

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 16, 2024
8:00 AM

1. Call to Order / Roll Call

The meeting was called to order by Chairman Whipple at 8:00 a.m.

Roll Call: Commissioner Butler, Commissioner Bramlett, Commissioner Gallagher, and Commissioner Blandford

Absent: Commissioner Buffington

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

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: January 19, 2024

Commissioner Butler noted an error in the previous meeting minutes, stating that Commissioner Buffington nominated Commissioner Gallagher for Chairman, but it was, in fact, Commissioner Butler who did so.

Commissioner Bramlett mentioned another error, where the minutes stated Commissioner Gallagher was voted in as Chairman instead of Vice Chairman.

Mr. Simmons acknowledged these errors and stated they would be corrected.

Chairman Whipple called for a motion to approve meeting minutes with recommended amendments.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Butler.

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

3. Financial Report

Mr. Darryl Simmons reported that as of January 31, the fund balance was \$23,378 from settlements and actions taken over the last few years that were put into one account for future utilization as approved by the HPC. He also reported \$1,000 in the Planning and Zoning budget, which remained unchanged. He added that there is a budget line item for travel under the HPC expenses, which was \$1,200 and remains unchanged. A combined education and training budget line item shared between staff, HPC, and the Planning Commission had a balance of \$3,775.

Mr. Simmons informed commissioners that the \$1,000 budget line item could be used for any initiatives, marketing, or other types of programs that they wish to pursue collectively.

Chairman Whipple called for a motion to approve the financial report as presented.
Motion to approve by Commissioner Blandford.
Seconded by Commissioner Gallagher.
Chairman Whipple proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

5. New Business

A. Public Arts Exhibit: 2871 North Main Street

Consideration of approval for the renewal of a public arts exhibit application submitted by Sean Mills for property located at 2871 North Main Street. Case #PA2023-01.

Mr. Simmons explained that this agenda item is for consideration of the renewal of a public art exhibit approved in 2023. The original application approval was for six months, and since that time had lapsed, staff reached out to the property owner and the artist. Staff received a written reply that the owner was pleased with the art and the artist, and wished to continue the exhibit for another six months at this location. There have been no physical changes to the art exhibit, and the staff has not received any complaints about it. Mr. Simmons noted that staff had received positive feedback on how the art has improved the appearance of the vacant property. Staff recommended approval as part of the renewal process. As required, this application went before the Art and Culture Commission and was unanimously approved for renewal. It is before the HPC because the art exhibit is in the historic district. It will go before the Mayor & Council for a final vote on February 19, 2024.

Chairman Whipple asked if the Commissioners had any questions or comments regarding this agenda item.

Commissioner Butler brought up a comment she received regarding the content of the art.

Commissioner Gallagher wanted to confirm that this application is for another six-month renewal. Mr. Simmons affirmed and stated that the property owners were given the option to rotate the art but decided to keep the existing art. Commissioner Gallagher asked if anyone had expressed interest in redeveloping that property. Mr. Simmons responded that the property owner is working towards getting a tenant for the property to encourage revitalization downtown.

Chairman Whipple reiterates that the HPC's responsibility is to review whether the proposed art installations would impact the historical structures and ensure that the appropriate materials are used to protect the historic structures. Mr. Simmons discusses the subjectivity of art with the Commissioners. He informs them that the city has an adopted ordinance dealing with what is inappropriate for public display, such as obscenity, anything that encourages illegal or unlawful acts, and things of that nature. Chairman Whipple and Commissioner Butler discuss the materials used on the backside of the window where the art is displayed.

Chairman Whipple called for a motion regarding the public art exhibit application for renewal. Commissioner Blandford calls for a motion to approve the application for a six-month renewal. Seconded by Commissioner Gallagher.
Vote taken, motion unanimously approved 4-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-01 - 3096 Cherokee Street

Mr. Simmons explained that this Certificate of Appropriateness request is for a panel sign repair for a new business on an existing monument sign structure. There were no proposed changes to the structural portion of the sign or the location. The application was administratively approved on January 16, 2024.

B. COAA2024-02 - 3048 Cherokee Street

Mr. Simmons explained that this Certificate of Appropriateness application was to change the face of an existing monument sign at 3048 Cherokee Street. He noted that the sign is within the property's boundaries and does not impact the right of way. He described the sign as a double-faced, sandblasted 8-inch by 8-inch sign attached to a post in the ground surrounded by concrete and decorative rock. It was administratively approved on January 16, 2024.

C. COAA2024-03 - 2986 N. Main Street

Mr. Simmons explained the Certificate of Appropriateness application to remove diseased trees at 2986 N Main St. He pointed out that we are seeing a lot of property owners proactively removing diseased trees before they become a public issue or destroy the historic structure. This applicant had a third-party arborist confirm that the tree was deceased. Mr. Simmons explained that with the removal of diseased trees, the property owner is asked to present a recovery plan to maintain the tree density on the property. He discusses some of the common issues houses have had with trees and their root systems, as well as some ways homeowners are encouraged to prevent these issues from occurring.

Chairman Whipple asked if the Commissioners had any questions or comments, but there was no response.

7. Discussion

Mr. Simmons gave an update on the ongoing project with New South Associates regarding the historical boundaries of the city. He explained that staff had trouble reaching someone at the organization for an update, but Ms. Chanelle Campbell recently got a response. She found out that the City is on a waiting list to be assisted in entering our data in a format approved by the state. It is noted that staff has not received a timeline on the project, and the Commissioners will be updated once a timeline is received.

In the meantime, the staff is putting together a timeline for public outreach in 2024 to get feedback on the changes to the HPC standards and CBD ordinance proposed by Ethos Preservation. Mr. Simmons described what kind of feedback would be beneficial for this project. Chairman Whipple asked if new guidelines would be created for public comment or if the public would solely comment on the proposed redaction of the current code submitted by Ethos Preservation. Mr. Simmons responds that the additional guidelines should be created with the redaction from Ethos Preservation, the city's unique traits, and property owner feedback in mind. He emphasizes the importance of ensuring that the city can support property owners who do not have the resources they need to maintain their historic property.

Commissioner Butler asks about a previous art installation for a bell tower and whether the HPC previously discussed its location. Mr. Simmons responded that there were logistics issues with installing the bell tower at the location proposed by the HPC, so it had to be changed. Commissioner Butler and Mr. Simmons discussed the location of the bell tower and its impact on the visibility of the art. They also discussed how the downtown area and its art will change as the city evolves.

Commissioner Bramlett updated the Commissioners on his work with the Atlanta Preservation Center regarding the walking tour of Kennesaw. It is scheduled for April 13, 2024, at 10:00 a.m. It

will cost \$35 for people who are members of the Atlanta Preservation Center and \$45 for those who are not. The walking tour will be about a mile and a half long. The route will mostly be the same as the previous walking tour in September, the only difference being it will go down Sardis Street instead of J. O. Stephenson. He asked about advertising opportunities, and Mr. Simmons responded that our Communications Department is in charge of advertising on the city's website and social media pages. Commissioner Bramlett was asked what website would sell the tickets, and he answered that it would be the Atlanta Preservation Center's website.

8. Public Comment

Chairman Whipple asked if there is any public comment. With no response, he moved on to staff comment.

9. Staff Comment

A. Training Opportunities

Ms. Chanelle Campbell presented a list of upcoming training sessions that the staff knows of. She explains that training is essential, but it is also required as a part of the DCA approval process for future funding. She told Commissioners to e-mail Planning and Zoning staff if they want to register for any training. She pointed out that one of the training opportunities will be reviewing meeting procedures at City Hall with the City Clerk, which will benefit new Commissioners.

10. Adjourn

Chairman Whipple adjourned the meeting at 8:33 a.m.