ii. Hours of business operation of nonresidential parking users;
 - iii. Written consent and contract with the property owners agreeing to the shared parking arrangement (when provided off-site) for a stated number of years deemed appropriate by the City of Kennesaw;
 - iv. Copies of parking lease agreement, easements for parking, or notarized letter or sworn affidavit as to the intent of lease agreement, including renewed leases, shall be filed with the Department of Community Development. Lapse of a required lease agreement shall terminate approval for shared parking and shall be a basis for denying a business license until alternative parking shall be provided in accordance with these standards.
- 12) Rear access shall be provided to townhouse and multifamily garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible.
- 13) Bicycle or moped parking spaces are required as follows: All new non-residential uses shall provide one (1) such space for every twenty (20) automobile spaces but not less than one (1) space and new residential uses shall provide one (1) such space for every five (5) units. Such spaces shall

be located a maximum distance of one hundred (100) feet from the primary pedestrian entrance.

802.11 Incentive/Zoning Bonuses:

1) Common Access Drives and Access Curb Cuts:

All projects incorporating common access drives for multiple parcels along the identified gateway corridors in Section 802.2 will be granted an increase of floor area ratio by .10, subject to all other limitations.

2) Pedestrian Linkage:

All projects that promote pedestrian/bicycle pathways and interparcel access will be granted an increase of floor area ratio by .10

802.12 Landscaping Design Guidelines:

All CBD project applications will include a landscape plan that has location and type for benches, waste receptacles, lighting, paving material, bicycle racks, newspaper stands, plant material, fencing, private open space, internal sidewalks and trails. The following components will be incorporated into the plan:

- Use of sod on yard areas facing public right-of-way
- Compliance to tree ordinance Section 416