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

Historic Preservation Commission
Meeting Agenda
April 19, 2024 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

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

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

1. **Call to Order / Roll Call**
2. **Approval of the Meeting Minutes**
   A. Approval of Meeting Minutes: March 15, 2024
3. **Financial Report**
4. **Old Business**
5. **New Business - Certificate of Appropriateness (COA) or Central Business District (CBD) Applications**
   A. **Demolition Application: 2831 S. Main St**
   Consideration of approval for the demolition of one (1) historic structure located at 2831 S. Main Street. Application submitted by 2831 S Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-01
   B. **Demolition Application: 2839 S. Main St**
   Consideration of approval for the demolition of three (3) historic structures located at 2839 S. Main Street. Application submitted by 2831 S. Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-02
   C. **Demolition Application: 2934 Moon Station Rd**
   Consideration of approval for the demolition of two (2) historic structures located at 2934 Moon Station Road. Application submitted by the City of

Kennesaw. Case#COA2024-03.

D. **Demolition Application: 2933 Moon Station Rd**
Consideration of approval for the demolition of one (1) historic structure located at 2933 Moon Station Rd. Application submitted by the City of Kennesaw. Case#COA2024-04.

6. **COAA Approval by City Staff and HPC Chair**

   A. COAA2024-06 - 2905 Galt Pl

   B. COAA2024-07 - 2976 N Main St

   C. COAA2024-08 - 3096 Cherokee St

7. **Discussion**

8. **Public Comment**

9. **Staff Comment**

   A. Certified Local Government (CLG) Program Renewal

   B. Training Opportunities

10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be Friday, May 17, 2024 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.

Item Report

TO: The Historic Preservation Commission

FROM:

DATE: April 19, 2024

TITLE: **Demolition Application: 2831 S. Main St**
Consideration of approval for the demolition of one (1) historic structure located at 2831 S. Main Street. Application submitted by 2831 S Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-01

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2024-01_2831SMainSt_Application_Redacted

1. **NAME OF APPLICANT:** 2831 S. Main St LLC
   - ☒ Owner
   - ☐ Other
   - ☐ Other, please specify (Dale & Cindy Hughes)

   APPLICANT MAILING ADDRESS: 2950 Cherokee St, Suite 400 Kennesaw, GA 30144

   (~~Home#~~ office) [redacted] (Cell# [redacted] Email) Reni Fowler [redacted]

   PROPERTY ADDRESS: 2831 S. Main St

   Land Lot _____ Tax Parcel 20013B800970 Lot Size .229 acre

   Current zoning on property: CBD

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

   Lindsey Hughes

   ~~Home#~~ office [redacted] (Cell#) _____ (Email) [redacted]

   NAME OF OWNER:

   2831 S. Main St LLC

   (~~Home#~~ W [redacted] (Cell# [redacted] mail) Reni Fowler [redacted]

3. **ACTIVITY**

   - ☐ New Construction
   - ☒ Demolition
   - ☐ Awnings
   - ☐ Fence
   - ☐ Repairs or Alterations
   - ☐ Landscaping Remove trees
   - ☐ 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),**

Demolition of 1 structure located at 2831 S. Main St. Seed and straw will be installed over disturbed areas.

Note: This is listed as structure 1 on the PenPoint LLC report page.

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.

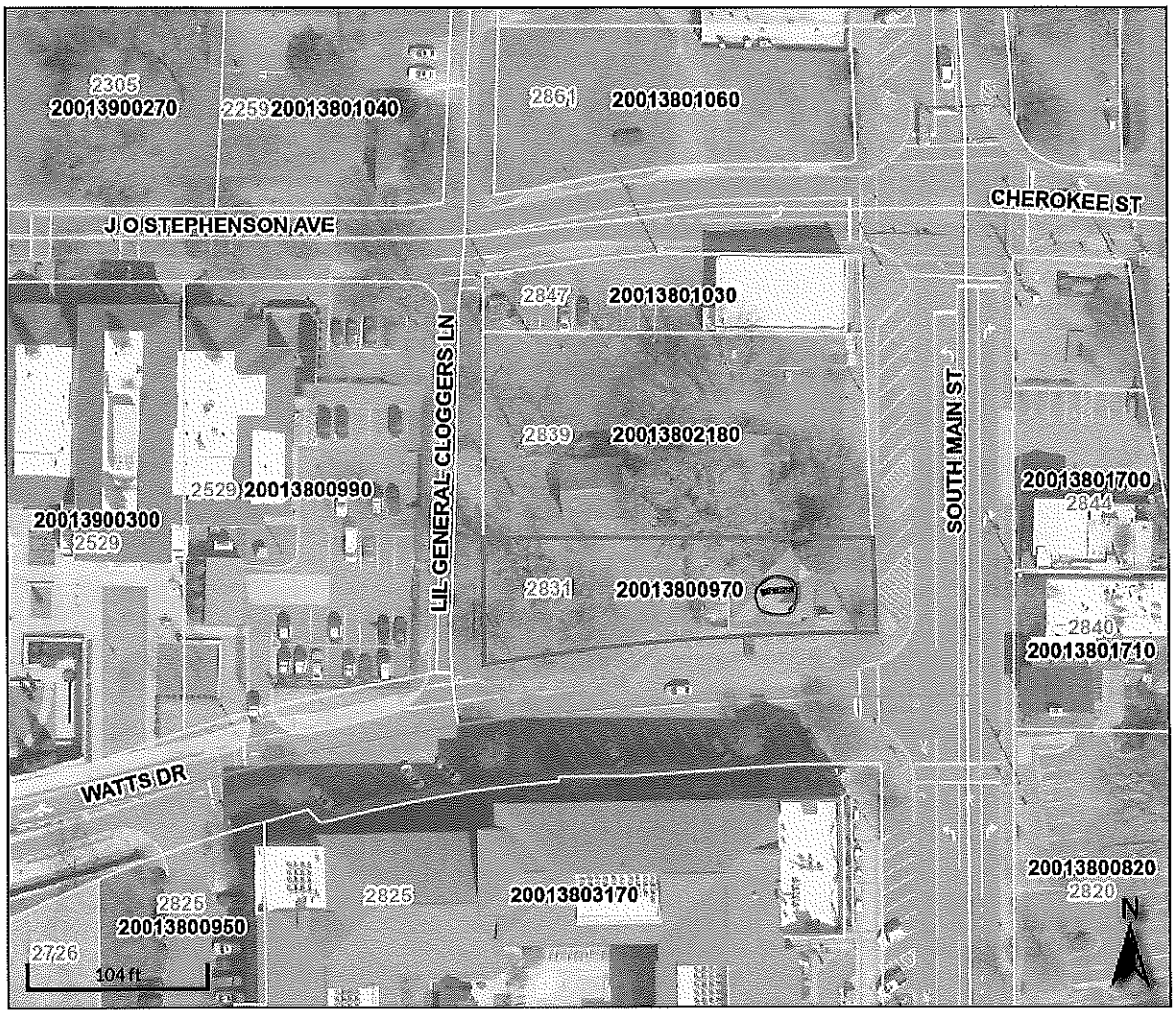
Signature of Applicant **Date**

R Dale Thurmer, Managing Member 3/13/24

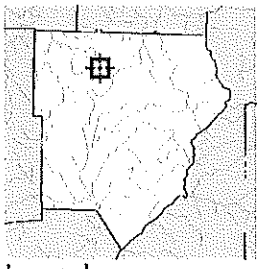
Signature of Owner **Date**

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

qPublic.net™ Cobb County, GA



Overview



Legend

Cities
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton

Adminstrative Facilities
Libraries
Police Stations
Fire Stations
County Parks
Federal Parks
House Number Labels
Parcels

Roads
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

→ 1 structure

Parcel ID	20013800970	Physical Address	2831 S MAIN ST	Last 2 Sales			
Class Code	C3 - Commercial Lots	Owner	2831 S MAIN ST LLC	Date	Price	Reason	Qual
Taxing District	(3) KENNESAW		2950 CHEROKEE ST	3/23/2022	$650000	n/a	U
Acres	0.2296		KENNESAW GA 30144	5/8/1996	$38000	n/a	U

Date created: 3/15/2024
Last Data Uploaded: 3/15/2024 4:49:35 PM

Developed by Schneider GEOSPATIAL

PENPOINT, LLC

350 Briarwood Court
Marietta, GA 30068
770-509-0492

April 3, 2023

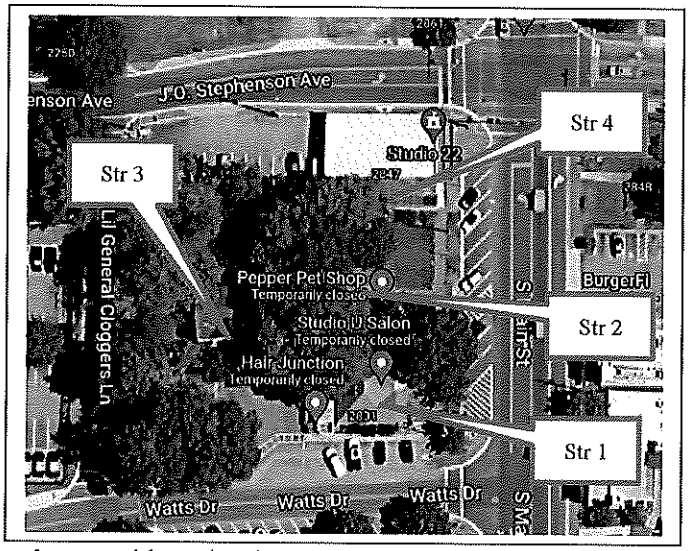
Ms. Rene' Fowler
Rene@everydaypeoplegroup.com

Subject: **Report of Asbestos Survey to Support Planned Demolition**
2831 – 2839 S Main Street
Kennesaw, GA 30144
PenPoint Project No. 2362

Ms. Fowler:

PenPoint LLC Facility Environmental Consultants (PenPoint) is pleased to submit this Survey Report for the structures located at the subject property. The purpose of the survey was the identification of asbestos-containing materials (ACM) which could potentially impact demolition efforts of the buildings. This report presents our understanding of the project information, our survey findings, and our conclusions.

Asbestos-Containing Materials Survey



For each structure, the survey efforts began with a visual survey of the exterior, then proceeded to the interior of the building. During the survey efforts, suspect asbestos-containing materials (ACM) were identified, quantified, and grouped by homogeneous materials, (a homogeneous material area is one which contains suspect material that seem by texture, color, and wear to be uniform, and that appear to have been applied at the same time). Suspect materials are those construction materials that have historically contained asbestos. Collectively, within the homogeneous material areas, the following suspect materials were identified:

Structure 1:

- Drywall
- Resilient Flooring
- Ceiling Texture
- Acoustical Ceiling Tiles
- Roofing shingles

Community Development Department

To: Darryl Simmons

From: Scott Banks, CBO

Date: April 5, 2024

RE: Structures at 2831 S. Main Street and 2839 S. Main Street

I have inspected the structures at these addresses and have determined them to be unsafe and in need of demolition.

These structures were determined to be in a blighted condition by The City of Kennesaw Construction Appeals Board and the City Manager's Office for the following reasons:

- Buildings are structurally unsound and have been neglected for years.
- Multiple roof leaks.
- Vegetation growing inside and through the structures.
- Foundation undermined in multiple places.
- The structure is unsafe, unlawful, unsanitary, vermin or rat-infested, and contains filth and contamination.
- There is no water, electricity, or gas active in the structures.
- Access to water, hot water, and heat is required.

Scott Banks, Building Services Director

2529 J.O. Stephenson Avenue, Kennesaw, Georgia, 30144 * (770) 424-8274 * Fax (678) 460-2844
www.kennesaw-ga.gov

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2024-01, 2024

RESOLUTION SUPPORTING DEMOLITION OF VACANT STRUCTURES AND REVITALIZATION OF DOWNTOWN BLOCK

BE IT RESOLVED BY THE KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, there are several vacant and blighted structures within the 2800 block of South Main Street that have been deemed uninhabitable and unsafe for reuse; and

WHEREAS, the property owner, 2831 S. Main St., LLC, seeks approval of a Certificate of Appropriateness from the Kennesaw Historic Preservation Commission to demolish the unsafe structures; and

WHEREAS, the property owner is working on a master plan to revitalize the block, bring in new, viable businesses, and increase the value of the parcel; and

WHEREAS, the mission of the Kennesaw Downtown Development Authority is to create a vibrant downtown, with the assistance of the downtown community, in order to unite and establish viable businesses while maintaining our sense of community and historic heritage;

NOW, THEREFORE, the Kennesaw Downtown Development Authority does hereby resolve to support the Certificate of Appropriateness application submitted by 2831 S. Main St., LLC to the Historic Preservation Commission.

PASSED AND ADOPTED by the Kennesaw Downtown Development Authority on this 12th day of April, 2024.

ATTEST:

Mary Jo Groeneveld, Secretary

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
CORPORATE SEAL
GEORGIA

CITY OF KENNESAW:

Mark Allen, Chair

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ		
DX			
HBR			
SLUP			
DEMO 2024-003			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2831 S Main St &
2839 S Main St
Land Lot 138, Tax Parcels 97 & 218
Subject Property

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 128 '
Print Date: 3/26/2024
DEMO_003

2831 S. Main Street

2831 S. Main Street
- Structure 1

2831 S. Main Street History Write-Up by Andrew Bramlett

The KDDA describes this home as the c. 1900 Wilbanks House. Because it was evidently owned by the same family from its construction until the 1960s, little information is mentioned about its early years. The builder is listed as Isaac Wilbanks, a railroad foreman. Notably, the date the Wilbanks purchased this property is not recorded, likely indicating the deed was not found. After Isaac, it says Lena Wilbanks owned the property before it was sold in 1963.

This does not quite seem to match the Wilbanks' family history. Isaac was born in 1892, making him about eight years old when the house appears to have been built. He passed away in 1961 and was buried in Acworth. According to Find a Grave, he moved to Kennesaw later in his career, which means this house must have had an earlier owner. This matches the census records I have found, where the earliest record of Isaac Wilbanks in Kennesaw comes from 1930. In 1920, he was living in Bartow County. His ownership of 2831 Main Street seems confirmed by a 1936 plat from Plat Book 3, Page 148, at the Cobb County Deed Room, which shows the property owned by "T. [or I?] W. Willbanks."

What all of this boils down to is I can confirm Isaac Wilbanks lived in Kennesaw in 1930 and he lived at this house from at least 1937 until 1961. What that leaves as a mystery is who Wilbanks purchased it from. This may be recorded at the Cobb County Deed Room; however, I do not have a chance to check before Thursday. (I happened to have saved the previously mentioned plat already.) I checked newspapers, and Wilbanks is hard to find during this era.

The rest of this home's history that I have does not add anything significant to the KDDA documentation. In 1963, it was purchased by Dr. Stephen May, who used it as his home and office until 1985. Dr. May was a family physician. Inside the Edward L. Daugherty visual arts materials collection at the Atlanta History Center is some 1974 Landscape Architecture material from when Dr. May owned the house.

In 1983, the house was the home of Community Family Physicians, Inc., which officially purchased the land in 1985. In 1984, it was also the home of a group called "Life Style Modification, Inc." In 1996, it was sold to Linda Jones and became the Hair Junction, and it was sold to its current owner in 2022.

HAIR JUNCTION

PUBLIC HEARING

Application for Demolition of structures within the Historic District

Location: 2831 & 2839 S. Main St

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

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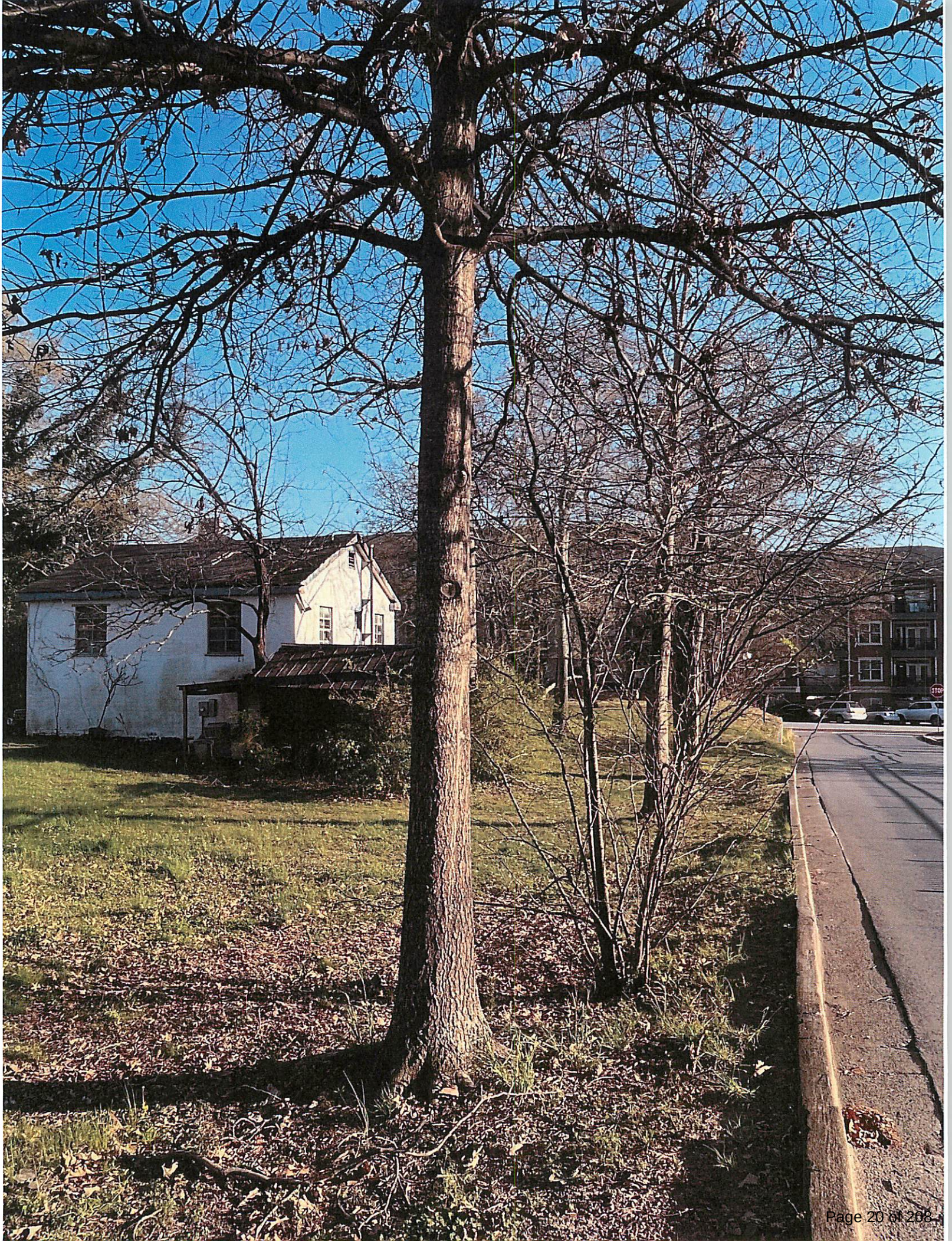
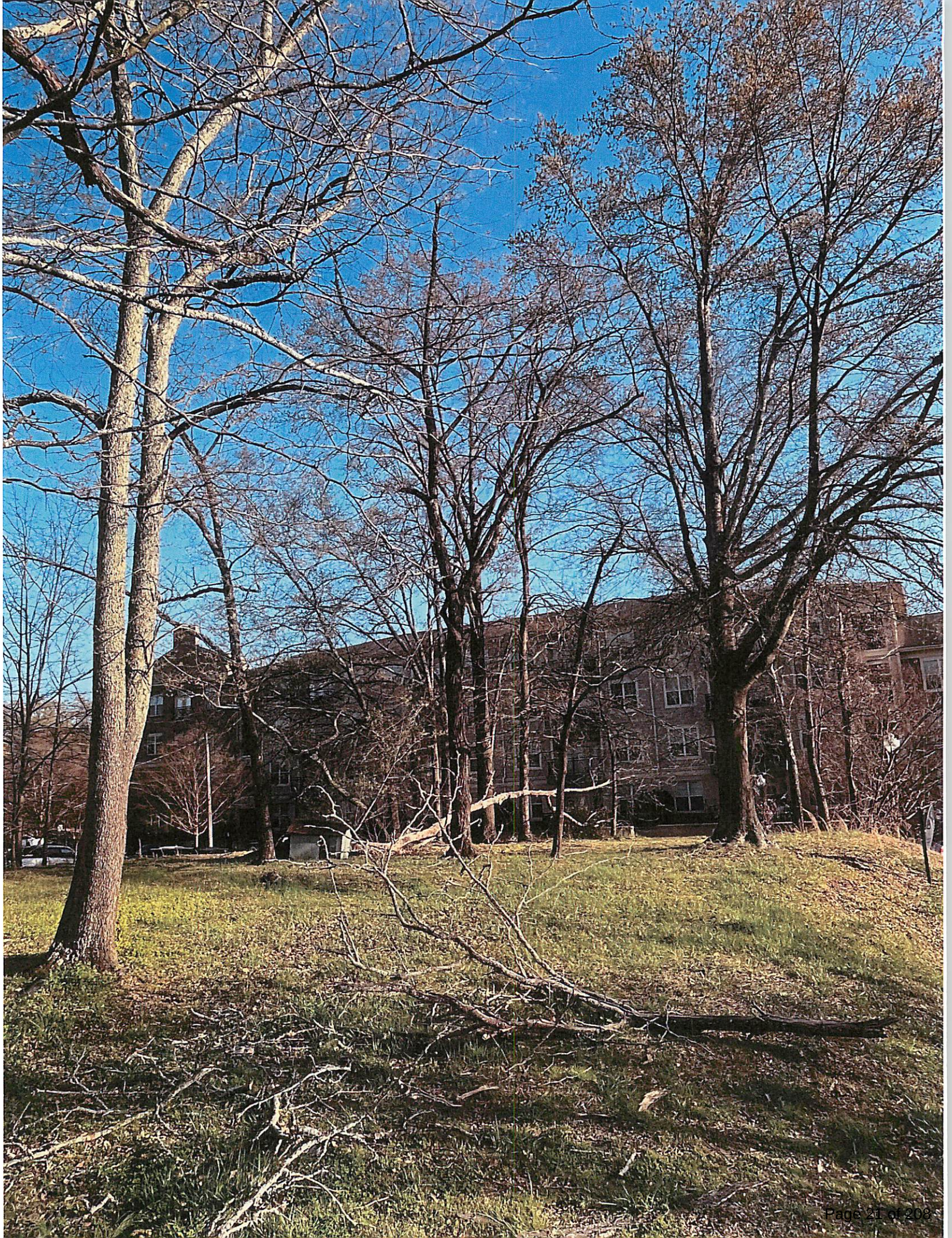




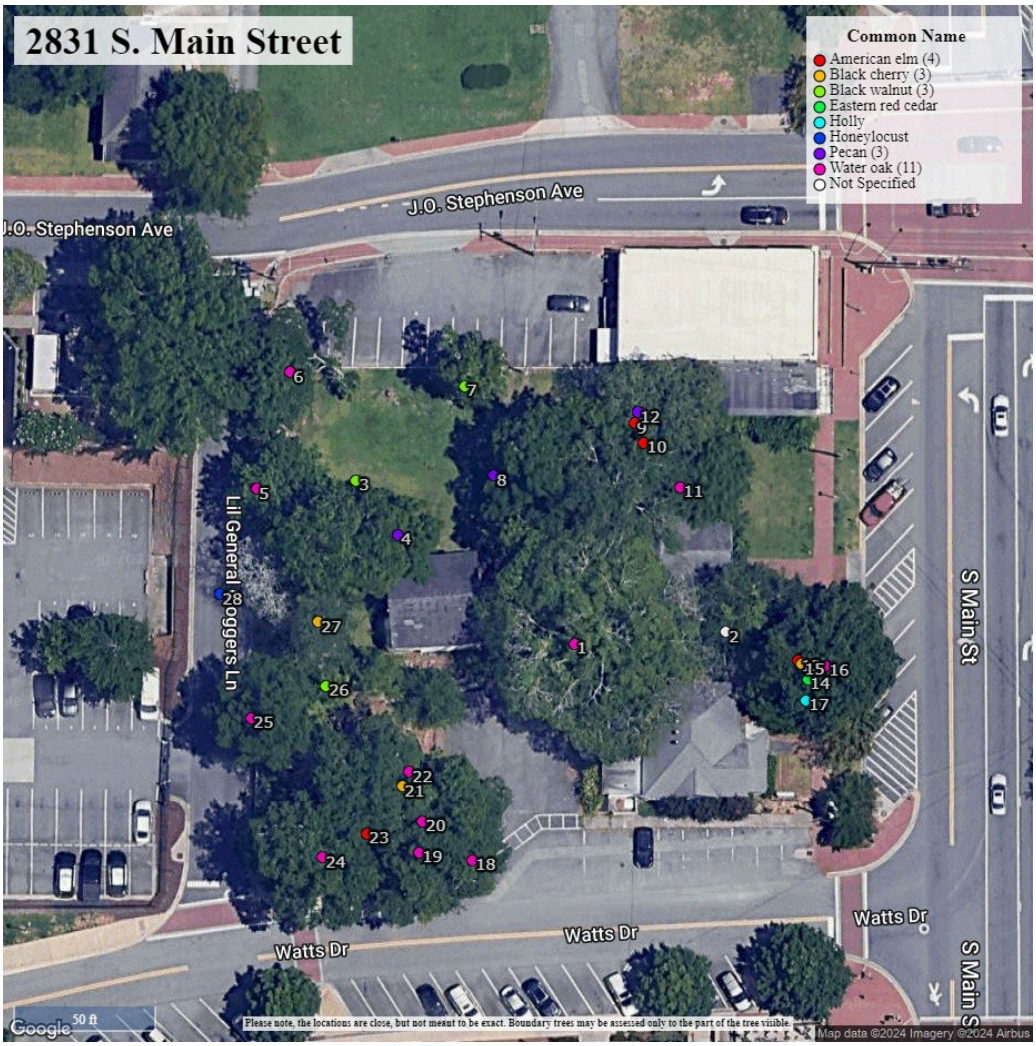
3501 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment of 2831 S. Main Street, Kennesaw

April 8, 2024

Oberley Enterprises, LLC
dba S&J Services
1865 Ball Ground Road
Ball Ground, GA 30107
Via Email: sjservicega@gmail.com

Based on the site map below, I completed a Level 2 Tree Assessment of the trees on-site. Please note Standing dead trees are not counted and that all boundary trees are not counted or assessed as we do not have permission to assess.



Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Stem 1	DBH Stem 2	Crown Spread	Latitude	Longitude	Notes	Overall Monetary Benefit ($)	Air Quality Monetary Benefit ($)
1	Water oak	Quercus nigra	Fagaceae	Poor	50			31400	34.02301315	-84.61575747	Root and trunk rot evident. Vine covered.	11.35	0.99
2				Dead	12.81	10	8	2061.047016	34.02302477	-84.61557435			
3	Black walnut	Juglans nigra	Juglandaceae	Good	11			1519.76	34.02317666	-84.61602104	Growing in a foundation	5.76	1.65
4	Pecan	Carya illinoiensis		Good	20			5024	34.02312193	-84.61597008	DBH approximate. Tree is in rose bush	9.46	2.59
5	Water oak	Quercus nigra	Fagaceae	Good	14			2461.76	34.02316815	-84.616141		7.47	2.28
6	Water oak	Quercus nigra	Fagaceae	Good	13			2122.64	34.02328483	-84.61610046		6.82	2.05
7	Black walnut	Juglans nigra	Juglandaceae	Poor	15			2826	34.02327074	-84.61589035	Decay in trunk	6.1	1.88
8	Pecan	Carya illinoiensis		Good	17			3629.84	34.02318165	-84.61585491		7.7	2.3
9	American elm	Ulmus americana	Ulmaceae	Good	12			1808.64	34.02323346	-84.61568494		5.76	1.71
10	American elm	Ulmus americana	Ulmaceae	Fair	24			7234.56	34.02321405	-84.61567377	Some included bark, a structure defect that CAN cause tree failure in high wind events.	12.59	3.48
11	Water oak	Quercus nigra	Fagaceae	Good	12			1808.64	34.02316991	-84.61562944		6.16	1.81
12	Pecan	Carya illinoiensis		Fair	23			6644.24	34.02324501	-84.61568099	Included bark. Lots of reaction wood	9.66	2.36
13	American elm	Ulmus americana	Ulmaceae	Poor	12.04	9	8	1820.717696	34.02299574	-84.61548728	No crown due to ivy	3.89	1.25
14	Eastern red cedar	Juniperus virginiana	Cupressaceae	Good	17			3629.84	34.02297715	-84.61547594		10.74	6.86
15	Black cherry	Prunus serotina	Rosaceae	Poor	14.14	10	10	2511.241376	34.0229924	-84.61548327	Leaning	6.09	1.6
16	Water oak	Quercus nigra	Fagaceae	Good	25			7850	34.0229905	-84.61545384	Vine covered, but appears healthy	14.68	4.52
17	Holly	Ilex spp		Good	15			2826	34.02295656	-84.6154781		7.93	4.25
18	Water oak	Quercus nigra	Fagaceae	Fair	13			2122.64	34.0227961	-84.61588023	Leaning to light	5.34	1.83
19	Water oak	Quercus nigra	Fagaceae	Good	19			4534.16	34.02280402	-84.61594476		10.84	3.47
20	Water oak	Quercus nigra	Fagaceae	Good	15			2826	34.02283497	-84.61594082		8.11	2.5
21	Black cherry	Prunus serotina	Rosaceae	Poor	10			1256	34.02287015	-84.61596554	Bark is slotting off	3.92	1.07
22	Water oak	Quercus nigra	Fagaceae	Good	22			6079.04	34.02288434	-84.61595683		12.84	4.09
23	American elm	Ulmus americana	Ulmaceae	Good	13			2122.64	34.02282297	-84.61600811		6.43	1.92
24	Water oak	Quercus nigra	Fagaceae	Good	19			4534.16	34.02279897	-84.61606139		10.84	3.47
25	Water oak	Quercus nigra	Fagaceae	Good	23			6644.24	34.02293858	-84.61614811		13.47	4.26
26	Black walnut	Juglans nigra	Juglandaceae	Fair	12			1808.64	34.02297084	-84.616057		5.74	1.72
27	Black cherry	Prunus serotina	Rosaceae	Fair	20			5024	34.0230345	-84.61606639		11.45	2.33
28	Honeylocust	Gleditsia triacanthos	Fabaceae	Poor	19.1	14	13	4582.0136	34.02306245	-84.61618532	Mostly dead	7.32	1.85

TREE CONDITION LEGEND

Condition	Description of Condition
Excellent:	Ideal tree for that species, including shape and canopy symmetry, health, and density. Outstanding function on the site or location.
Good:	Nearly ideal tree for that species, including shape and canopy symmetry, health, and density. Functions well on the site or location.
Fair:	Acceptable tree for that species. Tree shape and symmetry are adequate, with some substantial asymmetry in shape and canopy form. May have pest or disease issues. May have considerable concerns for its use and function on the site or location
Poor:	Poor tree for that species. Highly irregular canopy shape and undesirable form make it unattractive and dysfunctional on the site or location. Has die back of more than 30% and is past the point of saving with tree care applications.
Dead:	Less than 5% life in the tree.

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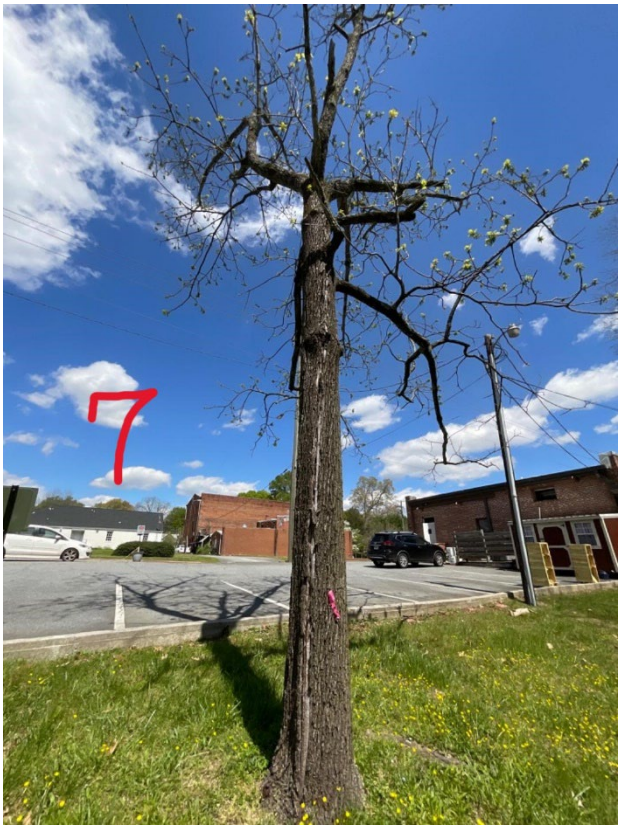
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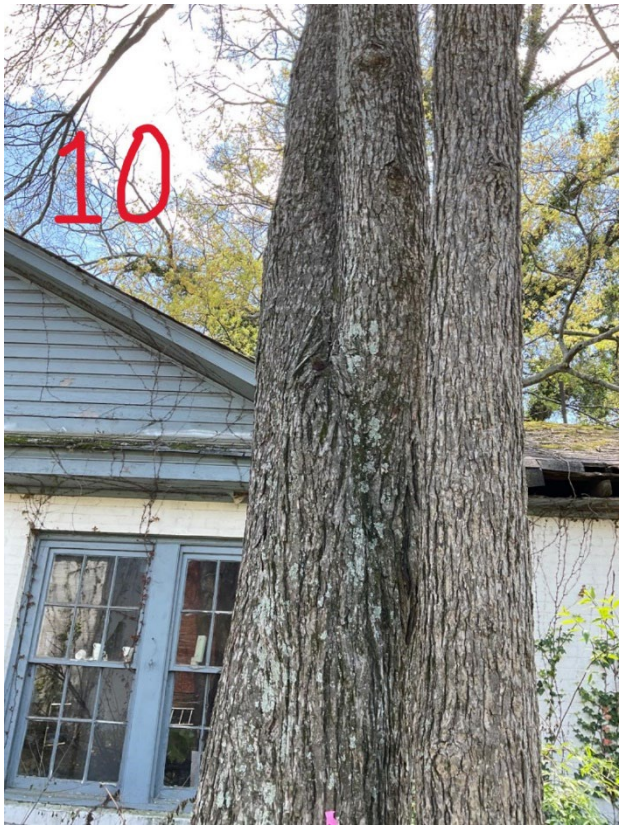
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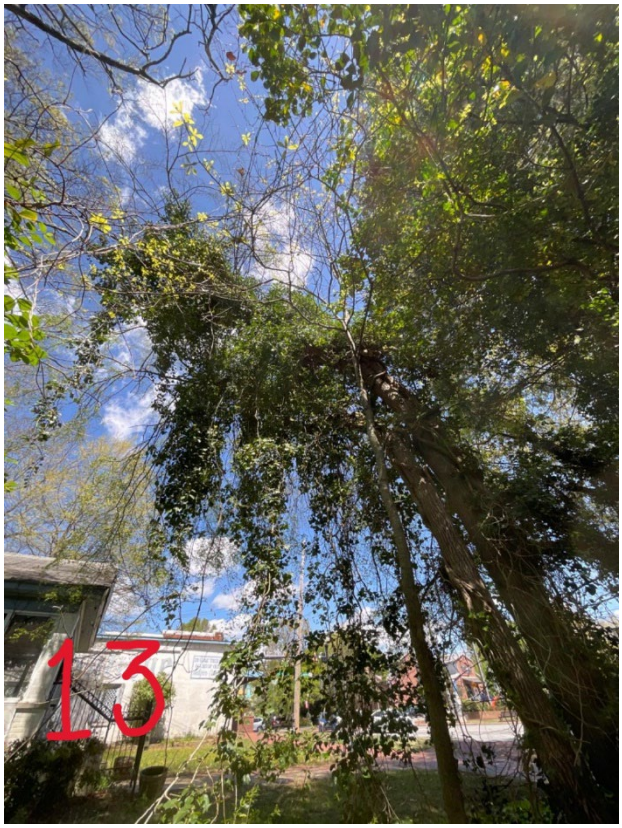
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If you have any questions or concerns, please feel free to give me a call.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified

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dar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

3:22,29-2024

MDJ-2996
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 2831 & 2839 S. Main Street. Applicant is 2831 S. Main St LLC. Lying in Land Lot 138, 20th District, 2nd Section, Tax Parcels 97 and 218. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on April 19, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link: **https://www.facebook.com/CityofKennesaw/.**

3:29; 4:5-2024

MDJ-2997

than 72 hours before the scheduled event.

4:5,12-2024

MDJ-2996
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of

8003 Public Hearing

structures located within the Downtown Historic District located at 2831 & 2839 S. Main Street. Applicant is 2831 S. Main St LLC. Lying in Land Lot 138, 20th District, 2nd Section, Tax Parcels 97 and 218. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

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3:29; 4:5-2024

MDJ-2997
GPN-16
CITY OF KENNESAW

MOTORCYCLE
PARKING
ONLY

HAIR JUNCTION

PUBLIC HEARING

Application for Demolition of structures within the Historic District

Location: 2831 & 2839 S. Main St

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

04.02.2024 08:43

PUBLIC HEARING

Application for Demolition of structures within the Historic District

Location: 2831 & 2839 S. Main St

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

04.02.2024 08:46

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Pat Ferris

April 1, 2024

Subject: Demolition Request for 2831 & 2839 S. Main Street
2831 S. Main Street, Kennesaw, GA 30144 – Parcel # 20013800970
2839 S. Main Street, Kennesaw, GA 30144 – Parcel #20013802180

Dear Property Owner,

This letter serves as public notification that the owner of the properties located at 2831 and 2839 S. Main Street has applied to the Historic Preservation Commission (HPC) to demolish the historic structures at these locations. The Unified Development Code requires that a public hearing be held before the HPC to review the request. Please find attached a copy of the application.

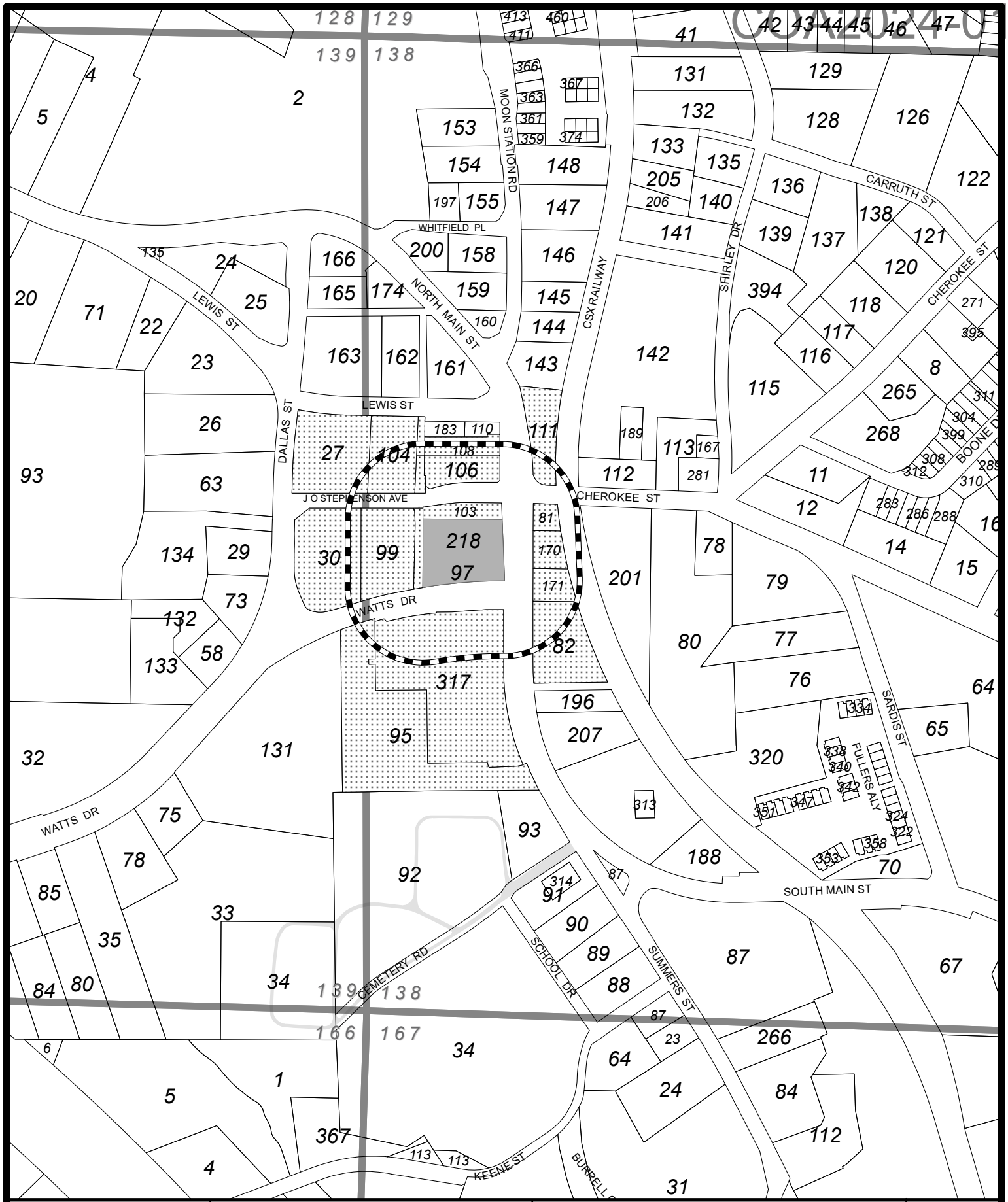
There will be a public hearing before the HPC on April 19, 2024, at 8:00 a.m. to review the request for the demolition of three structures at 2831 S. Main Street and one structure at 2839 S. Main Street. The meeting will be held in the Kennesaw City Hall Council Chambers at 2529 J. O. Stephenson Avenue. This meeting will also be live-streamed on Facebook Live for those who cannot physically attend the meeting.

If you have any questions, concerns, or opinions on this matter and cannot attend the hearing, don't hesitate to get in touch with Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator



Subject Parcel

200' Radius

Properties Notified

2831 S Main St &
2839 S Main St
Land Lot 138,
Tax Parcels 97 & 218

DEMO2024-003
200' PROPERTY NOTIFICATION

Date: 3/26/2024
DEMO_003

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

1" = 334'

Tax Parcel - 20013803190
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013900300
URBAN REDEVELOPMENT AGENCY OF THE CITY
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013800990
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013802180
2831 S MAIN ST LLC Y
2950 CHEROKEE ST BUILDING 400
KENNESAW GA 30144

Tax Parcel - 20013801060
2861 N MAIN STREET LLC
2950 CHEROKEE ST BLDG 400
KENNESAW GA 30144

Tax Parcel - 20013801070
DENNIS ALVAH MYERS REVOCABLE LIVING TRUST
2879 N MAIN ST NW
KENNESAW GA 30144

Tax Parcel - 20013803170
SREIT REVIVAL ON MAIN LLC C/O RYAN LLC
PO BOX 20197
ATLANTA GA 30325

Tax Parcel - 20013800970
2831 S MAIN ST LLC
2950 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20013801030
DAGNY TAGGART HOLDINGS LLC
2847 S MAIN ST
KENNESAW GA 30144

Tax Parcel - 20013800950
URBAN REDVELOPMENT AGENCY OF
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013801040
NELSON VICTORIA B & BOZEMAN JOSPEH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013801700
COLLIER DAVID WITT & KATHRYN A
660 N BOTH RD
KENNESAW GA 30144

Tax Parcel - 20013801080
2871 N MAIN STREET LLC
2950 CHEROKEE ST BLDG 400
KENNESAW GA 30144

Tax Parcel - 20013801050
NELSON VICTORIA B & BOZEMAN JOSEPH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013801710
OLSZESKI & ASSOCIATES LLC
2229 TRILLECK DR
KENNESAW GA 30152

Tax Parcel - 20013801090
NELSON VICTORIA B & BOZEMAN JOSEPH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013800810
KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20013900270
AARON THOMAS W
1050 PARK MANOR TER
MARIETTA GA 30064-1455

Tax Parcel - 20013801110
KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013800820
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

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City, State, ZIP+4®: Marietta, GA 30064

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 2950 Cherokee St, Bldg 400
City, State, ZIP+4®: Kennesaw GA 30144

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Street and Apt. No., or PO Box No.: 1510 Wimbledon Dr
City, State, ZIP+4®: Kennesaw, GA 30144

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City, State, ZIP+4®: Kennesaw, GA 30144

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City, State, ZIP+4® Kennesaw, GA 30144

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City, State, ZIP+4® Kennesaw, GA 30144

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Street and Apt. No., or PO Box No. P.O Box 20197
City, State, ZIP+4® Atlanta, GA 30325

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City, State, ZIP+4® Kennesaw, GA 30144

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City, State, ZIP+4® Kennesaw, GA 30144

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Sent To 2861 N Main St LLC
Street and Apt. No., or PO Box No. 2950 Chevokee St Bldg 400
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SG

Sent To
Dagny Taggart Holdings LLC

Street and Apt. No., or PO Box No.
2847 S Main St

City, State, ZIP+4®
Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 8454

Item Report

TO: The Historic Preservation Commission

FROM:

DATE: April 19, 2024

TITLE: **Demolition Application: 2839 S. Main St**
Consideration of approval for the demolition of three (3) historic structures located at 2839 S. Main Street. Application submitted by 2831 S. Main St LLC c/o Dale and Cindy Hughes. Case#COA2024-02

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2024-02_2839SMainSt_Application_Redacted

1. **NAME OF APPLICANT:** 2831 S. Main St LLC
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2950 Cherokee St, Suite 400 Kennesaw, GA 30144

   (~~Home#~~ We) [redacted] Cell# [redacted] (Email) [redacted]

   PROPERTY ADDRESS: 2839 S. Main Street

   Land Lot _____ Tax Parcel 20013802180 Lot Size .73 acres

   Current zoning on property: CBD

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

   Lindsey Hughes

   (~~Home#~~ We) [redacted] (Cell#) _____ (Email) [redacted]

   NAME OF OWNER:

   2831 S. Main St LLC

   (~~Home#~~ We) [redacted] (Cell#) _____ (Email) [redacted]

3. **ACTIVITY**

   - [ ] New Construction
   - [x] Demolition
   - [ ] Awnings
   - [ ] Fence
   - [ ] Repairs or Alterations
   - [ ] Landscaping

   * Remove trees

   - [ ] 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).**

Demolition of 3 structures located at 2831-2839 S. Main St. We may also take all trees down at this time but this is still undecided. All structures will be demolished and seed and straw will be installed over disturbed areas.
Note: Listed as structures 2, 3 and 4 on PenPoint LLC report.

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.

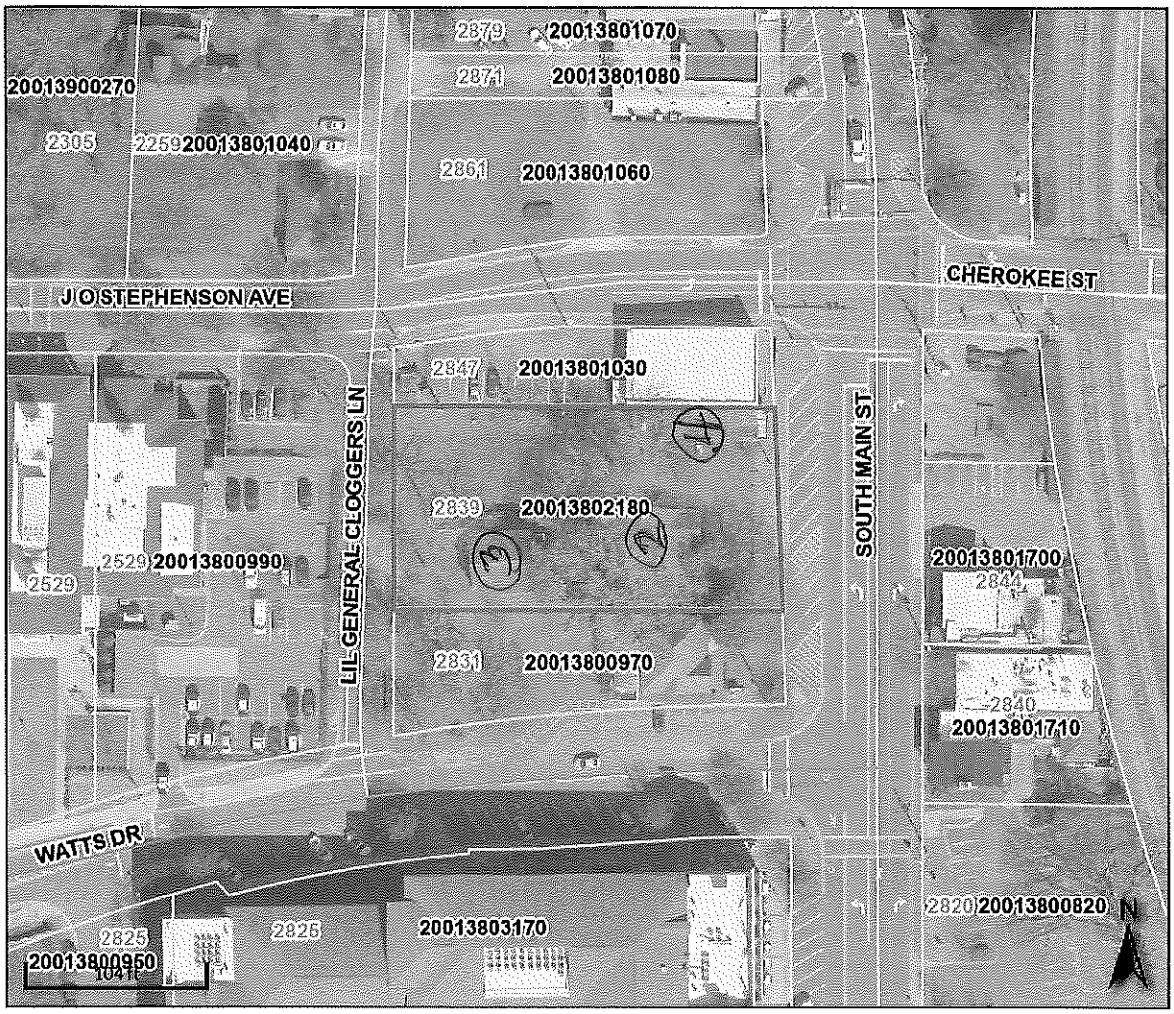
Signature of Applicant **Date**

[signature], Manager/Member 3/13/24

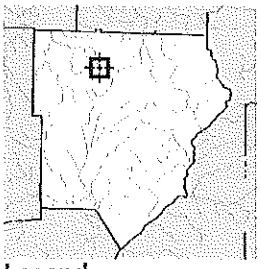
Signature of Owner **Date**

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

qPublic.net™ Cobb County, GA



Overview



Legend

Cities
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton

- Adminstrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels

Roads
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

3 structures + small shed + trees

				Last 2 Sales			
Parcel ID	20013802180	Physical Address	2839 S MAIN ST	Date	Price	Reason	Qual
Class Code	C3 - Commercial Lots	Owner	2831 S MAIN ST LLC	3/23/2022	$1357085	n/a	U
Taxing District	(3) KENNESAW		Y	n/a	0	n/a	n/a
Acres	0.73		2950 CHEROKEE ST				
			KENNESAW GA 30144				

Date created: 3/15/2024
Last Data Uploaded: 3/15/2024 4:49:35 PM

Developed by Schneider GEOSPATIAL

PENPOINT, LLC

350 Briarwood Court
Marietta, GA 30068
770-509-0492

April 3, 2023

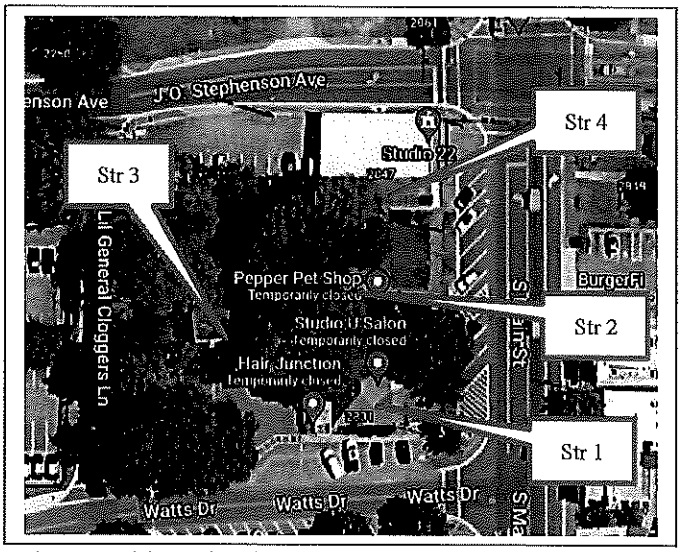
Ms. Rene´ Fowler
Rene@everydaypeoplegroup.com

Subject: **Report of Asbestos Survey to Support Planned Demolition**
2831 – 2839 S Main Street
Kennesaw, GA 30144
PenPoint Project No. 2362

Ms. Fowler:

PenPoint LLC Facility Environmental Consultants (PenPoint) is pleased to submit this Survey Report for the structures located at the subject property. The purpose of the survey was the identification of asbestos-containing materials (ACM) which could potentially impact demolition efforts of the buildings. This report presents our understanding of the project information, our survey findings, and our conclusions.

Asbestos-Containing Materials Survey



For each structure, the survey efforts began with a visual survey of the exterior, then proceeded to the interior of the building. During the survey efforts, suspect asbestos-containing materials (ACM) were identified, quantified, and grouped by homogeneous materials, (a homogeneous material area is one which contains suspect material that seem by texture, color, and wear to be uniform, and that appear to have been applied at the same time). Suspect materials are those construction materials that have historically contained asbestos. Collectively, within the homogeneous material areas, the following suspect materials were identified:

Structure 1:

- Drywall
- Resilient Flooring
- Ceiling Texture
- Acoustical Ceiling Tiles
- Roofing shingles

Community Development Department

To: Darryl Simmons

From: Scott Banks, CBO

Date: April 5, 2024

RE: Structures at 2831 S. Main Street and 2839 S. Main Street

I have inspected the structures at these addresses and have determined them to be unsafe and in need of demolition.

These structures were determined to be in a blighted condition by The City of Kennesaw Construction Appeals Board and the City Manager's Office for the following reasons:

- Buildings are structurally unsound and have been neglected for years.
- Multiple roof leaks.
- Vegetation growing inside and through the structures.
- Foundation undermined in multiple places.
- The structure is unsafe, unlawful, unsanitary, vermin or rat-infested, and contains filth and contamination.
- There is no water, electricity, or gas active in the structures.
- Access to water, hot water, and heat is required.

Scott Banks, Building Services Director

2529 J.O. Stephenson Avenue, Kennesaw, Georgia, 30144 * (770) 424-8274 * Fax (678) 460-2844
www.kennesaw-ga.gov

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2024-01, 2024

RESOLUTION SUPPORTING DEMOLITION OF VACANT STRUCTURES AND REVITALIZATION OF DOWNTOWN BLOCK

BE IT RESOLVED BY THE KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, there are several vacant and blighted structures within the 2800 block of South Main Street that have been deemed uninhabitable and unsafe for reuse; and

WHEREAS, the property owner, 2831 S. Main St., LLC, seeks approval of a Certificate of Appropriateness from the Kennesaw Historic Preservation Commission to demolish the unsafe structures; and

WHEREAS, the property owner is working on a master plan to revitalize the block, bring in new, viable businesses, and increase the value of the parcel; and

WHEREAS, the mission of the Kennesaw Downtown Development Authority is to create a vibrant downtown, with the assistance of the downtown community, in order to unite and establish viable businesses while maintaining our sense of community and historic heritage;

NOW, THEREFORE, the Kennesaw Downtown Development Authority does hereby resolve to support the Certificate of Appropriateness application submitted by 2831 S. Main St., LLC to the Historic Preservation Commission.

PASSED AND ADOPTED by the Kennesaw Downtown Development Authority on this 12th day of April, 2024.

ATTEST:

Mary Jo Groeneveld, Secretary

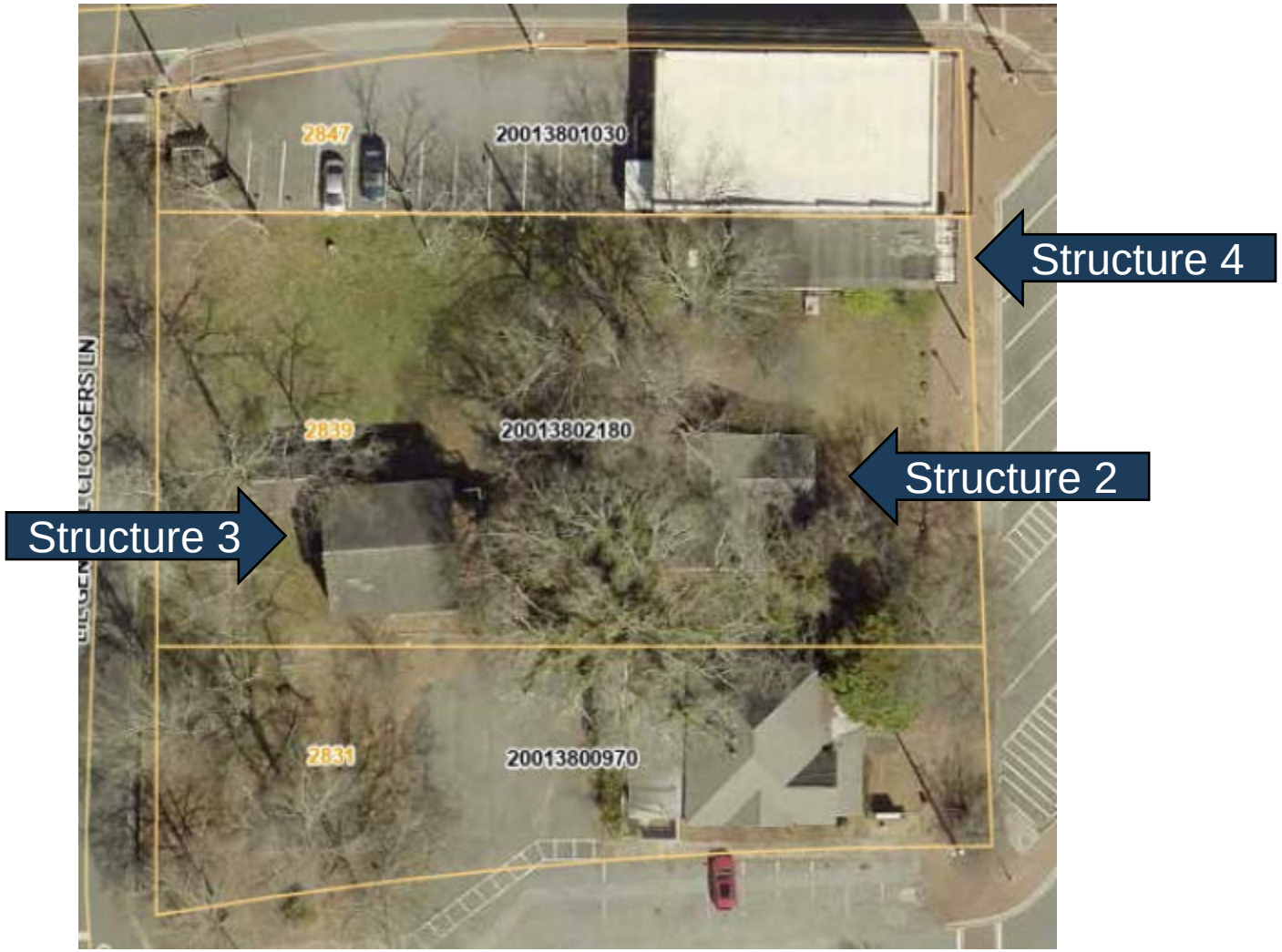
KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
CORPORATE SEAL
GEORGIA

CITY OF KENNESAW:

Mark Allen, Chair

2839 S. Main Street

2839 S. Main Street
- Structure 2
- Structure 3
- Structure 4



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ		
DX			
HBR			
SLUP			
DEMO 2024-003			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2831 S Main St &
2839 S Main St
Land Lot 138, Tax Parcels 97 & 218
Subject Property

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 128 '
Print Date: 3/26/2024
DEMO_003

2839 S. Main Street History Writeup by Andrew Bramlett
This house was built by Dr. John W. Ellis in 1936. Dr. Ellis was born in 1868 and worked for years toward becoming a doctor. He opened his Kennesaw medical practice in 1900 and purchased this property in 1904. His original home and doctor's office were on this same site. Dr. Ellis became one of the town's most prominent citizens and was a fixture of the community until he died in 1950. Inside the Google Drive folder is an article I wrote about Dr. Ellis for *Around Kennesaw*, which contains much more detailed information about his story. (Very oddly, Dr. Ellis also played a small role in stopping a 1921 Kennesaw bank robbery…)

Compared to other homes downtown, the residences of Dr. Ellis are well-documented. When he moved here in 1900, he lived on "Acworth Street," once the name of Main Street. In 1901, J. H. Hughes sold a home on Acworth Street to W. O. Roberts, which Dr. Ellis rented. He built an office on the same lot. This lines up with the KDDA documentation for 2839 S. Main Street but adds two additional details: Roberts purchased it in 1901, and Dr. Ellis occupied it even at that time. In 1904, Dr. Ellis purchased this land, and in 1905, he added an addition. In 1917, Dr. Ellis purchased the Kennesaw Hotel from the estate of J. W. Bennett, builder of 2933 Moon Station Rd.

In 1936, Dr. Ellis' old home was torn down, and a new "modern brick bungalow" was built, which is the house that still stands today. According to Dr. Ellis' grandson Joseph, the family lived at the Kennesaw Hotel while construction was progressing on this home. There is a reference in the KDDA documentation to the house being built with material from the previous home, but I have not verified this information. It also mentions that the carriage house behind was built in 1940, while tax records indicate this date corresponds with the white office adjoining the Hive. If I am interpreting the tax assessor website correctly, the carriage house's construction date is recorded as 1948.

Following Dr. Ellis' death in 1950, the house became the property of Lura Ellis Guess in 1951. She was Dr. Ellis' daughter and the wife of Charlie Guess. Charlie was an engineer who served in World War I who later worked in automobile garages. At one point, he even made a working model of a steam locomotive out of tin cans. He also served on the city council for many years and was elected at least 14 times. The Guesses would call the house home for several years. Lura passed away in 1965, and Charlie in 1971.

Following Charlie's death, the house passed to their son, Gene Guess, and his wife, Jean. That same year, in 1972, Jean Guess turned the home into By-Gone Treasures Antiques. In 1987, the house and business were sold to Arlene Thomas and Sybil Tumlin, who added a focus on glasswork. Arlene Thomas' specialty seems to have been Depression Glass. The last advertisement I can find for the business comes from 2006. Since it closed, this property has been vacant. The Wayback Machine and Internet Archive has preserved their website: https://web.archive.org/web/20050507044847/http://www.bygonetreasuresantiques.com/index.htm

BY-GONE TREASURES

2839

COLLECTIBLES

2843

Antique
BY-GONE TREASURES
& "A BIT OF GLASS", INC.
Antiques · Collectibles

CBA2024-02

HAIR JUN
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$40 ADMIN FEE A

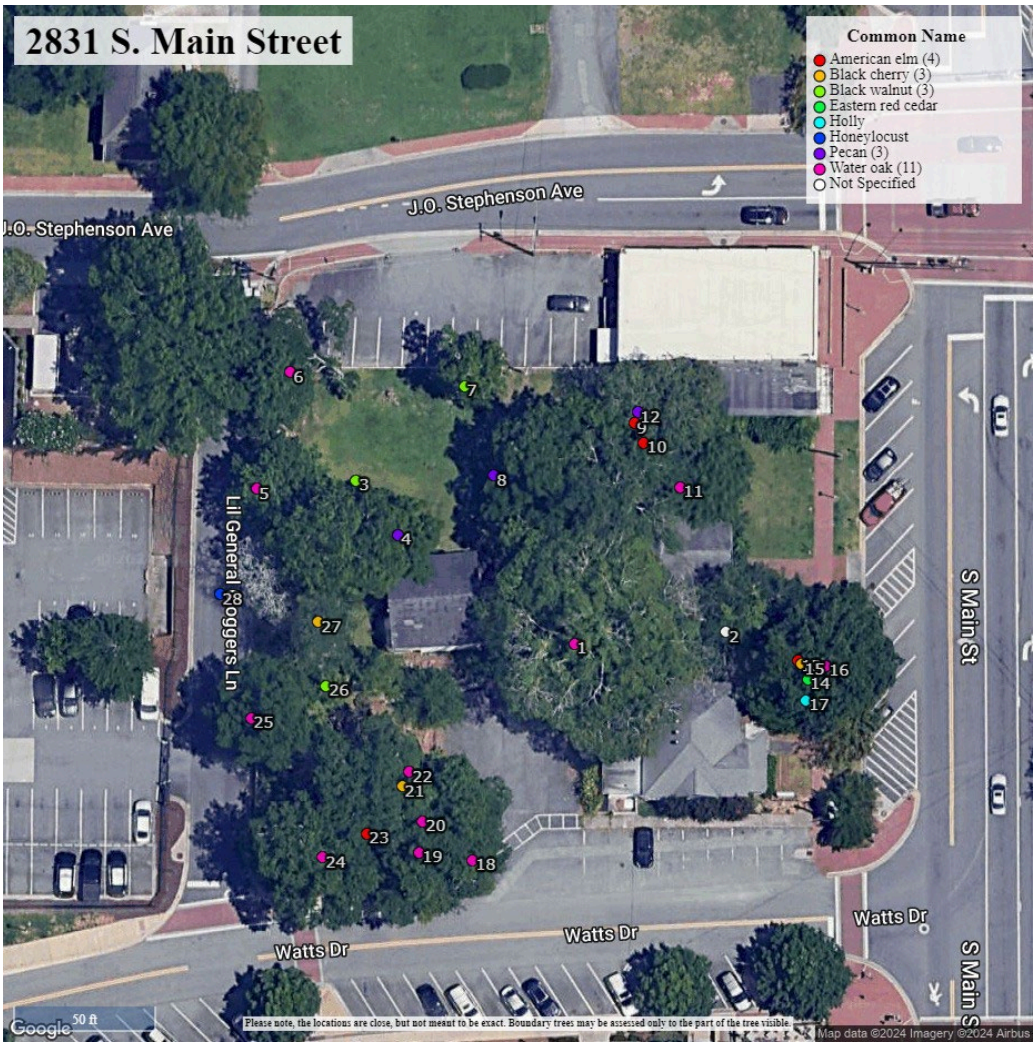
3501 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment of 2831 S. Main Street, Kennesaw

April 8, 2024

Oberley Enterprises, LLC
dba S&J Services
1865 Ball Ground Road
Ball Ground, GA 30107
Via Email: sjservicega@gmail.com

Based on the site map below, I completed a Level 2 Tree Assessment of the trees on-site. Please note Standing dead trees are not counted and that all boundary trees are not counted or assessed as we do not have permission to assess.



Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Stem 1	DBH Stem 2	Crown Spread	Latitude	Longitude	Notes	Overall Monetary Benefit ($)	Air Quality Monetary Benefit ($)
1	Water oak	Quercus nigra	Fagaceae	Poor	50			31400	34.02301315	-84.61575747	Root and trunk rot evident. Vine covered.	11.35	0.99
2				Dead	12.81	10	8	2061.047016	34.02302477	-84.61557435			
3	Black walnut	Juglans nigra	Juglandaceae	Good	11			1519.76	34.02317666	-84.61602104	Growing in a foundation	5.76	1.65
4	Pecan	Carya illinoiensis		Good	20			5024	34.02312193	-84.61597008	DBH approximate. Tree is in rose bush	9.46	2.59
5	Water oak	Quercus nigra	Fagaceae	Good	14			2461.76	34.02316815	-84.616141		7.47	2.28
6	Water oak	Quercus nigra	Fagaceae	Good	13			2122.64	34.02328483	-84.61610046		6.82	2.05
7	Black walnut	Juglans nigra	Juglandaceae	Poor	15			2826	34.02327074	-84.61589035	Decay in trunk	6.1	1.88
8	Pecan	Carya illinoiensis		Good	17			3629.84	34.02318165	-84.61585491		7.7	2.3
9	American elm	Ulmus americana	Ulmaceae	Good	12			1808.64	34.02323346	-84.61568494		5.76	1.71
10	American elm	Ulmus americana	Ulmaceae	Fair	24			7234.56	34.02321405	-84.61567377	Some included bark, a structure defect that CAN cause tree failure in high wind events.	12.59	3.48
11	Water oak	Quercus nigra	Fagaceae	Good	12			1808.64	34.02316991	-84.61562944		6.16	1.81
12	Pecan	Carya illinoiensis		Fair	23			6644.24	34.02324501	-84.61568099	Included bark. Lots of reaction wood	9.66	2.36
13	American elm	Ulmus americana	Ulmaceae	Poor	12.04	9	8	1820.717696	34.02299574	-84.61548728	No crown due to ivy	3.89	1.25
14	Eastern red cedar	Juniperus virginiana	Cupressaceae	Good	17			3629.84	34.02297715	-84.61547594		10.74	6.86
15	Black cherry	Prunus serotina	Rosaceae	Poor	14.14	10	10	2511.241376	34.0229924	-84.61548327	Leaning	6.09	1.6
16	Water oak	Quercus nigra	Fagaceae	Good	25			7850	34.0229905	-84.61545384	Vine covered, but appears healthy	14.68	4.52
17	Holly	Ilex spp		Good	15			2826	34.02295656	-84.6154778		7.93	4.25
18	Water oak	Quercus nigra	Fagaceae	Fair	13			2122.64	34.0227961	-84.61588023	Leaning to light	5.34	1.83
19	Water oak	Quercus nigra	Fagaceae	Good	19			4534.16	34.02280402	-84.61594476		10.84	3.47
20	Water oak	Quercus nigra	Fagaceae	Good	15			2826	34.02283497	-84.61594082		8.11	2.5
21	Black cherry	Prunus serotina	Rosaceae	Poor	10			1256	34.02287015	-84.61596554	Bark is slotting off	3.92	1.07
22	Water oak	Quercus nigra	Fagaceae	Good	22			6079.04	34.02288434	-84.61595683		12.84	4.09
23	American elm	Ulmus americana	Ulmaceae	Good	13			2122.64	34.02282297	-84.61600811		6.43	1.92
24	Water oak	Quercus nigra	Fagaceae	Good	19			4534.16	34.02279897	-84.61606139		10.84	3.47
25	Water oak	Quercus nigra	Fagaceae	Good	23			6644.24	34.02293858	-84.61614811		13.47	4.26
26	Black walnut	Juglans nigra	Juglandaceae	Fair	12			1808.64	34.02297084	-84.616057		5.74	1.72
27	Black cherry	Prunus serotina	Rosaceae	Fair	20			5024	34.0230345	-84.61606639		11.45	2.33
28	Honeylocust	Gleditsia triacanthos	Fabaceae	Poor	19.1	14	13	4582.0136	34.02306245	-84.61618532	Mostly dead	7.32	1.85

TREE CONDITION LEGEND

Condition	Description of Condition
Excellent:	Ideal tree for that species, including shape and canopy symmetry, health, and density. Outstanding function on the site or location.
Good:	Nearly ideal tree for that species, including shape and canopy symmetry, health, and density. Functions well on the site or location.
Fair:	Acceptable tree for that species. Tree shape and symmetry are adequate, with some substantial asymmetry in shape and canopy form. May have pest or disease issues. May have considerable concerns for its use and function on the site or location
Poor:	Poor tree for that species. Highly irregular canopy shape and undesirable form make it unattractive and dysfunctional on the site or location. Has die back of more than 30% and is past the point of saving with tree care applications.
Dead:	Less than 5% life in the tree.

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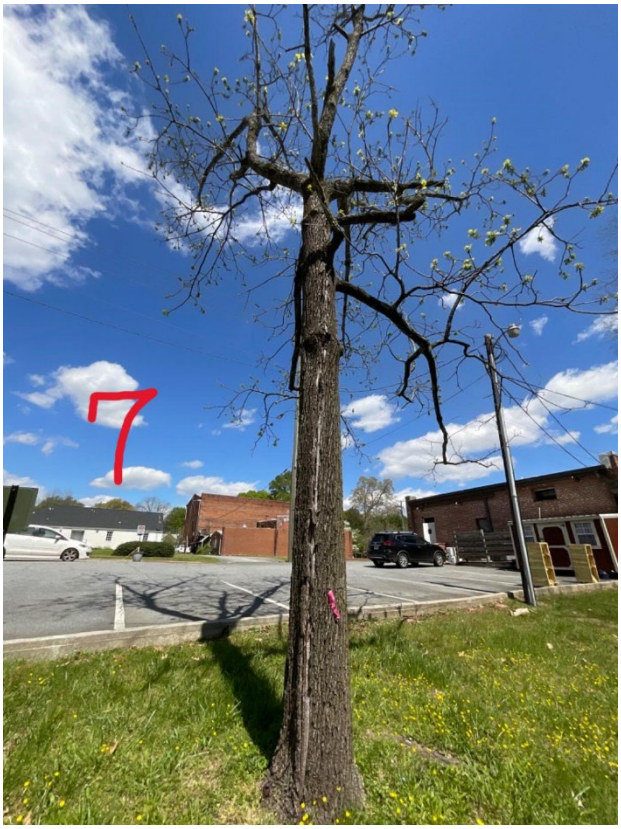
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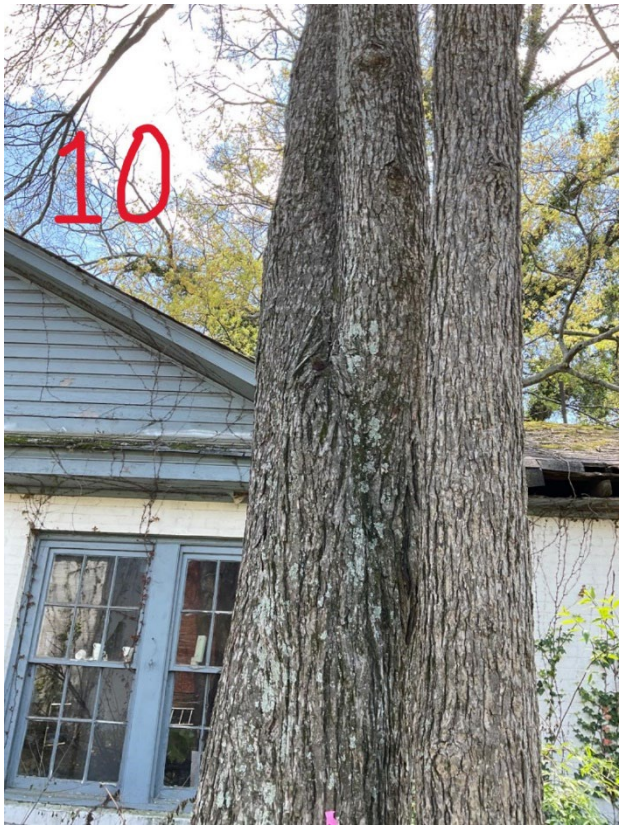
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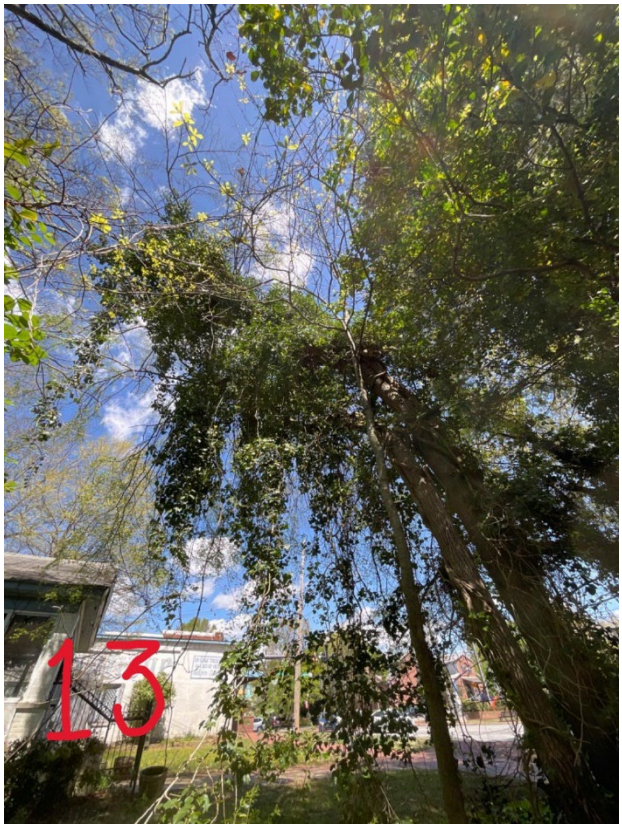
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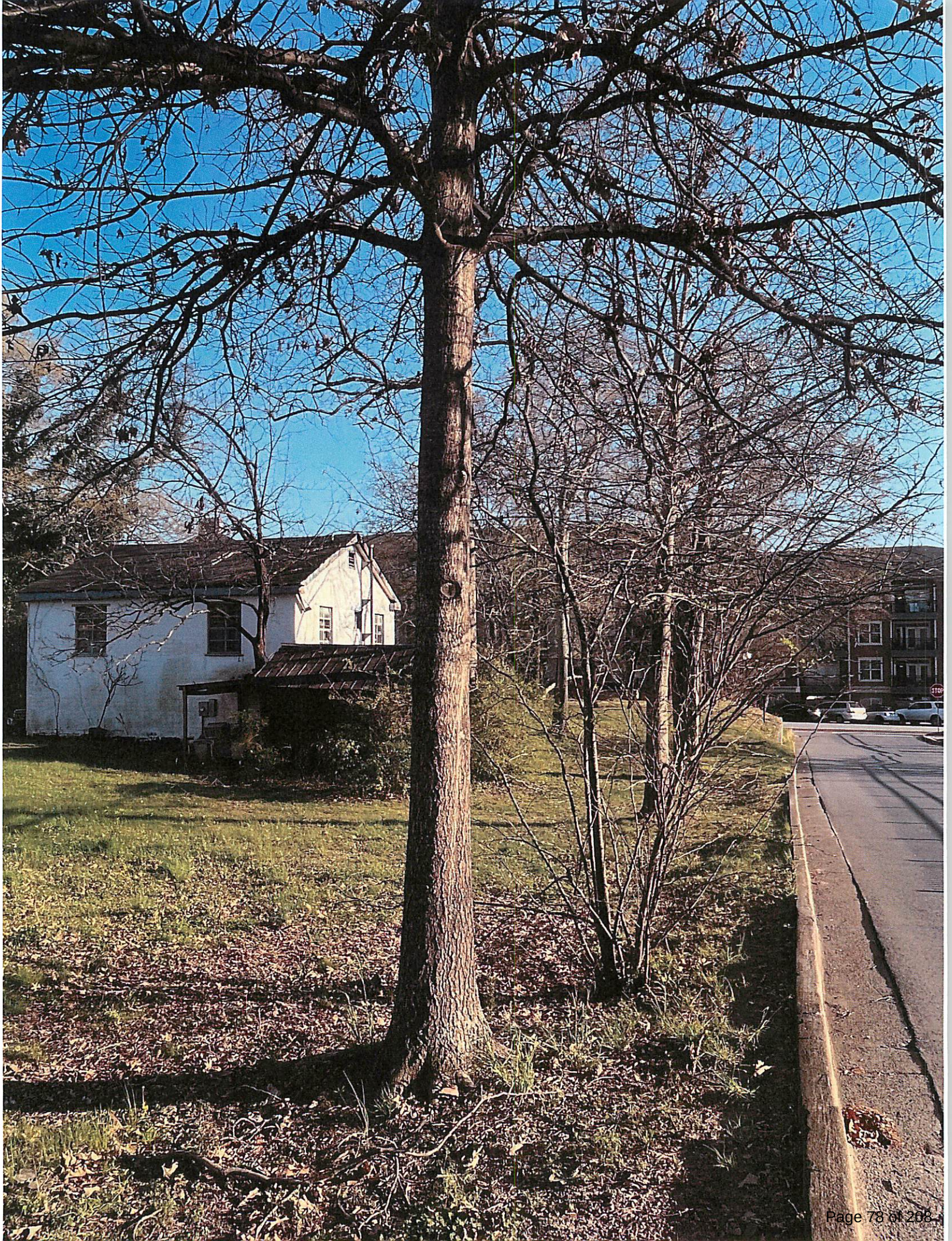
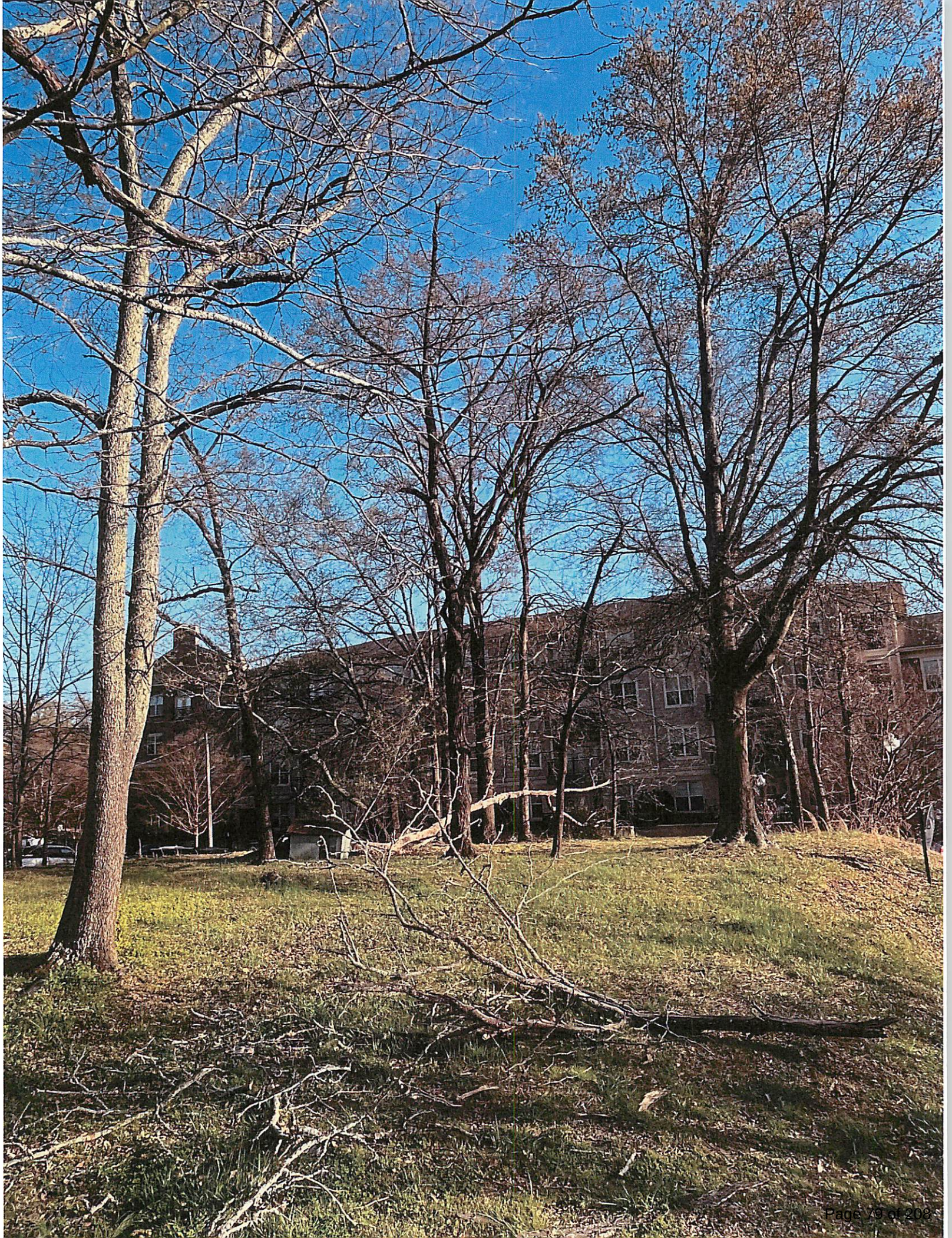
If you have any questions or concerns, please feel free to give me a call.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified





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dar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

3:22,29-2024

MDJ-2996

GPN-16

CITY OF KENNESAW

PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 2831 & 2839 S. Main Street. Applicant is 2831 S. Main St LLC. Lying in Land Lot 138, 20th District, 2nd Section, Tax Parcels 97 and 218. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on April 19, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link: **https://www.facebook.com/CityofKennesaw/.**

3:29; 4:5-2024

MDJ-2997

Powered by TECNAVIA

COA2024-02

than 72 hours before the scheduled event.

4:5,12-2024

MDJ-2996
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of

COA2024-02

8003 Public Hearing

structures located within the Downtown Historic District located at 2831 & 2839 S. Main Street. Applicant is 2831 S. Main St LLC. Lying in Land Lot 138, 20th District, 2nd Section, Tax Parcels 97 and 218. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

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3:29; 4:5-2024

MDJ-2997
GPN-16
CITY OF KENNESAW

PERMIT PARKING ONLY
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MAXIMUM FINE
$500.00

BY-GONE TREASURES

PUBLIC HEARING

Application for Demolition of structures within the Historic District

Location: 2831 & 2839 S. Main St

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

04.02.2024 08:41

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Pat Ferris

April 1, 2024

Subject: Demolition Request for 2831 & 2839 S. Main Street
2831 S. Main Street, Kennesaw, GA 30144 – Parcel # 20013800970
2839 S. Main Street, Kennesaw, GA 30144 – Parcel #20013802180

Dear Property Owner,

This letter serves as public notification that the owner of the properties located at 2831 and 2839 S. Main Street has applied to the Historic Preservation Commission (HPC) to demolish the historic structures at these locations. The Unified Development Code requires that a public hearing be held before the HPC to review the request. Please find attached a copy of the application.

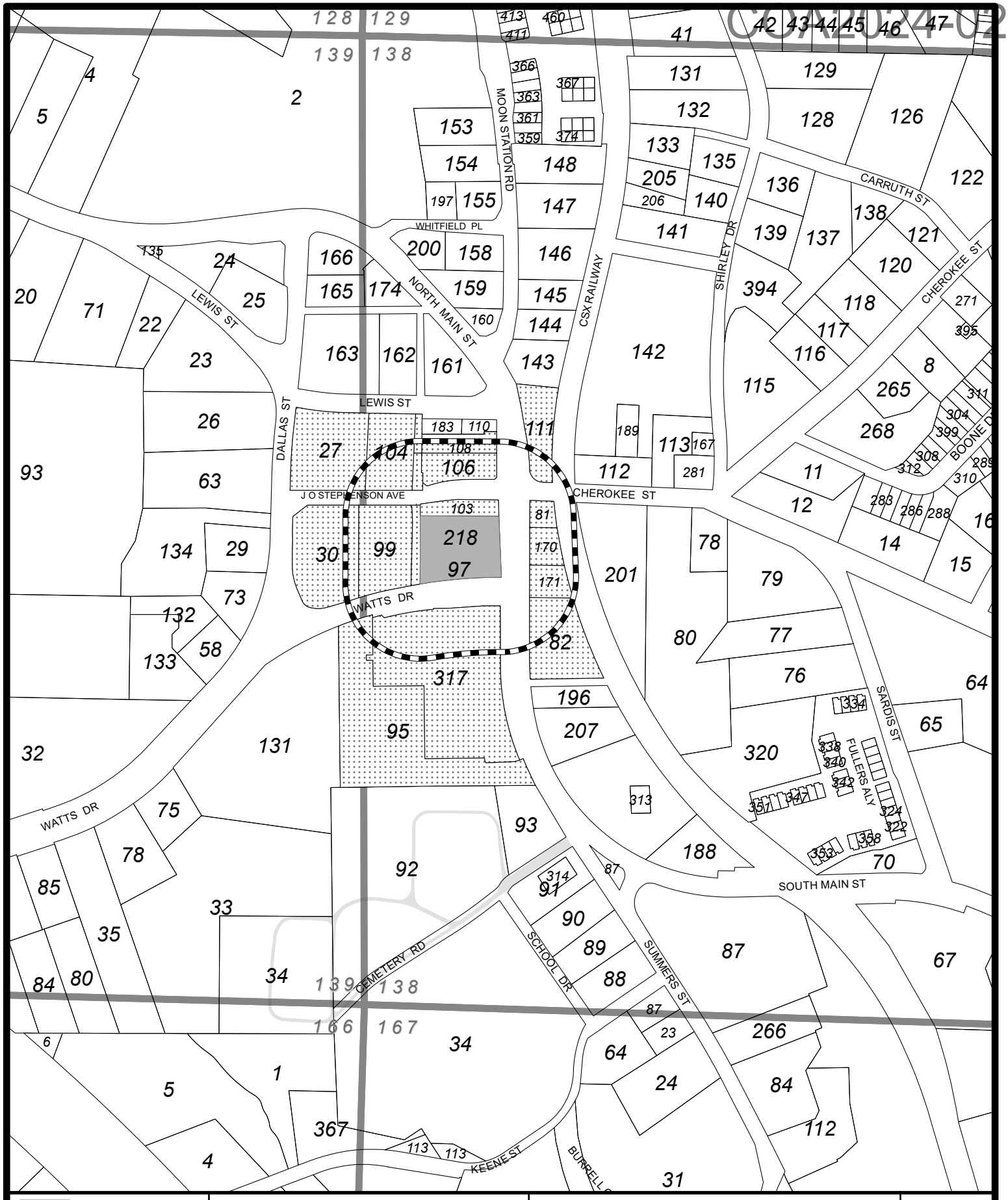
There will be a public hearing before the HPC on April 19, 2024, at 8:00 a.m. to review the request for the demolition of three structures at 2831 S. Main Street and one structure at 2839 S. Main Street. The meeting will be held in the Kennesaw City Hall Council Chambers at 2529 J. O. Stephenson Avenue. This meeting will also be live-streamed on Facebook Live for those who cannot physically attend the meeting.

If you have any questions, concerns, or opinions on this matter and cannot attend the hearing, don't hesitate to get in touch with Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator



Subject Parcel

200' Radius

Properties Notified

2831 S Main St &
2839 S Main St
Land Lot 138,
Tax Parcels 97 & 218

DEMO2024-003
200' PROPERTY NOTIFICATION

Date: 3/26/2024
DEMO_003

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

1" = 334'

COA2024-02

Tax Parcel - 20013803190
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013900300
URBAN REDEVELOPMENT AGENCY OF THE CITY
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013800990
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013802180
2831 S MAIN ST LLC Y
2950 CHEROKEE ST BUILDING 400
KENNESAW GA 30144

Tax Parcel - 20013801060
2861 N MAIN STREET LLC
2950 CHEROKEE ST BLDG 400
KENNESAW GA 30144

Tax Parcel - 20013801070
DENNIS ALVAH MYERS REVOCABLE LIVING TRUST
2879 N MAIN ST NW
KENNESAW GA 30144

Tax Parcel - 20013803170
SREIT REVIVAL ON MAIN LLC C/O RYAN LLC
PO BOX 20197
ATLANTA GA 30325

Tax Parcel - 20013800970
2831 S MAIN ST LLC
2950 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20013801030
DAGNY TAGGART HOLDINGS LLC
2847 S MAIN ST
KENNESAW GA 30144

Tax Parcel - 20013800950
URBAN REDVELOPMENT AGENCY OF
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013801040
NELSON VICTORIA B & BOZEMAN JOSPEH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013801700
COLLIER DAVID WITT & KATHRYN A
660 N BOTH RD
KENNESAW GA 30144

Tax Parcel - 20013801080
2871 N MAIN STREET LLC
2950 CHEROKEE ST BLDG 400
KENNESAW GA 30144

Tax Parcel - 20013801050
NELSON VICTORIA B & BOZEMAN JOSEPH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013801710
OLSZESKI & ASSOCIATES LLC
2229 TRILLECK DR
KENNESAW GA 30152

Tax Parcel - 20013801090
NELSON VICTORIA B & BOZEMAN JOSEPH L JR
BOZEMAN NELSON PROPERTIES LLC
1510 WIMBLEDON DR
KENNESAW GA 30144

Tax Parcel - 20013800810
KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20013900270
AARON THOMAS W
1050 PARK MANOR TER
MARIETTA GA 30064-1455

Tax Parcel - 20013801110
KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
2529 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013800820
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

7017 2620 0000 4224 8485

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COA2024-01/02

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
$

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SG

Sent To: Aaron Thomas W
Street and Apt. No., or PO Box No.: 1090 Park Manor Ter
City, State, ZIP+4®: Marietta, GA 30064

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 9376

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To: Urban Redevelopment Agency of the City
Street and Apt. No., or PO Box No.: 2529 J.O Stephenson Ave
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Sent To: Victoria Nelson & Joseph Bozeman
Street and Apt. No., or PO Box No.: 1510 Wimbledon Dr
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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SG

Sent To: 2871 N Main Street LLC
Street and Apt. No., or PO Box No.: 2950 Cherokee St, Bldg 400
City, State, ZIP+4®: Kennesaw GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 9338

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Postmark Here

SG

Sent To: Victoria Nelson & Joseph Bozeman
Street and Apt. No., or PO Box No.: 1510 Wimbledon Dr
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 9383

U.S. Postal Service™
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Domestic Mail Only
COA2024-01/02

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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- ☐ Return Receipt (electronic) $
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Postage
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Total Postage and Fees
$

Postmark Here

SG

Sent To: Urban Redevelopment Agency of the City
Street and Apt. No., or PO Box No.: 2529 J.O Stephenson Ave,
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 8416

U.S. Postal Service™
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Domestic Mail Only COA2024-01/02

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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Total Postage and Fees
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SG

Sent To David & Kathryn Collier
Street and Apt. No., or PO Box No. 660 N. Both Rd
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Street and Apt. No., or PO Box No. 2229 Trilleck Dr
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Sent To
Dagny Taggart Holdings LLC

Street and Apt. No., or PO Box No.
2847 S Main St

City, State, ZIP+4®
Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4224 8454

1. **NAME OF APPLICANT:** City of Kennesaw Georgia
   - [X] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2529 J.O. Stephenson Avenue, Kennesaw GA 30152

   _____

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

   PROPERTY ADDRESS: 2934 Moon Station Rd

   Land Lot 138 Tax Parcel 20013801460 Lot Size 0.584

   Current zoning on property: CBD - Central Business District

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

   _____

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

   NAME OF OWNER:

   City of Kennesaw Georgia

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

3. **ACTIVITY**

- [ ] New Construction
- [X] 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).**

Request for the demolition of two (2) structures, the primary structure and detached garage, located 2934 Moon Station Road.

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.

4-1-24

Signature of Applicant **Date**

4-1-24

Signature of Owner **Date**

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

Community Development Department

To: Darryl Simmons

From: Scott Banks, CBO

Date: April 5, 2024

RE: Structure at 2934 Moon Station Road

I have inspected the structure at this address and have determined it to be unsafe and in need of demolition.

This structure meets the definition of a blighted structure based on our ordinance due to:

- Inadequate ventilation and lighting.
- There is no water, electricity, or gas active in the structures.
- Access to water, hot water, and heat is required.
- The structure is unsafe, unlawful, unsanitary, vermin or rat-infested, and contains filth and contamination.

Scott Banks, Building Services Director

2529 J.O. Stephenson Avenue, Kennesaw, Georgia, 30144 * (770) 424-8274 * Fax (678) 460-2844
www.kennesaw-ga.gov

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ		
DX			
HBR			
SLUP			
DEMO 2024-001			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2934 Moon Station Rd

Land Lot 138, Tax Parcel 146

Subject Property

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 133 '
Print Date: 3/26/2024
DEMO_001

2934 Moon Station Rd. History Write-Up by Andrew Bramlett

The KDDA lists this as the "Harrington-Benson House." I have not heard of any Harringtons in this area, but the Arringtons were a prominent family. The "H. S. Harrington," I believe, is likely H. Sidney Arrington (1872 – 1940), who worked for the railroad. However, that also means that when he purchased the property in 1887, he was only 15. Arrington later moved to Smyrna and, according to a 1989 Atlanta Journal article, built a house there "in the early 1900s." This may explain why he sold the Kennesaw house in 1914 (assuming it actually was him who owned it…) Newspapers indicate he was living in Smyrna by 1913.

In what could be a clue, a November 20, 1902, article in the Marietta Journal and Courier mentions that G. W. Pritchard sold a house to Arrington. This transaction is not recorded in the KDDA documentation, so it was either 1) missed during their research on this house, 2) missed during research on another house, or 3) a sale for a house no longer standing. Pritchard did own land on Moon Station, at what is now Pritchard Park.
According to the KDDA, this house was built c. 1910. The Cobb County Tax Assessor says it was built in 1900, which is probably an estimate.

W. H. Benson purchased the home in 1912. I have found little info about Benson's ownership of the house but I did find info about his store. He sold (among other items) "Radium" hosiery and "Simon Pure Leaf Lard." Benson's store in 1916 was inside a building owned by J. W. Bennett. From 1916 to 1917, he was on the City Council. Around this time, he owned a piano allegedly from the Lacy Hotel. He is listed on a 1918 petition devoted to ending "violations of prohibition law" in Kennesaw. (His house is, of course, now neighbors with Lazy Guy Distillery.) In 1922, he moved to Marietta but still owned the Moon Station house. He was still living on Kennesaw Avenue when he sold his Kennesaw home in 1934.

Charles Otis Leonard owned a barber shop in Kennesaw and was an area resident for 45 years. He purchased this Moon Station house in 1934 and passed away in 1966. The house would be sold in 1974. Interestingly, Leonard, like Benson, signed a petition against alcohol and served on the city council. His son, Earnest Wayne Leonard, was killed in the Korean War. Based on when the house was purchased, Wayne Leonard likely grew up at 2934 Moon Station Rd.

The final owner of the house listed by the KDDA is Frances Thompson, who purchased the home from the Leonards in 1974. The best info I have about her is from her obituary: she was a lifelong Kennesaw resident and worked at the post office. She passed away in 2013, about a year after her house was sold to the City of Kennesaw.

STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph: 404-377-9316

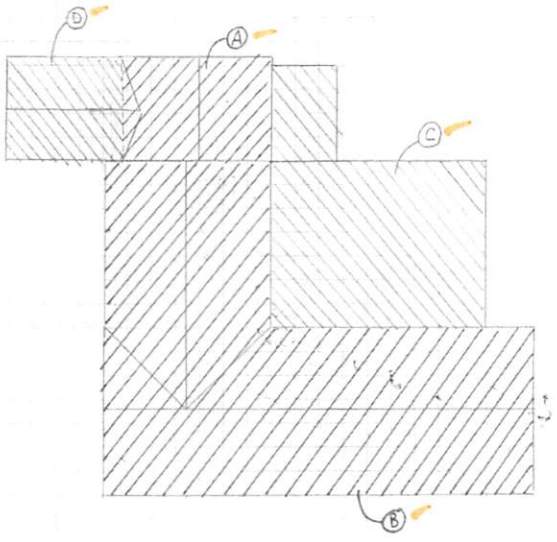
September 15, 2022

Brandy Morrison
Morrison Design, LLC
485 Oakland Ave, SE
Atlanta, GA 30312

RE: Engineering Letter for 2934 Moon Station Road, Kennesaw, GA 30144-Existing Condition Assessment
Date of Site Visit: 09/08/2022
Se#22455

Dear Brandy,

By your request, I performed a site visit to review the building located at the aforementioned address. The focus of my site visit was to assess the existing conditions of the building structure. At the time of my site visit, the building was open and accessible; however, my observations were limited in the main level because the finish materials such as drywall, tongue and groove boarding, and flooring are in place. The building is a wood framed residential single-family house. This house has four areas that appear to have been constructed at different times. An original single room house or kitchen(A), the main house(B), and two non-historical additions (C) and (D). I have attached a small plan markup below for clarity of each area.



Roof and Attic Framing

The attic of areas A and B are accessible. The roof framing for each is the same; the roofs are framed with 2x4 rafters in a traditional method for the age of the building with higher pitch gables and overbuild construction used at the gable intersection. The ceiling framing is 2x6 joists spanning the same direction as the rafters. The framing of both the roof and ceiling are in very good condition. There were no noted defects or sections of concern in areas A and B.
The attic of area D could not be accessed and area C is a low sloped shed roof with no attic space.

Main level

As previously mentioned, finishes are still in place throughout the main level of the house. The main floor framing was still observed from below the house in the crawl space and is discussed further in the foundation

and first floor framing section of the report. Significant settlement and deflection could be observed and noticed when walking through the main level. The most severe case appears to be concentrated at the intersection of the original house and the area C addition.

Foundations and First Floor Framing

The foundations and first floor framing were observed from below the house in the crawl space area. There were limitations to areas that could be accessed based on crawl space height due to grade and post installed hvac ventilation. The first-floor framing members of the original house are 2x8 floor joists and 4x8 main beams. The interior foundation supports are brick masonry piers and the exterior foundation supports are brick masonry piers with masonry infill between the piers.

The wood framing in areas A and B is in very poor condition, large amount of termite damage and mold/moisture was observed throughout. The termite damage is mainly concentrated to the joists and main beams. The mold and moisture appear to mainly effect the subfloor. The damage caused by termites is irreversible and the severity of the damage is difficult to visually observe since the insects eat the inside fiber of the wood; specialized testing is available for this type of damage to determine which structural members are salvageable but the poor access and height of the crawl space would likely make the testing unfeasible with completely removing the flooring and subfloor.

The Foundations of areas A and B are visually different and appear to be different age which is why I believe area A may have been an original one roof house; the wood framing of the floor and roof however appear to be the same. It is difficult to determine if the areas were constructed together as one unit or if they were constructed separately. The foundations of area A appear older and are in worse conditions, they appear to be in a state that could be repaired with new grout and repointing. The foundations of area B appear to be in good condition.

The framing and foundations of area C are poorly constructed and in poor condition. The foundations are undersized, undermined or missing in some area, the framing is under sized and poorly installed.

The framing and foundations of area D could not be observed.

Exterior and Front porch

The exterior of the main house does not show signs of severe structural issues. The foundations do not appear to have been undermined and there are no signs of significant settlement, however the observations of area A were limited by vegetation growth and based on the foundation observations from the crawl space there could be settlement in that area.

The front porch is an elevated concrete slab on grade with no signs of damage or settlement at the slab level. The front porch roof framing is in fair condition but roof leaks near the edge of the roof have rotted through the tongue and groove ceiling boards; a few rafters may be damaged, but the front beams and columns appear to be in relatively good condition.

Conclusion

Overall, the building is in fair condition overall, however area C is in very poor condition and would likely need to be completely removed and rebuilt if that space was desired for permanent use. The floor framing of the main house is in the worst condition. The repairing of these floor joists would likely require removing all flooring and sub flooring so that testing and repairs could be completed from the top of the floor framing. I believe that the termite damage could limit the opportunity of moving the structure or could increase risk of damage during the moving process; however with proper repairs or additional bracing I do think the structure could be moved; it would likely be moved in three sections, the front of area B, the rear of area B, and area A. Area D could be moved but appears to have little historic value and area C could not be moved.

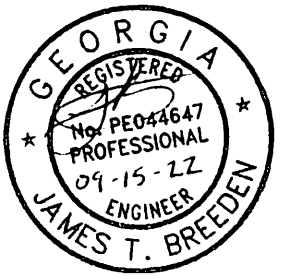
Modifying the use of the building to commercial or office would require the previously mentioned termite repairs and would also require new foundations to shorten the spans of the joists and beams, even in good condition the current structural members would not be adequate for anything other than residential use. I do not believe that any areas of the house are in danger or immanent collapse but the damage to the floor framing is significant enough where I would not recommend use for a resident.

If you have any questions, or if I can be of any assistance, please call me.

Sincerely,
Stability Engineering, Inc.

James Breeden

James Breeden, P.E.

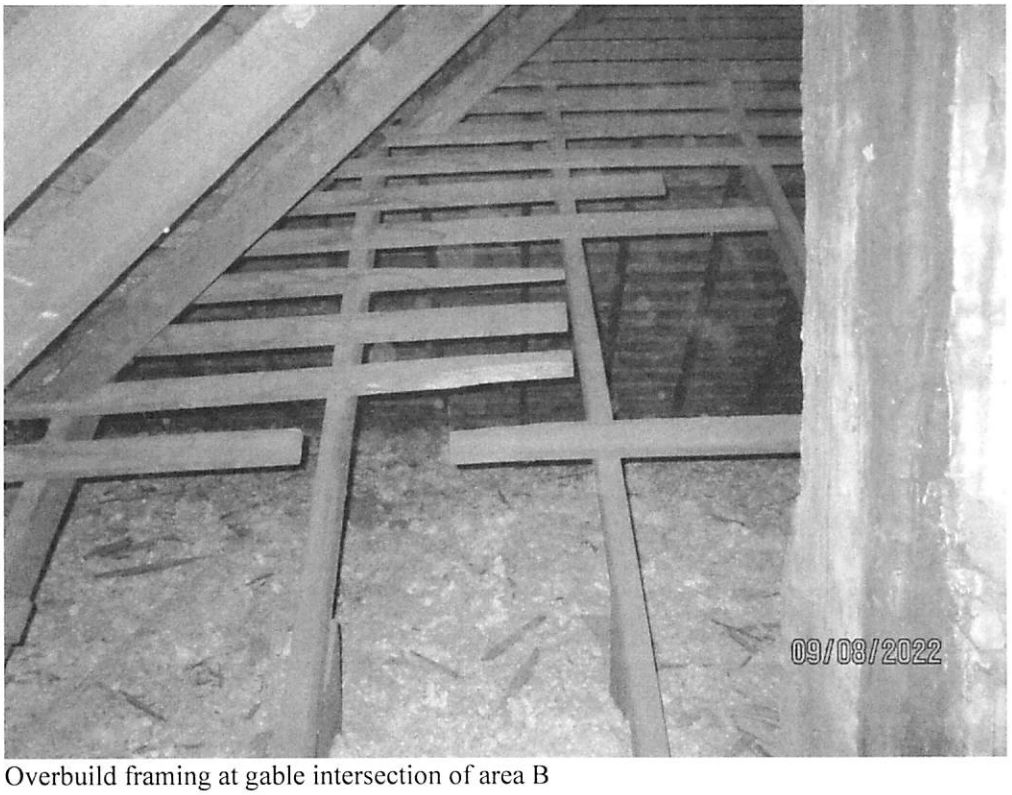


WARRANTY AND LIABILITY

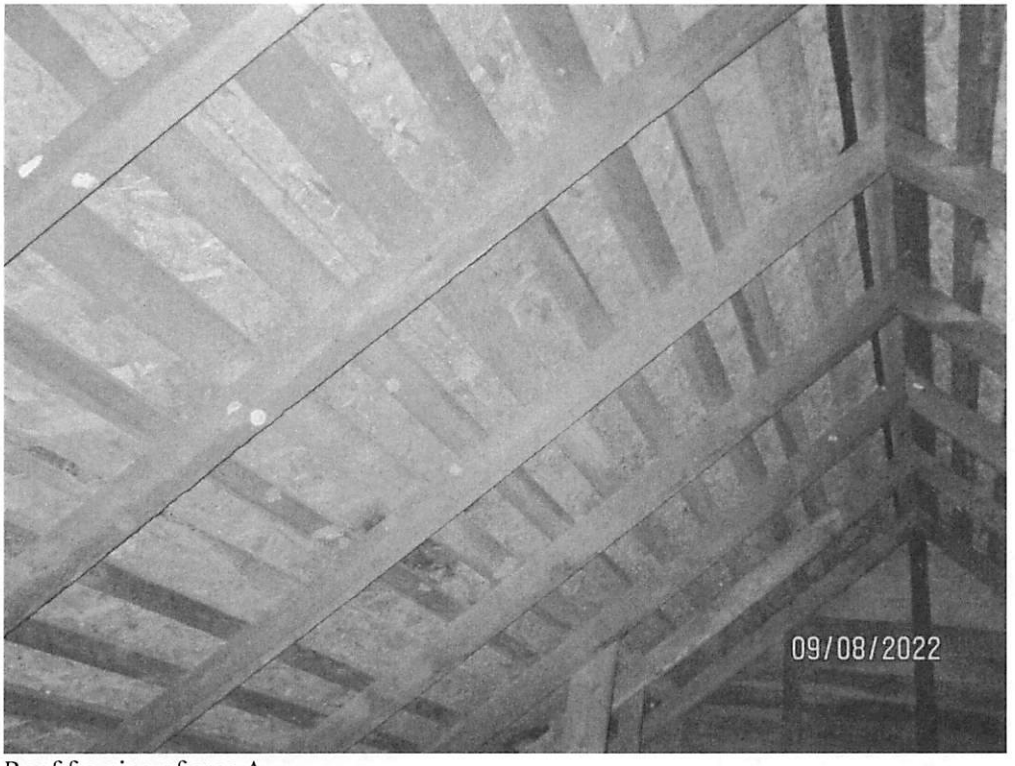
This report is based upon a visual observation of conditions as they existed at the time of the site visit only. Stability Engineering's investigation did not include a review of hidden or concealed conditions. Although an earnest effort has been made to discover and identify all visible defects, in the event of an oversight, Stability Engineering's maximum liability shall be limited to the fee paid for its services. Stability Engineering reserves the right to supplement or revise its opinions based upon changed conditions, further investigation by Stability Engineering or others, or new findings.

Stability Engineering warrants that its services are performed, within the limits prescribed by the Client, with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions. No other warranties or representations are expressed or implied. This report and its conclusions are intended for the exclusive use of the Client and Stability Engineering shall have no liability arising out of their unauthorized use by others.

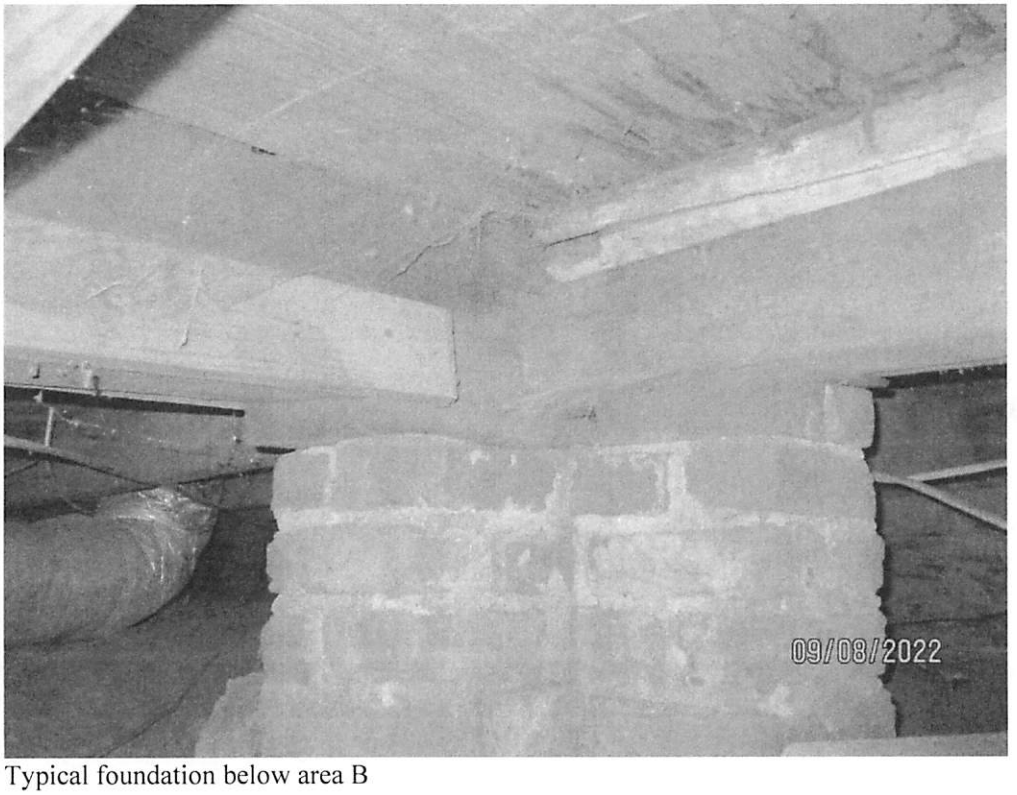
Roof framing of area



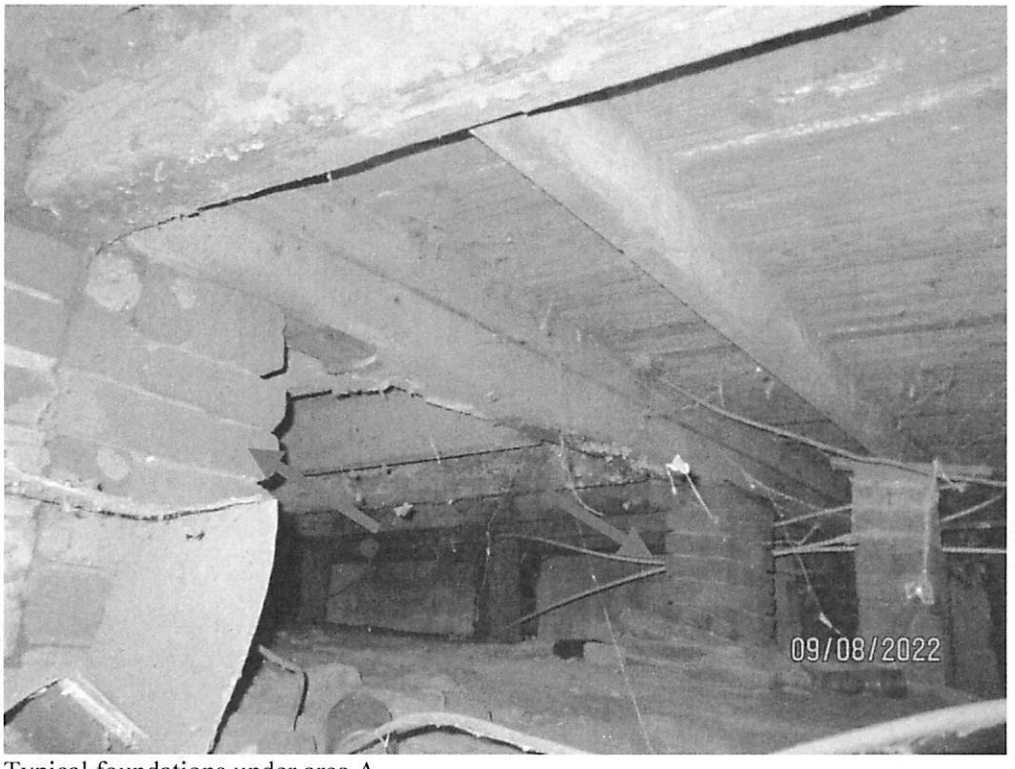
Overbuild framing at gable intersection of area B



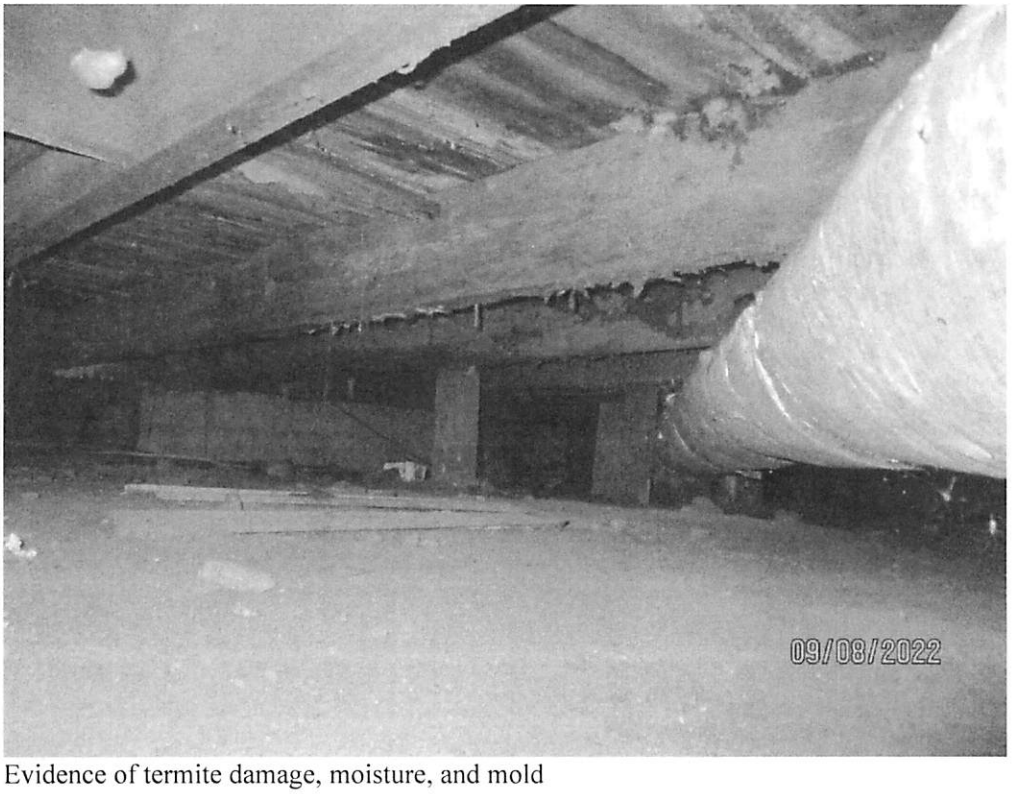
Roof framing of area A



Typical foundation below area B

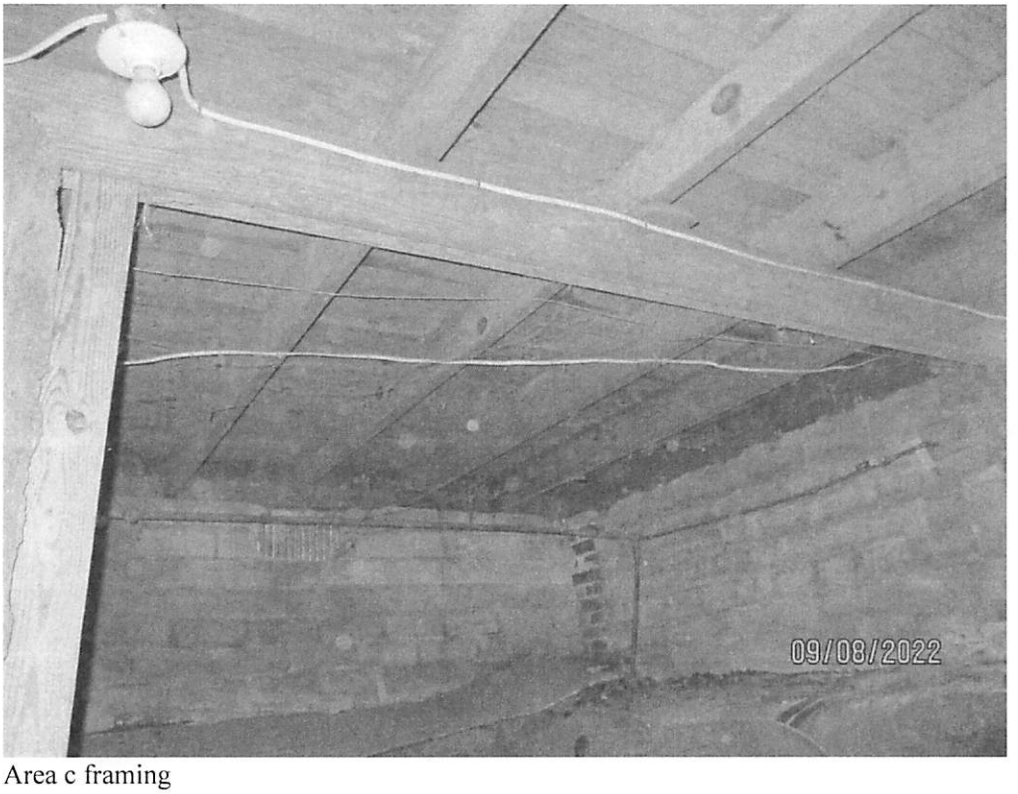


Typical foundations under area A

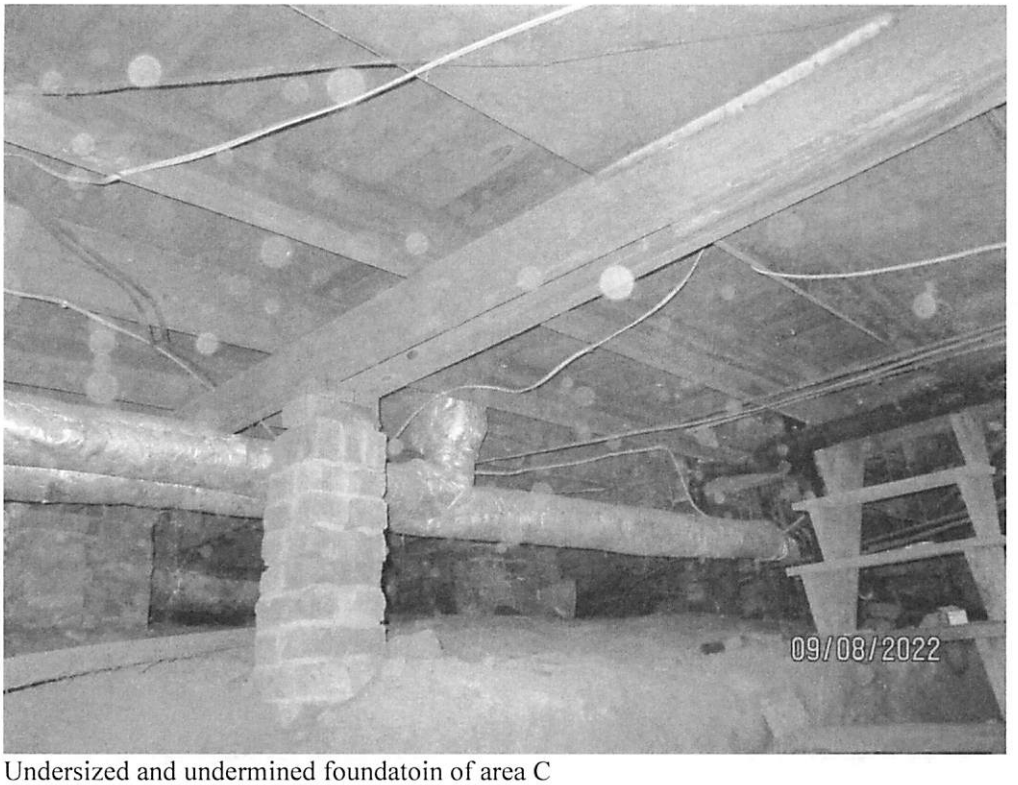


Evidence of termite damage, moisture, and mold

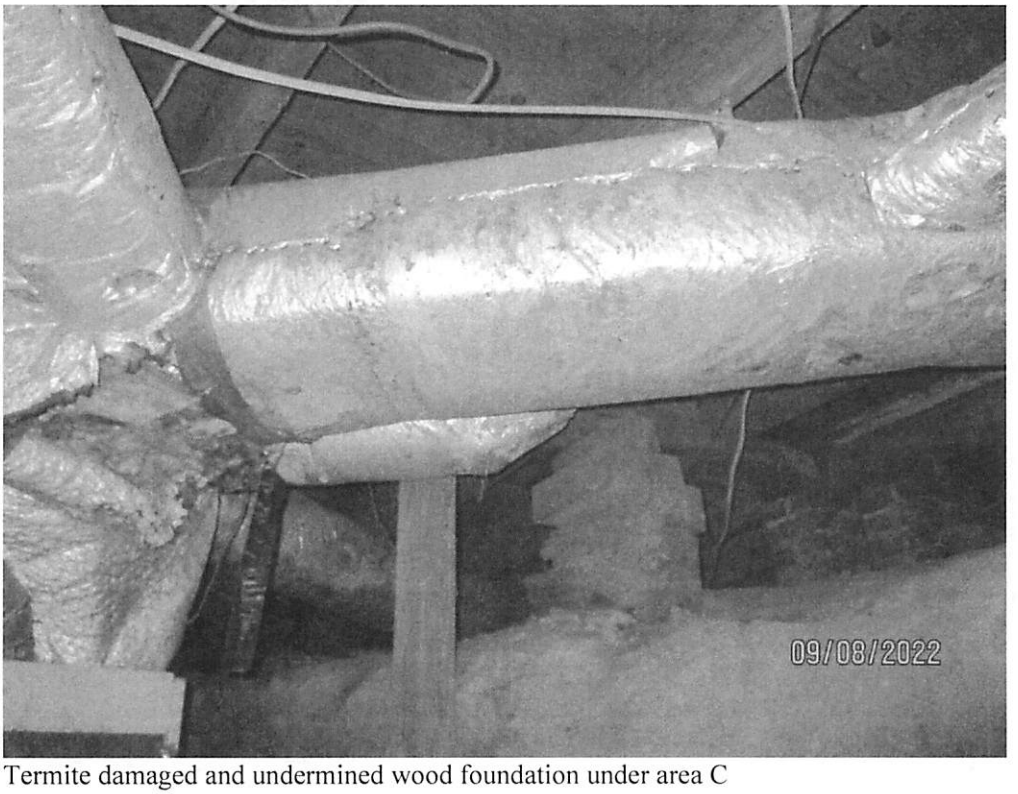
Significant termite damage



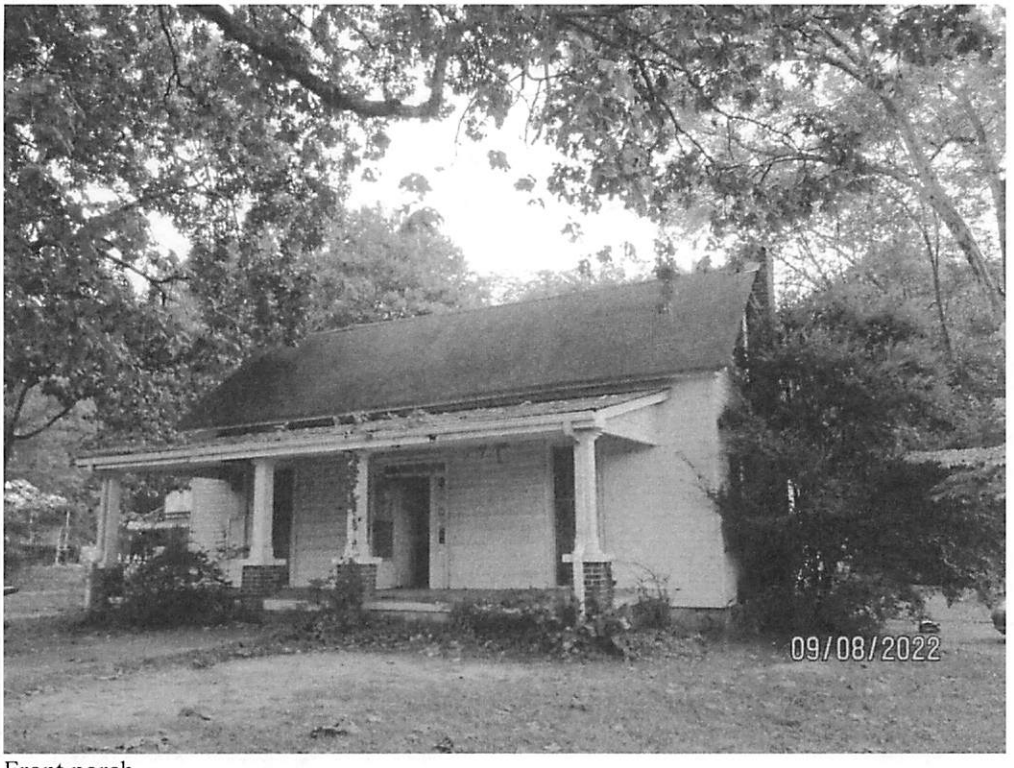
Area c framing



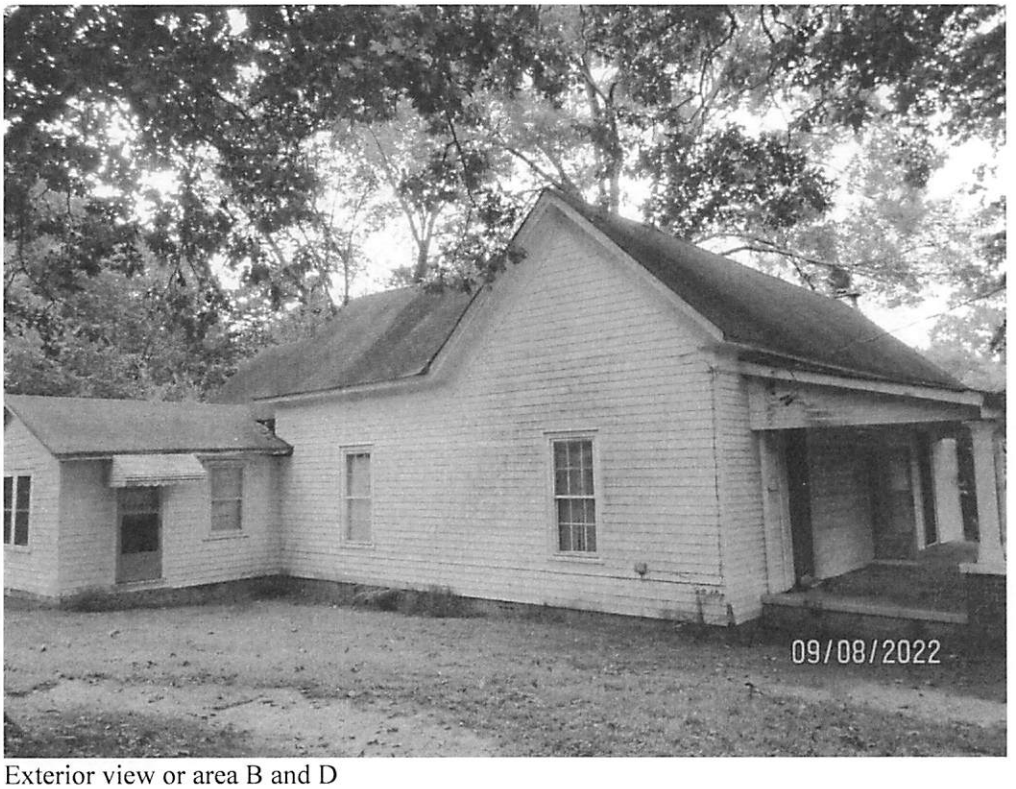
Undersized and undermined foundatoin of area C



Termite damaged and undermined wood foundation under area C



Front porch



Exterior view or area B and D

Exterior view or area C

Exterior view of Area A and D

Brandied HISTORY
Tastefully Preserving History

2934 Moon Station Rd
Letter of assessment
September 16, 2022

September 29, 2022

Zach Buffington
Croy Engineering
200 North Cobb Pkwy
Building 400, Suite 413
Marietta, GA 30062

Subject: Historic Conditions Assessment for 2934 Moon Station Rd, Kennesaw, GA 30144 (Thompson Home)

Dear Zach,

This is an architectural assessment for 2934 Moon Station Rd. It is to be used in conjunction with the structural assessment letter provided by Stability Engineering on September 15, 2022. This letter addresses the building's historic features and their condition. A site visit was performed with Stability Engineering on 9/9/2022. Observations on the building condition and integrity were made at that time, to the extent the building was accessible.

I will begin this assessment by identifying the distinguishing features of the house and their relative conditions and viability for reuse. Combined with the structural analysis, this should provide a fair evaluation of the condition of the home's historically significant features. I have separated the report into exterior and interior. The exterior review is what will be important for the integrity of the National Register district, and for review by the historic preservation commission. However, the overall integrity of the building cannot be understood without reviewing the interior, so I have provided that as well.

I have reviewed the project relative to the Secretary of the Interior's Standards for Historic Preservation, and for the National Park Service's standards for National Register integrity. These standards take into account 7 aspects of integrity: location, setting, workmanship, materials, design, feeling and association.

OVERVIEW

2934 Moon Station Rd is a one story historic home. According to the historic information provided in the *Survey and Evaluation of the Kennesaw National Register Historic Districts,* by New South Associates, the home contributes to the historic character of the Big Shanty Village. My observations corroborate that assessment. The report states the house was built in 1909 as the Harrington-Benson House, but is more commonly known by the name of its most recent owners as the Thompson House.

I would like to begin this report with a review of the site, as it has many historic trees. There are several large pecan trees, which is common for homes of this period. More striking, to the southeast corner of

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

the site, near the railroad tracks, is a tree that appears to be a chestnut tree. It is recommended that an arborist determine what sort of chestnut this tree is, as the American chestnut is largely extinct.

The house has an unusual configuration. It is identified in the *Survey* as a Central Hall house, but its configuration more closely resembles a gabled ell, with the ell projecting toward the rear. The attic framing supports that the front 3 rooms were constructed at the same time, as the attic is one continuous space, and the construction type and lumber age are consistent. Examination of the foundation clouds the picture still further, as the rear room appears to have the oldest foundation. The bricks under this area are hand pressed and the mortar joints wide, indicating very old construction techniques. It was the opinion of both myself and the structural engineer, after seeing this construction, that the rear room is likely the oldest part of the house, and that the front of the house is a circa 1910 addition. Subsequently, rooms were added to the north, and the porch filled in to the south, likely in the middle of the 20th century. A covered walkway connects to a garage, likely circa 1930s, in the rear yard. The garage and walkway are not included in this report.

The exterior siding is aluminum siding over wood. Due to the aluminum, the condition of the original wood siding could not be determined. One location that was accessible indicated that the corner board was in good condition. The roof is an extremely complicated series of gables and shed roofs. There are several areas where water can pond, and where this is causing damage, including collapse in two locations. There is vegetation growing on the roof. There is one chimney, and it is not securely attached to the building. The foundation is brick pier and is covered in stucco.

The front porch is largely non-original. The porch floor is a concrete slab. The columns have brick bases, likely dating to the 1909 configuration, or possibly as late as the 1920s or 30s. The wood column shafts are non-original, recent replacements, based on shadows of older columns present on the concrete caps. The porch rafters and ceiling are original but in poor condition, and the frieze/fascia are modern additions. The front door is a four panel wood door with a 4 lite transom and flanked by 3 lite sidelites.

Windows are varied. One distinctive feature are the walk-out windows onto the front porch. These are windows that extend full height to the porch floor. Other windows are 3/1 craftsman style, 6/6 mid-century, 2/2 mid-century aluminum.

The interior of the home is as varied as the exterior. Much of the materials were inaccessible, due to installation of carpet, sheetrock or dropped ceilings. The original materials that are visible include bead board walls in the hall and 2 front rooms, and 2 original fireplace mantels. Trim in these rooms is 1x6 with a curved ogee backband. It is likely that older materials can be found underneath carpets and sheetrock in the additions.

Due to the complexity of the building form and evolution, I have developed a sketch of likely construction periods based on field observations.

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EXTERIOR

This section addresses details that contribute to the building's historic significance and would enable it to contribute to the historic district. I have grouped them by condition.

Good condition – requires little to no repair

Front door and sidelites
Front porch columns – Brick bases are sound. Shafts, though modern, appear sound
Front porch floor – likely a modern concrete replacement. It appears in sound condition.
Windows – windows appear to be in sound shape, although an exhaustive examination was not performed

Fair condition – requires some repair.

Chimney – the chimney mortar and brick appear sound, but the chimney is detached from the house.
Foundation – the foundation is coated in stucco. The stucco is failing. See engineer's report for structural assessment.

Poor condition – requires extensive repair and/or replacement

Roof – the roof is a complex series of angles and configurations. This allows water to pond. In some locations, the roof is collapsing. This is occurring at the intersection of areas A, B and D, and at area E. There is vegetation growing in the roof in all areas.
Side porch (area E) – partially collapsed. Requires repair or replacement
Front porch roof – significant water damage. Will require extensive repairs
Floor joists – Extensive termite damage. See structural report for evaluation

Unknown/unobservable condition -

Siding and trim – original siding under the aluminum cannot be observed to determine condition.

Assessment: The exterior of the house has been significantly altered through the years. Many of these alterations are historic in their own right. Significant exterior features include front porch, entry door, windows, and overall configuration (including historic alterations). However, there has been extensive deterioration especially at the roof intersections and the porches. There is substantial water infiltration at the intersection of the additions at areas A, B and D. The roof would require replacement, and that would need to include slope alterations to allow proper runoff, or removal of the damaging additions. The front porch is partially non-original, and the side porch (area E) is in a state of collapse. The condition of many original finishes cannot be evaluated due to installation of modern aluminum siding.

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EXTERIOR PHOTOS

Figure 1Thompson house from the front

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Figure 2 Side showing vegetation and additions (area B left, C center and E right)

Figure 3 Side showing addition, garages, and collapsing side porch

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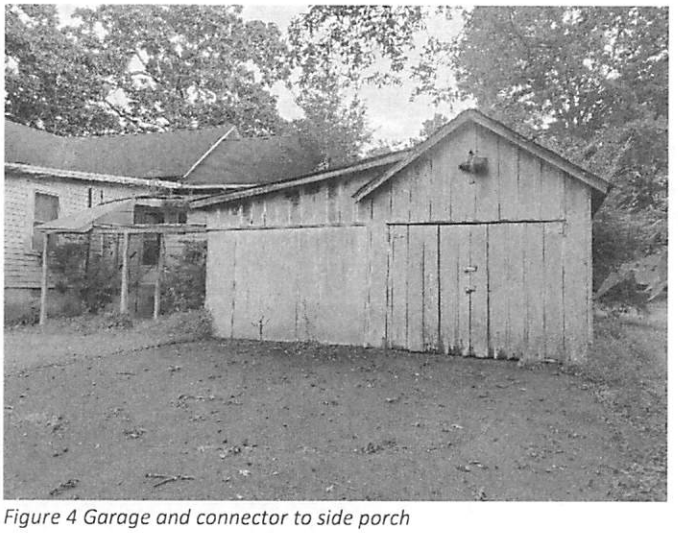

Figure 4 Garage and connector to side porch

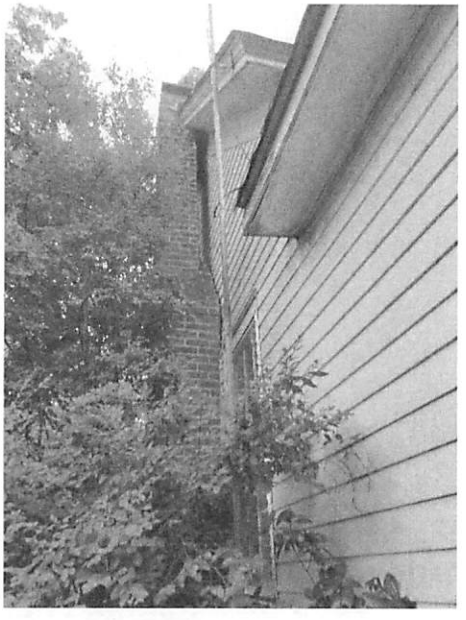

Figure 5 Chimney not attached to house

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Figure 6 Historic pecan trees and chestnut tree - recommend an arborist evaluate chestnut tree to determine subspecies

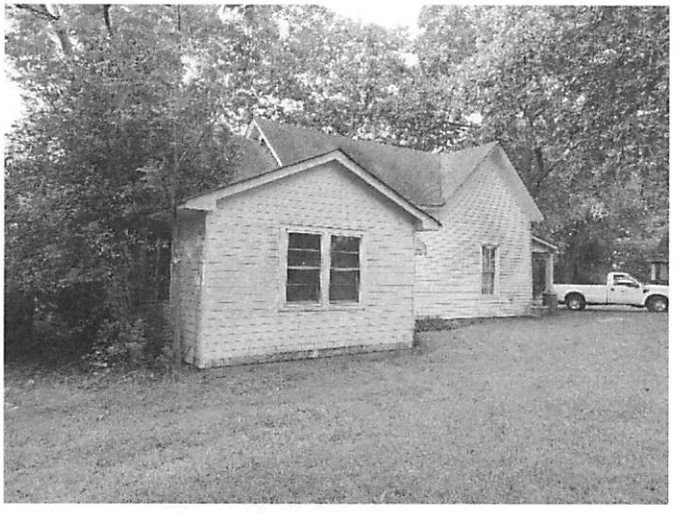

Figure 7 North elevation showing mid century (area D) additions in foreground, likely original structure to left (area A), and ca 1909 home to right (area B).

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Figure 8 overview from northwest showing area B. Note electrical panel on porch.

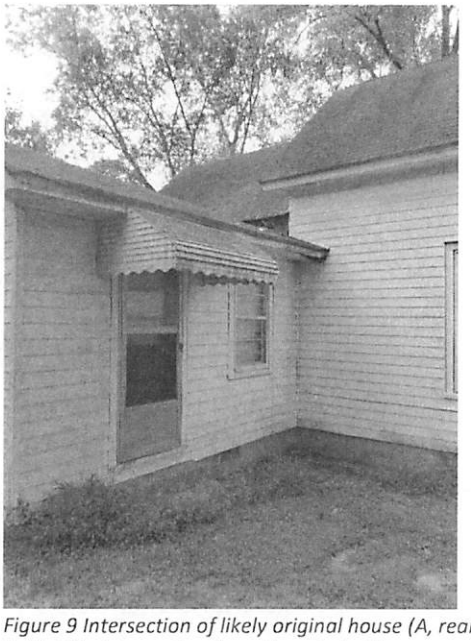

Figure 9 Intersection of likely original house (A, rear center), likely 1909 house (B, right) and mid-century addition (D, left). This intersection has allowed significant water damage to occur.

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Figure 10 Overview from northwest.

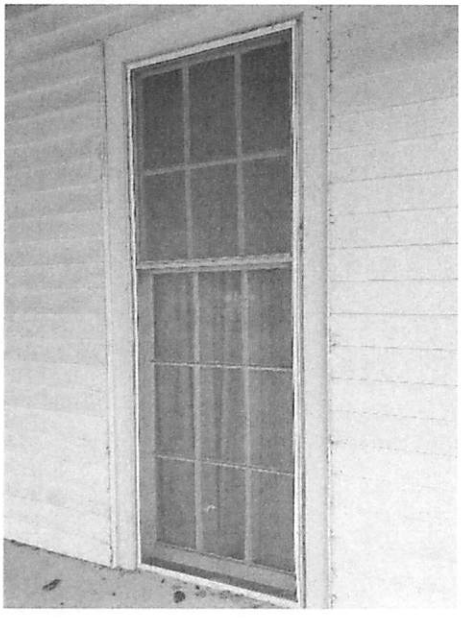

Figure 11 Original walk-out window in good condition. Siding is aluminum, and covers original siding and trim.

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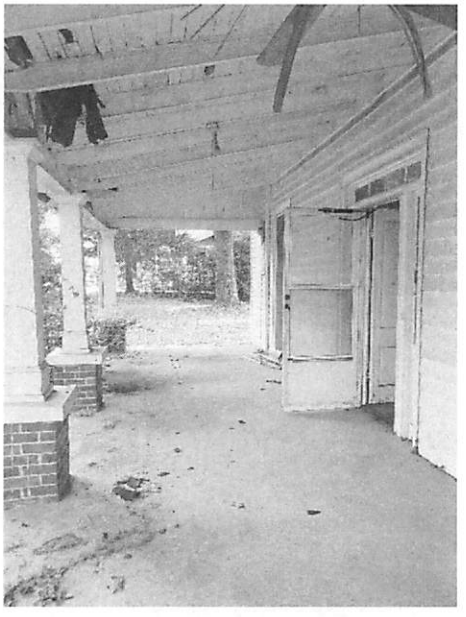

Figure 12 Front porch. Original rafters and roof decking. Decking collapsing to left.

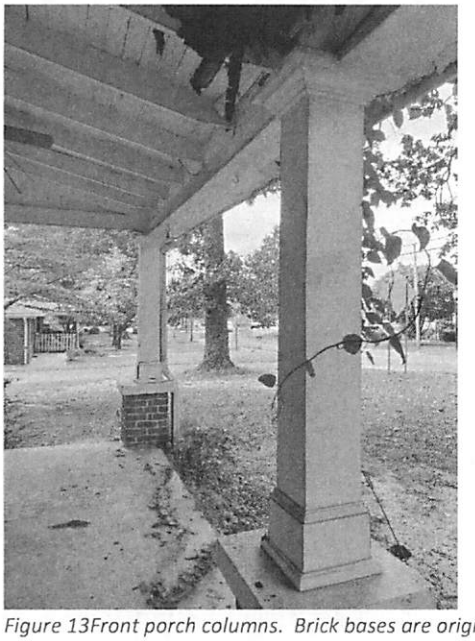

Figure 13Front porch columns. Brick bases are original. Wood shafts are modern replacements. Note that they are off center and that they do not align with the rafter angles.

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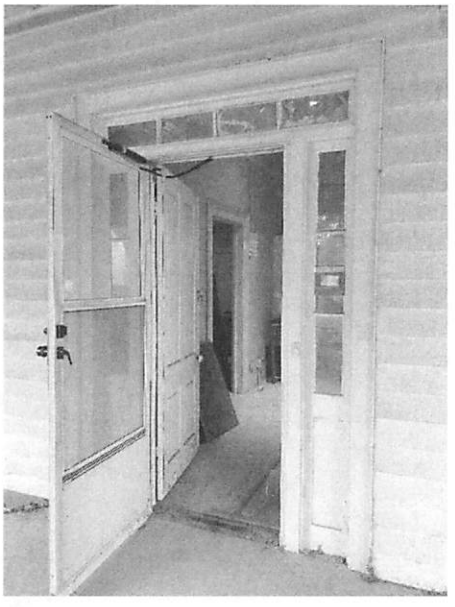

Figure 14 Front door, transom and sidelites in good condition

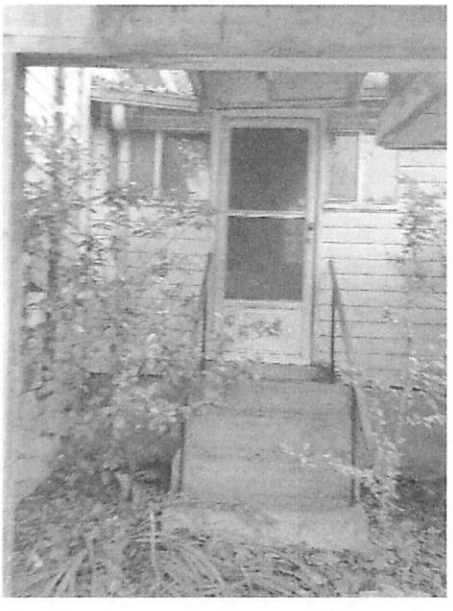

Figure 15 Infilled side porch with collapsing ceiling. This collapse extends to the floor and into the crawlspace. This space could not be entered for further examination. Floor framing collapse was observed from the crawlspace.

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INTERIOR

This section addresses details that contribute to the home's historic character and alterations that would be required to make it habitable. I have grouped them by condition.

Good condition – requires little to no repair

Wood trim – Door and window trim boards with backbands are in sound condition. Picture mould is in sound condition.

Mantels – the house has 2 relatively plain mantels. They are overall sound

Fair condition – requires some repair

Interior wood doors – original doors, where they remain, are in good condition. The door between the hall (area B) and the additions (area C) has extensive settling and will require adjustments. One door has been filled in to become a bookcase.

Board walls – The wood in the front two rooms and hall of area B remains and is in fair condition. However there is extensive settling in the hallway. If this is corrected, the board walls will require adjusting.

Poor condition – requires extensive repair and/or replacement

Electrical – the electrical panel is located on the front porch. This is not a code compliant or secure location

HVAC – the condenser is aging and requires replacement

Ceilings – multiple rooms have ceilings that show evidence of water infiltration, including the front left room of area B, the intersection of Areas A, B and D, and Area C.

Side porch room (area E) – this has been filled in to create a room, and is in a state of partial collapse

Bathroom – The bathroom is dated, but the fixtures relatively modern.

Unknown/unobservable condition –

Floors – Original floors are covered in carpet and/or tile and their condition could not be observed. Based on foundation settlement and water damage in ceilings, some damage can be assumed. Per the engineer's report, there is extensive termite and moisture damage in the joists and subfloor, and that flooring would likely require replacement in order to replace the subfloor.

Original wall finishes in back rooms (areas A and B) – Original finishes possibly remain under modern finishes on the back 2 rooms of areas A and B. As these are covered in gypsum wallboard and/or faux wood paneling, they could not be observed.

Assessment: The interior, aside from the front rooms in Area B, generally lacks historic integrity, as currently viewable. Original materials have largely been covered or replaced by modern materials. Whether they remain underneath is unknown, and if they remain their condition is also unknown. As a result, the hallway and front two rooms are the only rooms that could be reviewed for historic integrity.

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These rooms remain intact, with minor repairs. There is evidence settling and water damage throughout the house. Per the engineer's report flooring would likely require replacement in order to repair and/or replace the joists.

It is my assessment that 2934 Moon Station Road, despite multiple alterations, is overall historically intact and meets the National Register criteria for inclusion in the historic district. However, the condition of the original materials, to the extent that they remain, is unknown due to installation of modern materials.

Thank you very much. Please feel free to contact me with any questions or clarifications and I would be happy to discuss it.

Sincerely

Brandy Morrison, Owner

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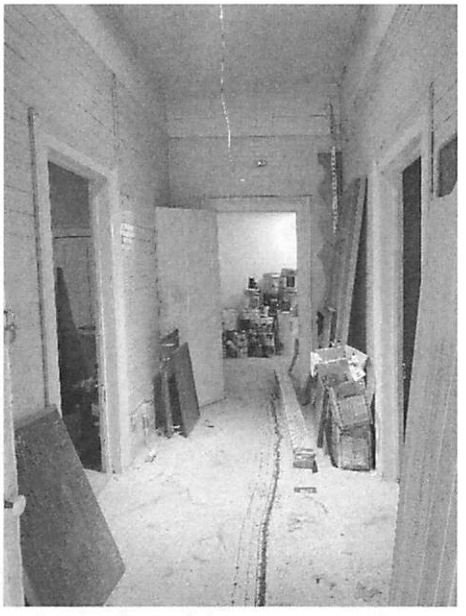

Figure 16 Front hall, area B

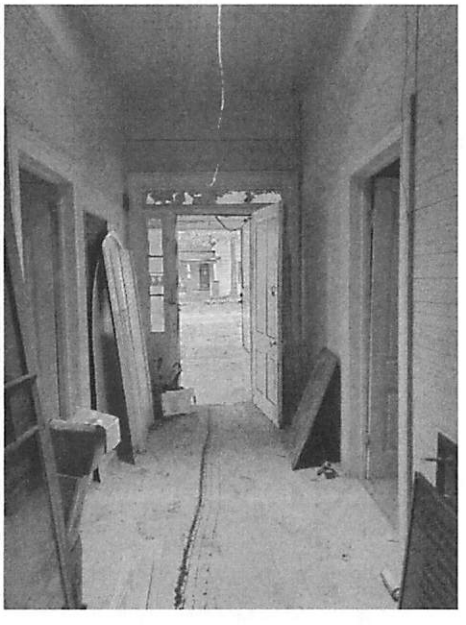

Figure 17 Front hall, area B

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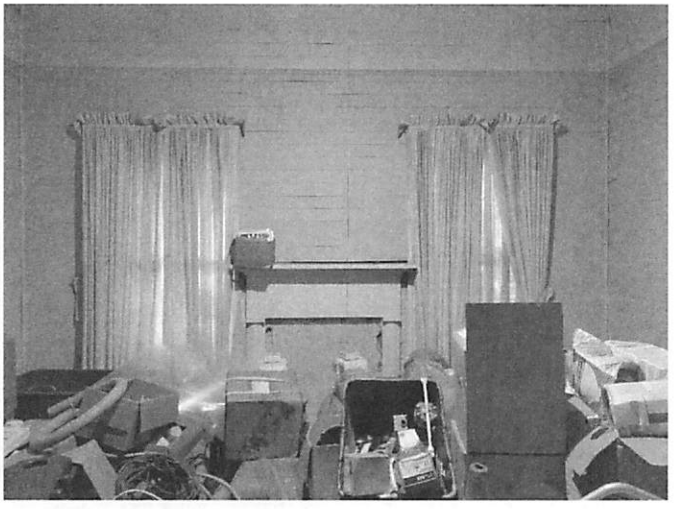

Figure 18 Southern front room area B

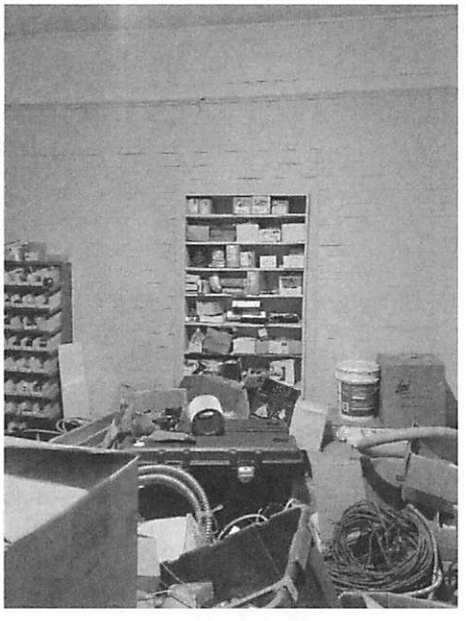

Figure 19 Southern front room infilled door

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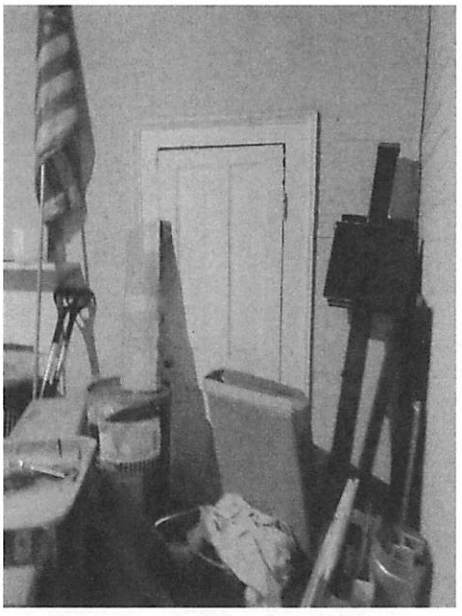

Figure 20 Northern front room area B

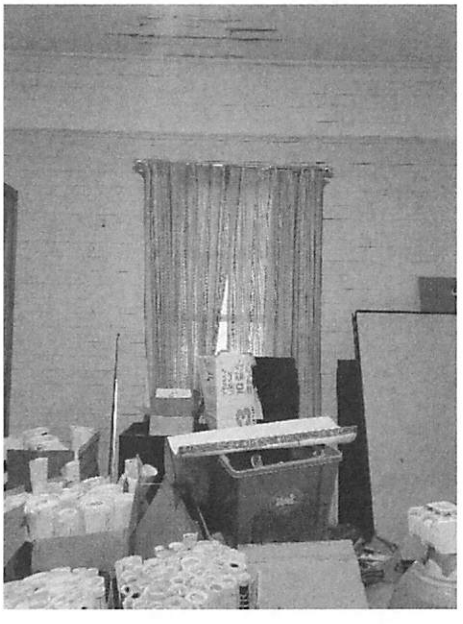

Figure 21 Northern front room showing water damage in ceiling area B

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Figure 22 Central hall area C toward area B

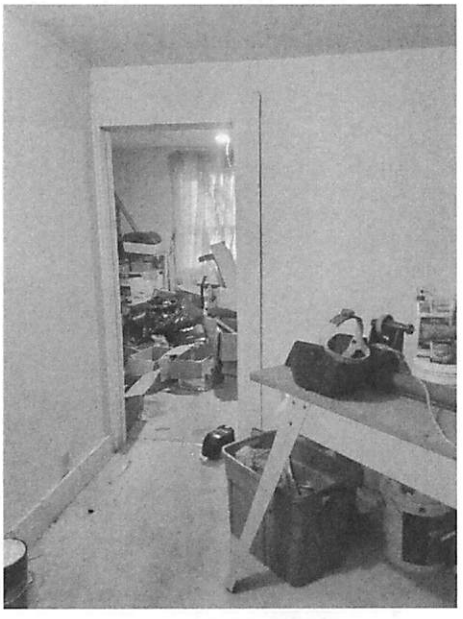

Figure 23 Central hall area C

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Figure 24 Middle room area B

Figure 25 Back room - likely original kitchen and/or original house, area A. All finishes covered over.

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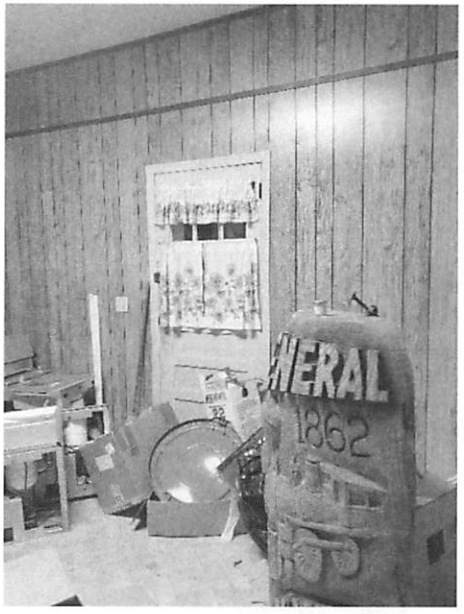

Figure 26 Back room toward porch (area A toward area E)

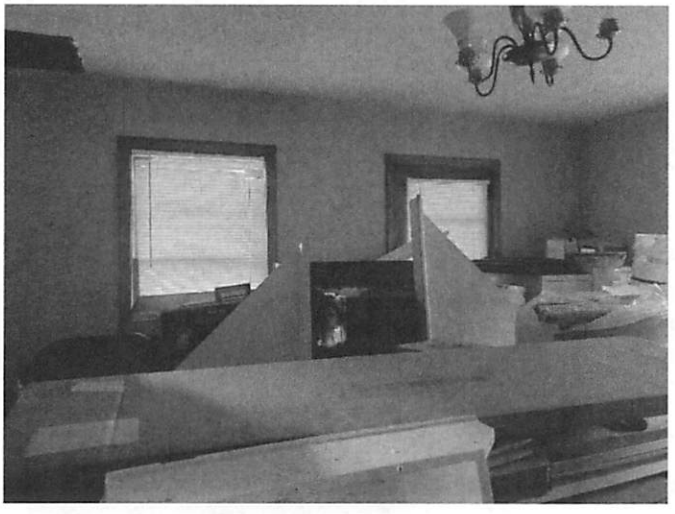

Figure 27 Mid-century addition, area D

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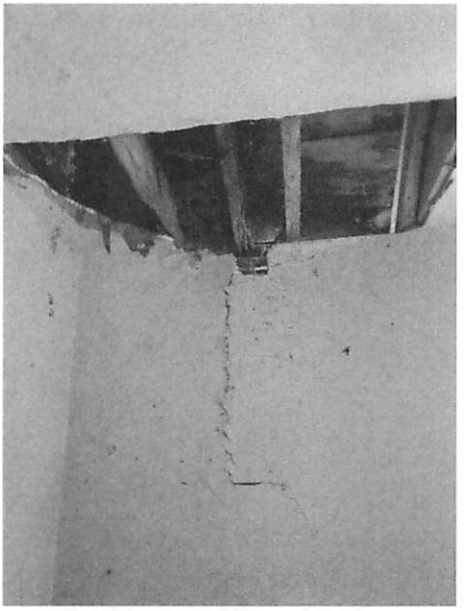

Figure 28 Water damage at corner where mid-century addition meets historic home (areas D, A and B)

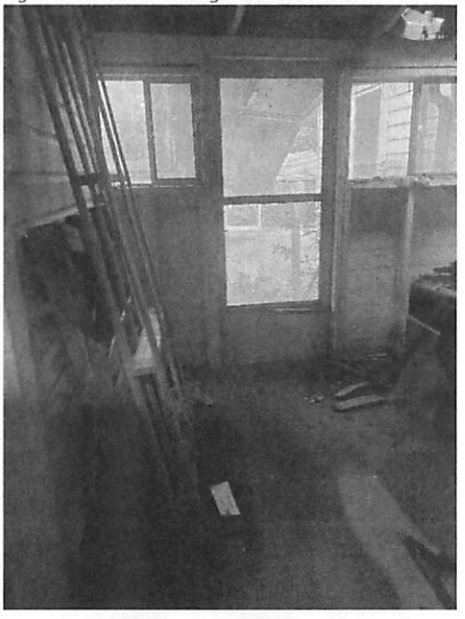

Figure 29 Filled in side porch. Note collapsing ceiling and floor. Area E

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Figure 30 Southern central room, area C

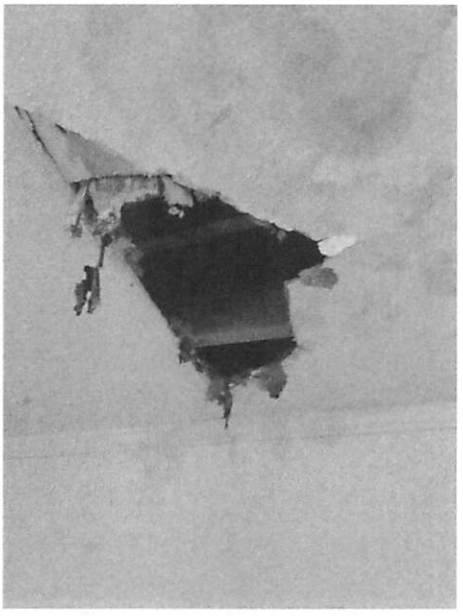

Figure 31 Ceiling damage in southern central room, area C

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Figure 32 Southern central room, area C

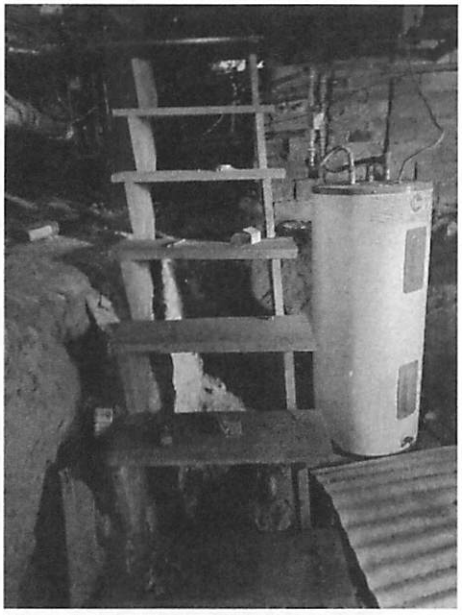

Figure 33 Stairs from old porch to basement - indicate likely use as root cellar (under area C looking toward area E. Note daylight showing underneath area E.

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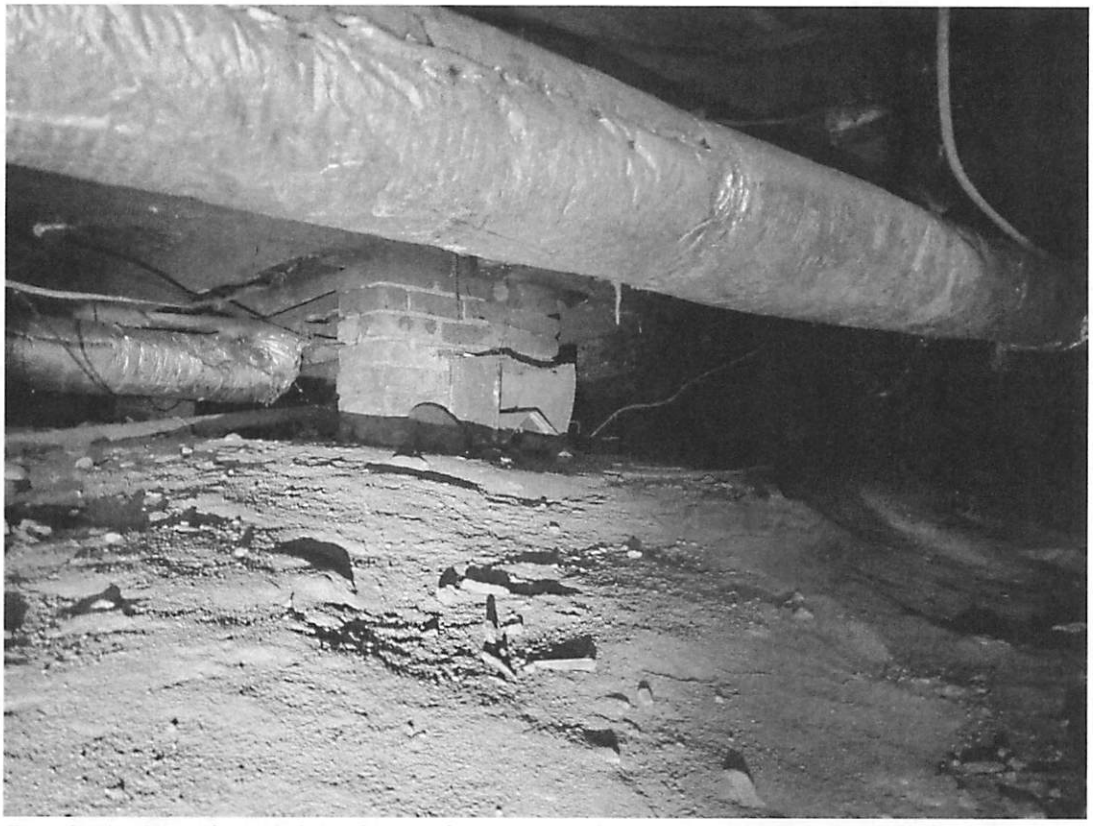

Figure 34 Piers in crawlspace indicate the rear of the building is the oldest - the brick there is hand packed with soft mortar. Note the difference between the front (section B), machine made brick, and the rear (Section A), hand packed brick.

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https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2997
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 2934 & 2933 Moon Station Road. Applicant is the City of Kennesaw. Lying In Land Lot 138, 20th District, 2nd Section, Tax Parcels 146 and 158. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on April 19, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link:
https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2999
GPN-16

COA2024-03

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3:29; 4:5-2024

MDJ-2999
GPN-16

PUBLIC HEARING

Application for Demolition of structures within the Historic District

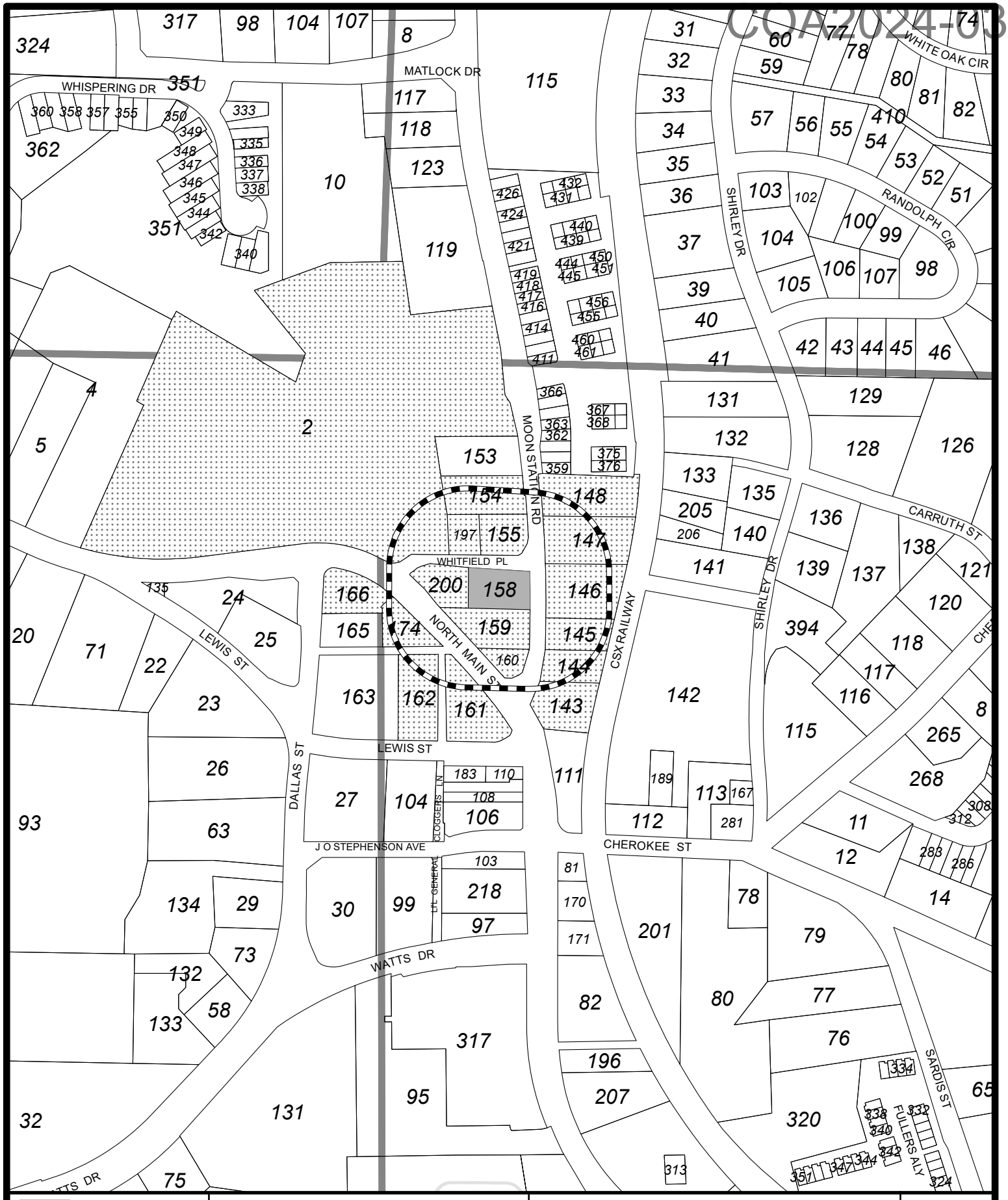
Location: 2934 Moon Station Road

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

04.02.2024 08:35



Subject Parcel

200' Radius

Properties Notified

2933 Moon Station Rd
Land Lot 138,
Tax Parcel 158

DEMO2024-002
200' PROPERTY NOTIFICATION

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

Date: 3/26/2024
DEMO_002

1" = 315'

Tax Parcel - 20013801450
BUBBLE TUBS LLC
2920 MOON STATION RD NW
KENNESAW GA 30144

Tax Parcel - 20013801460
CITY OF KENNESAW GEORGIA
2529 J O STEPHENSON AVE
KENNESAW GA 30152

Tax Parcel - 20013801590
NICHOLS WILMA CAGLE C/O CHERYL A ROBERTSON
203 WYNDHAM WOODS TRL
POWDER SPRINGS GA 30127

Tax Parcel - 20013801970
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013801600
NICHOLS WILMA CAGLE
203 WYNDHAM WOODS TRL
POWDER SPRINGS GA 30127

Tax Parcel - 20013801540
SCHNEIDER EDWARD R & COUNTS GURDON W III
2961 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013900020
FIRST BAPTIST CHURCH KENNESAW
2958 MAIN ST
KENNESAW GA 30144

Tax Parcel - 20013801550
JONES ANDREA
2951 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801430
KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
2908 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801440
ARTUROS PAELLA LLC
1991 KINGRIDGE RD
MARIETTA GA 30062

Tax Parcel - 20013802000
2237 WHITFIELD PLACE LLC
4149 ARRINGTON RD SE
ACWORTH GA 30102

Tax Parcel - 20013801470
STONER B A
10 GARRISON RD
MARIETTA GA 30008

Tax Parcel - 20013801660
E&H INVESTMENT PROPERTIES LLC
1484 FALKIRK LN
KENNESAW GA 30152

Tax Parcel - 20013801620
COBB COUNTY
100 CHEROKEE ST
MARIETTA GA 30090

Tax Parcel - 20013801740
CW TIRE INC
3991 BRAMBLEBUSH TRL
MARIETTA GA 30066

Tax Parcel - 20013801480
BLAND JEFF K
2962 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801610
DIXIE OAKS PROPERTY MANAGEMENT LLC
101 NORTH LAKESIDE DR
KENNESAW GA 30144

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt. No., or PO Box No.: 2962 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: P.O Box 669852
City, State, ZIP+4®: Marietta, GA 30066

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Sent To: CW Tire Inc
Street and Apt. No., or PO Box No.: 3991 Brambleburn Trl
City, State, ZIP+4®: Marietta, GA 30066

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SG

Sent To: Nichols Cagle
Street and Apt. No., or PO Box No.: 203 Wyndham Woods Trl
City, State, ZIP+4®: Powder Springs, GA 30127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SG

Sent To: Stoner B A
Street and Apt. No., or PO Box No.: 10 Garrison Rd
City, State, ZIP+4®: Marietta, GA 30068

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Sent To: Arturos Paella LLC
Street and Apt. No., or PO Box No.: 1991 Kingridge Rd
City, State, ZIP+4®: Marietta, GA 30062

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SG

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Street and Apt. No., or PO Box No.: 100 Cherokee St
City, State, ZIP+4®: Marietta, GA 30090

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Sent To: E & H Investment Properties LLC
Street and Apt. No., or PO Box No.: 1484 Falkirk Ln
City, State, ZIP+4®: Kennesaw, GA 30152

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Sent To: Andrea Jones
Street and Apt. No., or PO Box No.: 2951 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Luxaryan LLC
Street and Apt. No., or PO Box No.: 2933 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To First Baptist Church Kennesaw
Street and Apt. No., or PO Box No. 2958 Main St
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To 2237 Whitfield Place LLC
Street and Apt. No., or PO Box No. 4149 Arrington Rd SE
City, State, ZIP+4® Acworth, GA 30102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Bubble Tubs LLC
Street and Apt. No., or PO Box No. 2920 Moon Station Rd NW
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Dixie Oaks Property Management
Street and Apt. No., or PO Box No. 101 North Lakeside Dr
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1. **NAME OF APPLICANT:** City of Kennesaw Georgia
   - [X] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2529 J.O. Stephenson, Kennesae GA 30152

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

   PROPERTY ADDRESS: 2933 Moon Station Rd

   Land Lot 138 Tax Parcel 20013801580 Lot Size 0.40

   Current zoning on property: GC - General Commercial

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

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

   NAME OF OWNER:

   City of Kennesaw Georgia

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

3. **ACTIVITY**

- [ ] New Construction
- [X] 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).**

Request for the demolition of one (1) structure located at 2933 Moon Station Rd.

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.

Signature of Applicant 4-1-24 **Date**

Signature of Owner 4-1-24 **Date**

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

Community Development Department

To: Darryl Simmons

From: Scott Banks, CBO

Date: April 5, 2024

RE: Structure at 2933 Moon Station Road

I have inspected the structure at this address and have determined it to be unsafe and in need of demolition.

This structure meets the definition of a blighted structure based on our ordinance due to:

- Years of neglect
- Structurally unsound building
- Foundation in need of repair
- Inadequate ventilation and lighting.
- There is no water, electricity, or gas active in the structures.
- Access to water, hot water, and heat is required.
- Open to the elements
- The structure is unsafe, unlawful, unsanitary, vermin or rat-infested, and contains filth and contamination.

Scott Banks, Building Services Director

2529 J.O. Stephenson Avenue, Kennesaw, Georgia, 30144 * (770) 424-8274 * Fax (678) 460-2844
www.kennesaw-ga.gov

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ		
DX			
HBR			
SLUP			
DEMO2024-002			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2933 Moon Station Rd

Land Lot 138, Tax Parcel 158

Subject Property

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 124 '
Print Date: 3/26/2024
DEMO_002

2933 Moon Station History Write-Up by Andrew Bramlett

John William Bennett (1846-1916) is buried in the Kennesaw City Cemetery with his wife, Mittie. According to his obituary, he was born and raised in Kennesaw. The KDDA documentation refers to him working for the railroad, but I think that may be a conflation of him and his son, J. W. "Will" Bennett Jr.

Bennett was part of the Kennesaw City Council in 1887, the same year the city was incorporated. He would later serve as mayor from 1901 to 1904 and in 1916. Several newspaper articles say he was a Confederate veteran. According to the KDDA, he built this house about 1883. The Cobb County Tax Assessor says it was about 1890, which is likely an estimate.

In 1891, he played a role in starting the Kennesaw School near the Cemetery. During his time in Kennesaw, he built a couple of downtown buildings. He was involved in the Kennesaw Hotel which was once located on the site of J. O. Stephenson Avenue. I researched the hotel property a while back and have attached the deeds I found mentioning Bennett.

The building next door was the original home of the Bank of Kennesaw, which Bennett helped to establish in 1908. He was the bank's original president and served until at least 1910. After a (very fun to research!) incident where the cashier embezzled $10,000, the bank caused chaos throughout town. A receiver for the bank was appointed, Beverly A. Fite, who Bennett later claimed broke into his house and stole $11.40. The case of the bank eventually led to a (thankfully not fatal) shooting downtown, and a new bank was organized in 1910. Bennett was not listed on the new charter. Before the original bank was closed in 1910, he built a two-story brick building for it that would later house the 1910 bank until 1952. Currently, it is Wildmans. While all of this may seem unconnected, the bank's story does return in the house's history.

The KDDA documentation mentions that Bennett purchased 2933 Moon Station Rd. in 1882 and that his house was likely built the following year. This seems to be based on deed records. It also mentions that he moved to "Acworth Street" (Main Street) about 1904, but I am unclear on the source of this info. I have not – yet – found a period newspaper article referring to this move. The earliest reference I can possibly find to the house is in the August 22, 1889, *Marietta Journal*, when it mentions Bennett was "painting one of his houses near the W & A Railroad." In 1898, Bennett moved to "C. N. Price's house on Summer's Street" (November 10, 1898, Marietta Journal), which the KDDA documentation seems to indicate is Lazy Guy Distillery. The same document mentions that later, in 1898, Bennett sold the Price House. (As a mark of how odd newspaper records from this time can be, I cannot prove where Bennett lived from 1898 to 1916, but I can tell you that he drove a Ford!)

The remaining owners have proven harder to research. After Bennett, 2933 Moon Station Rd. was owned by the Cox family. Less information is available about Louise Cox, but I did find that she was involved with the local PTA in the 1930s. She was also one of the first Kennesaw residents to see a movie at the Strand Theatre in Marietta. Based on Find-A-Grave, her full name seems to be Bernice Louise Fite Brooks. She was the wife of Cicero A. Cox Sr. Interestingly, she was the daughter of B. A. Fite, who allegedly broke into Bennett's house in 1911.
Louise Cox's son was Cicero Cox Jr., the house's next owner. He only appeared in newspapers once during his ownership: He spent a Wednesday in Atlanta in October 1937. According to his draft card from World War II, he worked for Georgia Power.

The next few owners are all from the same family. A. T. Crawford purchased the house in 1944 and, at the time, was serving on the city council. He sold it to his son-in-law Ray Chester Robertson in 1946. Ray Robertson's nephew was Ben Robertson, of the community center. The 1946 sale coincided with the birth of Ray's daughter, Brenda Louise. Ray passed away in 1970, and in 1971, the house was acquired by Louise Robertson, who I think is Ray's wife.

In 1978, she sold it to Peter Popham, who was quite the local character. He did a lot to preserve what is now Camp McDonald Park but is also remembered for causing a lot of disruption locally. He ran for local office a couple of times, and he was arrested in 1982 for being disruptive at a public forum. I don't think there is space in an email to cover Peter Popham...

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Security
Cameras In Use

WARNING
Security
Cameras In Use

NOTICE
24 HOUR
VIDEO
SURVEILLANCE

https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2997
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 2934 & 2933 Moon Station Road. Applicant is the City of Kennesaw. Lying In Land Lot 138, 20th District, 2nd Section, Tax Parcels 146 and 158. Interested citizens are invited to contact the Planning and Zoning office at 770-590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on April 19, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link:
https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2999
GPN-16

COA2024-04

via the following link:
https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2997
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

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The meeting will be conducted in person and online through Facebook live via the following link:
https://www.facebook.com/CityofKennesaw/.

3:29; 4:5-2024

MDJ-2999
GPN-16

PUBLIC HEARING

Application for Demolition of structures within the Historic District

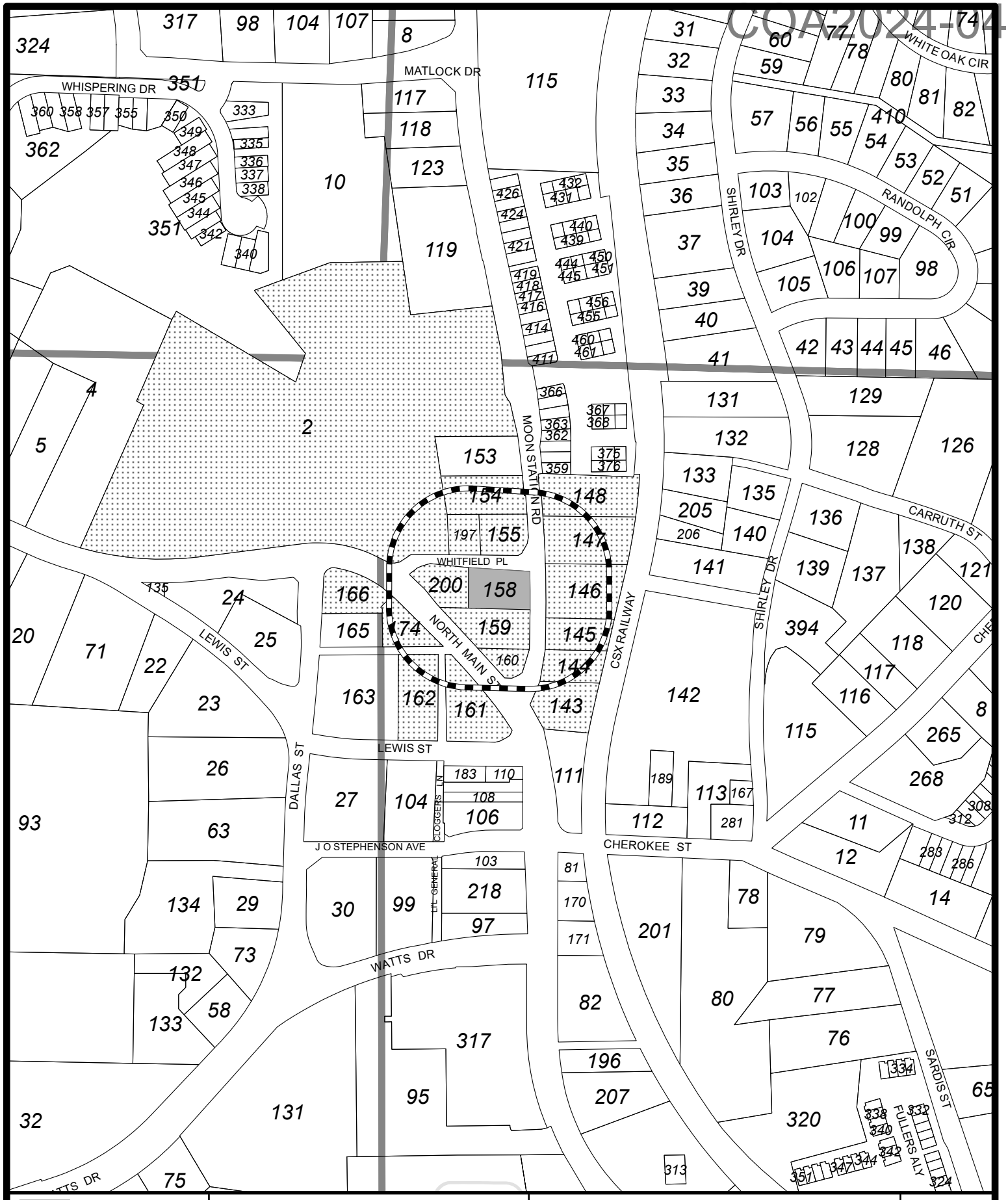
Location: 2933 Moon Station Road

Date of Hearing: April 19, 2024

Hearing will be held before the Kennesaw Preservation Commission at 8am at City Hall Council Chambers 2525 J.O. Stephenson Ave Kennesaw Ga. 30144

For further information please call the Planning and Zoning Department 770-590-8268

04.02.2024 08:38



Subject Parcel

200' Radius

Properties Notified

2933 Moon Station Rd
Land Lot 138,
Tax Parcel 158

DEMO2024-002
200' PROPERTY NOTIFICATION

Date: 3/26/2024
DEMO_002

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

1" = 315'

Tax Parcel - 20013801450
BUBBLE TUBS LLC
2920 MOON STATION RD NW
KENNESAW GA 30144

Tax Parcel - 20013801460
CITY OF KENNESAW GEORGIA
2529 J O STEPHENSON AVE
KENNESAW GA 30152

Tax Parcel - 20013801590
NICHOLS WILMA CAGLE C/O CHERYL A ROBERTSON
203 WYNDHAM WOODS TRL
POWDER SPRINGS GA 30127

Tax Parcel - 20013801970
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20013801600
NICHOLS WILMA CAGLE
203 WYNDHAM WOODS TRL
POWDER SPRINGS GA 30127

Tax Parcel - 20013801540
SCHNEIDER EDWARD R & COUNTS GURDON W III
2961 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013900020
FIRST BAPTIST CHURCH KENNESAW
2958 MAIN ST
KENNESAW GA 30144

Tax Parcel - 20013801550
JONES ANDREA
2951 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801430
KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
2908 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801440
ARTUROS PAELLA LLC
1991 KINGRIDGE RD
MARIETTA GA 30062

Tax Parcel - 20013802000
2237 WHITFIELD PLACE LLC
4149 ARRINGTON RD SE
ACWORTH GA 30102

Tax Parcel - 20013801470
STONER B A
10 GARRISON RD
MARIETTA GA 30008

Tax Parcel - 20013801660
E&H INVESTMENT PROPERTIES LLC
1484 FALKIRK LN
KENNESAW GA 30152

Tax Parcel - 20013801620
COBB COUNTY
100 CHEROKEE ST
MARIETTA GA 30090

Tax Parcel - 20013801740
CW TIRE INC
3991 BRAMBLEBUSH TRL
MARIETTA GA 30066

Tax Parcel - 20013801480
BLAND JEFF K
2962 MOON STATION RD
KENNESAW GA 30144

Tax Parcel - 20013801610
DIXIE OAKS PROPERTY MANAGEMENT LLC
101 NORTH LAKESIDE DR
KENNESAW GA 30144

7017 2620 0000 4224 8553

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SG

Sent To: Nichols Cagle
Street and Apt. No., or PO Box No.: 203 Wyndham Woods Trl
City, State, ZIP+4®: Powder Spring, GA 30127

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City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To: Jeff Bland
Street and Apt. No., or PO Box No.: 2962 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

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Total Postage and Fees
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SG

Sent To: Wu Wei
Street and Apt. No., or PO Box No.: P.O Box 669852
City, State, ZIP+4®: Marietta, GA 30066

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Postage
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Total Postage and Fees
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SG

Sent To: CW Tire Inc
Street and Apt. No., or PO Box No.: 3991 Brambleburn Trl
City, State, ZIP+4®: Marietta, GA 30066

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SG

Sent To: Nichols Cagle
Street and Apt. No., or PO Box No.: 203 Wyndham Woods Trl
City, State, ZIP+4®: Powder Springs, GA 30127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
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Postage
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SG

Sent To: Stoner B A
Street and Apt. No., or PO Box No.: 10 Harrison Rd
City, State, ZIP+4®: Marietta, GA 30008

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SG

Sent To: Arturos Paella LLC
Street and Apt. No., or PO Box No.: 1991 Kingridge Rd
City, State, ZIP+4®: Marietta, GA 30062

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SG

Sent To: Cobb County
Street and Apt. No., or PO Box No.: 100 Cherokee St
City, State, ZIP+4®: Marietta, GA 30090

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SG

Sent To: E & H Investment Properties LLC
Street and Apt. No., or PO Box No.: 1484 Falkirk Ln
City, State, ZIP+4®: Kennesaw, GA 30152

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- ☐ Adult Signature Required $
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SG

Sent To: Andrea Jones
Street and Apt. No., or PO Box No.: 2951 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

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SG

Sent To: Luxaryan LLC
Street and Apt. No., or PO Box No.: 2933 Moon Station Rd
City, State, ZIP+4®: Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SG

Sent To First Baptist Church Kennesaw
Street and Apt. No., or PO Box No. 2958 Main St
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To 2237 Whitfield Place LLC
Street and Apt. No., or PO Box No. 4149 Arrington Rd SE
City, State, ZIP+4® Acworth, GA 30102

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- ☐ Adult Signature Required $
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Postage
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SG

Sent To Bubble Tubs LLC
Street and Apt. No., or PO Box No. 2920 Moon Station Rd NW
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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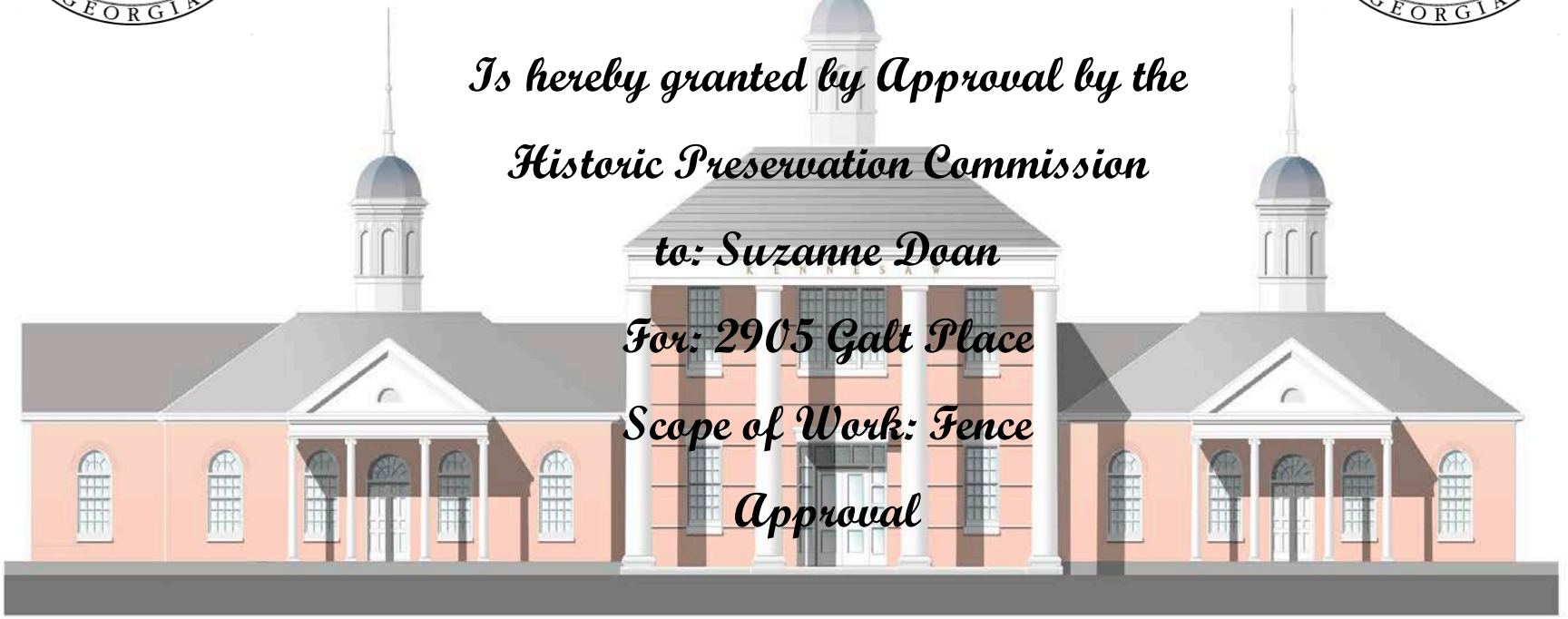
Sent To Dixie Oaks Property Management
Street and Apt. No., or PO Box No. 101 North Lakeside Dr
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Suzanne Doan

For: 2905 Galt Place

Scope of Work: Fence

Approval

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/05/2024

Date

Kevin Whipple

Kevin Whipple, Chairperson
Historic Preservation Commission

03/05/2024

Date

Expires
03/05/2025

1. **NAME OF APPLICANT:** Michael Doan
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2905 Galt Place NW, Kennesaw GA 30144

   _____

   (Home#) [redacted] (Cell#) [redacted] (Email) [redacted]

   PROPERTY ADDRESS: 2905 Galt Place NW, Kennesaw GA 30144

   Land Lot _____ Tax Parcel 20013802220 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
   - [x] 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).**

Replacing excisting fence around backyard of residential property.

* See attched drawing and proposal - updated

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.

Michael S Doan 2-29-24

Signature of Applicant **Date**

Signature of Owner **Date**

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

Preserving the Past for the Future

Historic Preservation Commission

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 3-1-24

(Application Administratively Approved)
HPC Chair Date: 03/01/2024

☑ GRANTED WITH CONDITION THAT NO FENCE HEIGHT SHALL EXCEED 6'-0" ABOVE GRADE
☐ 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

First Fence of Georgia

1779 Big Shanty Drive, NW
Kennesaw, GA 30144

(770) 422 9996
fax (770) 422 9559

CHANGE ORDER

Job Number: **24-0157**

Date: 2/27/2024

Customer Name: Suzanne or Mike Doan

Project: 6' high Dog-Ear Privacy

Customer Address: 2905 Galt Place NW
Kennesaw GA 30144

Customer Phone #: 770-877-0142

Substitute 16' of 8' high DE Privacy fence with 16' of 6' high DE Privacy fence located in Rear corners. *

SPECS: 6' high DE Privacy fence, Flat Posts, (3) Rails, Type "A".

*See Drawing

Original Contract Total: $5,991.00

Amount of Fence Change: ($54.00)

Revised Contract Total: $5,937.00

Deposit Paid: $1,997.00 Check #192 2/15/2024

Revised Amount Due: $3,940.00

Written By: Meme U. for Derek Byrd **Customer:**

1st Fence of Georgia

First Fence of Georgia

1779 Big Shanty Drive, NW
Kennesaw, GA 30144
www.1stfence.com
phone: 770-422-9996
fax: 770-422-9559

Proposal

Name: Suzanne or Mike Doan		Street: 2905 Galt Place NW	
City, State, Zip: Kennesaw, GA 30144	Date: 1/31/2024	Phone: [redacted]	Phone:
Subdivision: Cherokee Ridge	Fax:	Email: [redacted]	

Fence 1: **6 Ft Priv. - Pine - 3 Rail** — **266** ft

Build Style A - **No Stain** - Dog Ear Picket - Flat

Post

***FACE-IN: 55' Left Side line, FACE-OUT: All other lines** Includes COMPLETE Tear-out and Dispose 265' of existing Wood fence with concrete footers removed *Customer to Clear Branches in fence lines PRIOR to scheduling install**

Orientation: Combination

Approx. Picket Spacing:

Gate 1 Single Swing 4'w x 6'h DE Qty: 1

Privacy Walk Gate with 4x4 Posts

Fence 2: **8 Ft Priv. - Pine - 4 Rail** — **16** ft

Build Style A - **No Stain** - Dog Ear Picket - Flat

Post

***FACE-IN: 4' Left Side line, FACE-OUT: All other lines** Includes COMPLETE Tear-out and Dispose 16' of existing Wood fence with concrete footers removed*

Orientation: Combination

Approx. Picket Spacing:

Construction Detail:

Fence will follow general Contour of the Ground

All Posts Set in Wet-Mixed Concrete

Other Detail:

Framing Nails - Heavy Duty Ring Shank Galvanized

Picket Nails - Twist Shank Aluminum

Clearing of Vegetation IS NOT included on Contract

Price Shown Includes all Available Discounts

Homeowner to Obtain Building Permit - If Required

Discount equal to price of a single gate has been applied

Warranty Detail:

Lifetime Workmanship Warranty

Pressure Treated Lumber Carries Lifetime Warranty against Termite Damage and Fungal Decay. Labor Is Not Included.

Pickets Carry a Limited 10 Year Picket Replacement Warranty. Labor Is Not Included.

Terrain	Mild Slope
Obstructions	Old Fence
Removal By	FF

Approximately 2 to 3 weeks from the date a signed contract and deposit is received by First Fence of Georgia. Installation date is a projection which is subject to change without notice due to inclement weather, manpower & constraints, etc. — INITIAL

Purchaser Agrees that final price will be determined by final installed footage. — INITIAL

Purchaser is responsible for locating property lines. Purchaser takes sole responsibility for fence location. — INITIAL

First Fence of GA is not responsible for damage to underground systems, except marked public utilities. — INITIAL

Wood Fence components, when exposed to the elements are subject to immediate warpage, shrinkage, cracking, etc. No warranty is offered or implied against these conditions. — INITIAL

PLEASE REVIEW THIS PROPOSAL CAREFULLY TO ENSURE THAT IT INCLUDES THE ENTIRE SCOPE OF WORK YOU EXPECT TO BE PERFORMED. NO VERBAL AGREEMENTS, STATED OR IMPLIED, WILL BE HONORED. — INITIAL

Discounted cash or check price:

All Taxes Included — Price Valid 14 Days — **$5,991.00**

Deposit: Check #192 $1997 2/15/24 — $1,997.00

Balance: "Due On Completion" — **$3,994.00**

Estimator: *Derek Byrd* 2/8/2024
678-462-1889

Purchaser accepts all pages associated with this proposal including but not limited to schematics, drawings, and terms and conditions pages. — INITIAL

Signature of Purchaser [signature] Date 2/15/24

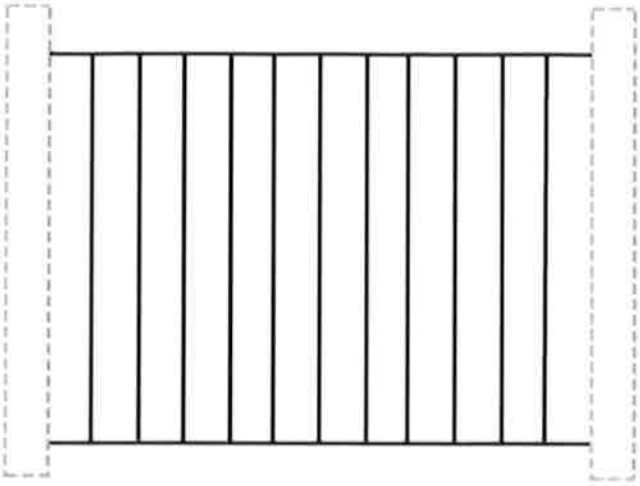
Accepted by First Fence of Georgia Date

Total Retail Price:	**$ 6,306.00**
Discounted cash or check price:	**$ 5,991.00**

Customer Name: Suzanne or Mike Doan

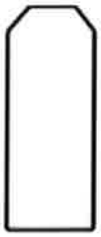
Schematics Fence 1

6 Ft Priv. - Pine - 3 Rail



STRAIGHT TOP PRIVACY

BUILD STYLE A



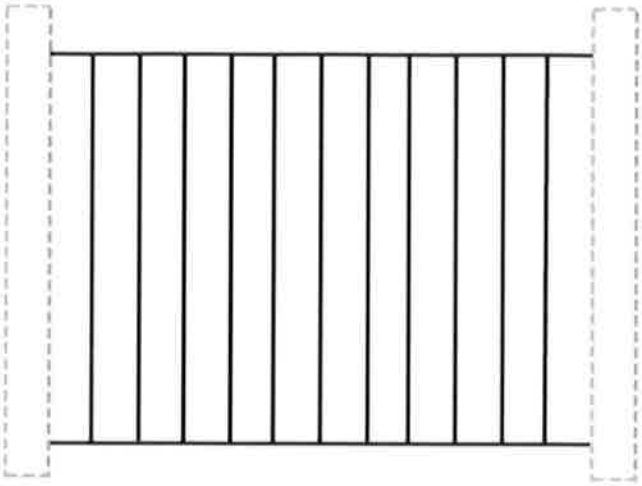
DOG EAR
PICKET

FLAT POST

Materials:

Section	Comment
Posts	Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)
Rails	Pressure Treated Pine 2" x 4" (1.5" x 3.5" Actual), 3 per section
Pickets	Pressure Treated Pine 1" x 6" (5/8" x 5.5" Actual)
Gate Detail	Wood Gates - Built with Cedar Framing and Screwed Joints
Gate Detail	Gate Hinges - Heavy Duty Black Steel Hinges
Gate Detail	Gate Latches - Heavy Duty "Maxima" Gravity (will accept padlock)

8 Ft Priv. - Pine - 4 Rail



STRAIGHT TOP PRIVACY

BUILD STYLE A

DOG EAR
PICKET

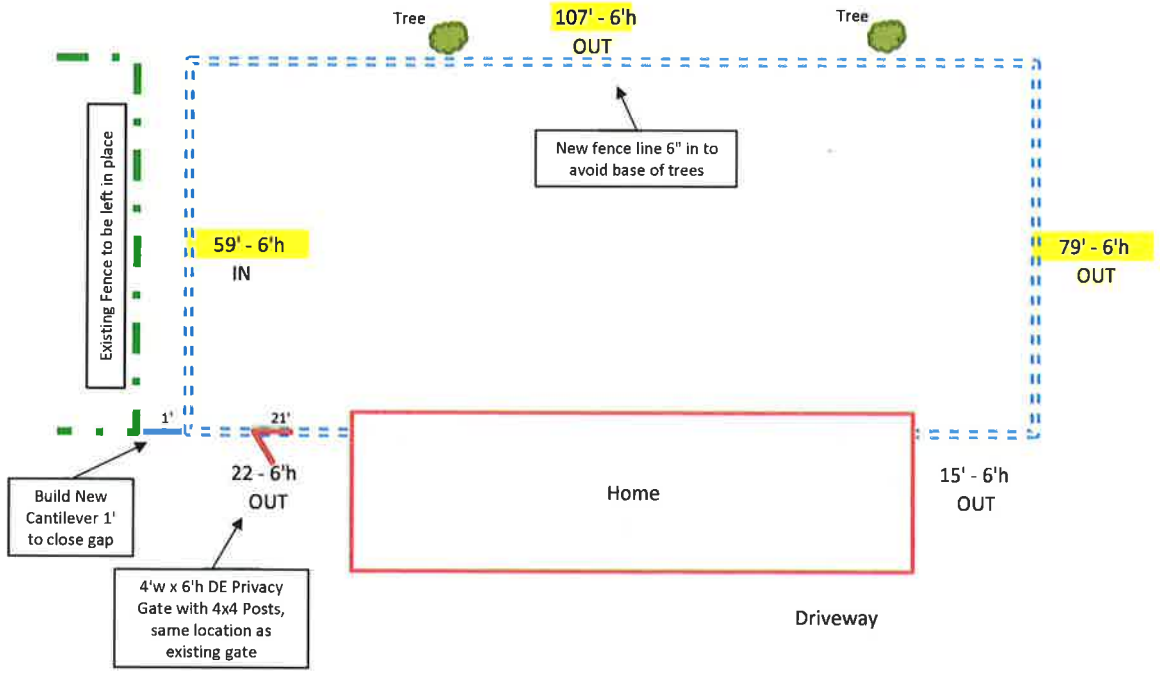
FLAT POST

Materials:

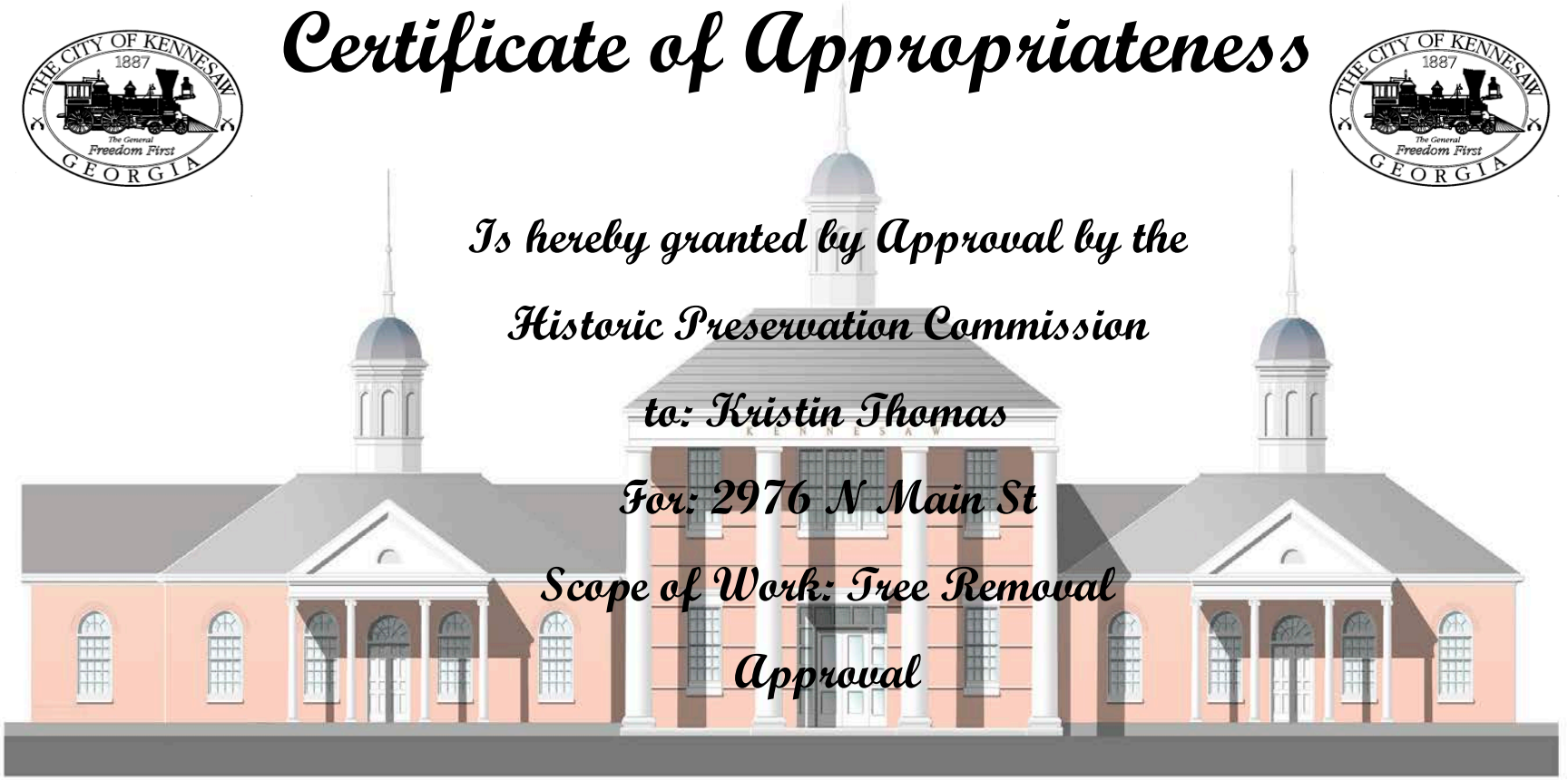
Section	Comment
Posts	Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)
Rails	Pressure Treated Pine 2" x 4" (1.5" x 3.5" Actual), 4 per section
Pickets	Pressure Treated Pine 1" x 6" (5/8" x 5.5" Actual)

First: Suzanne or Mike Last: Doan Date Created: 2/27/2024

CHANGE ORDER
281' of existing Wood fence to be COMPLETELY Torn Out and replaced with 282' of new 6'h DE Privacy fence



Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Kristin Thomas

For: 2976 N Main St

Scope of Work: Tree Removal

Approval

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/13/2024

Date

Kevin Whipple

Kevin Whipple, Chairperson
Historic Preservation Commission

03/13/2024

Date

Expires
03/13/2025

1. **NAME OF APPLICANT:** _____
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

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

   _____

   (Home#)_____ (Cell#) [redacted] _____ (Email) [redacted]m

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

   Land Lot _____ Tax Parcel _____ Lot Size _____

   Current zoning on property: _____

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

   _____

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

   NAME OF OWNER:

   Kristin & Dane Thomas

   (Home#)_____ (Cell#) [redacted] ___ (Email) [redacted]

3. **ACTIVITY**

   - [ ] New Construction
   - [ ] Demolition
   - [ ] Awnings
   - [ ] Fence
   - [ ] Repairs or Alterations
   - [x] 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).**

Removal of tree in very back area of yard & replacement with a medium or small flowering tree from HPC Stadard's list. Current tree is killing our yard, growing into the fence, has a split trunk, and is not historic

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.

Kristin Thomas 2/23/24

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: 3-13-24

(Application Administratively Approved)
HPC Chair Date: 03/13/2024

X 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

ESTIMATE

Address: 2976 N. Main Street NW
Kennesaw GA 30144

Prepared By:

Blake Linnekin-
Proprietor-
Certified Arborist#
SO-5806A
C - (404) 380-7420
O - (770) TREE-JOB
BlakeLinnekin
@TreeJob.com

2032 Airport Ct.
Marietta, GA 30060

Description
1) Tree evaluation for removal: Maple with multiple trunks has grown through fence and has rotting in trunks with one trunk completely dead. Tree has grown through metal fence and has extensive above ground root system. Recommend removal for tree due to rotting in trunk and future plans to yard for homeowner.
Blake Linnekin **Certified Arborist: 5806-A**

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
STARR-MATHEWS AGENCY
P. O. Box 1990
Cartersville GA 30120

CONTACT NAME: Sandra Miller
PHONE (A/C, No, Ext): (770) 386-0466 **FAX (A/C, No):** (770) 386-3164
E-MAIL ADDRESS: smiller@starrmathews.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Specialty Und.	
INSURER B : Cincinnati Insurance Company	10677
INSURER C : Travelers Property Casualty Co	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Lombardo Management, Inc., DBA: Treejob.com
2032 Airport Court
Marietta GA 30060

COVERAGES **CERTIFICATE NUMBER:** 2022-23 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			CSU0161760	01/06/2022	01/06/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			ENP0601287	01/06/2022	01/06/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			CSU0161763	01/06/2022	01/06/2023	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		1K11593-A-22	01/06/2022	01/06/2023	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
Lombardo Management, Inc. DBA Treejob.com
2032 Airport Court
Marietta GA 30060

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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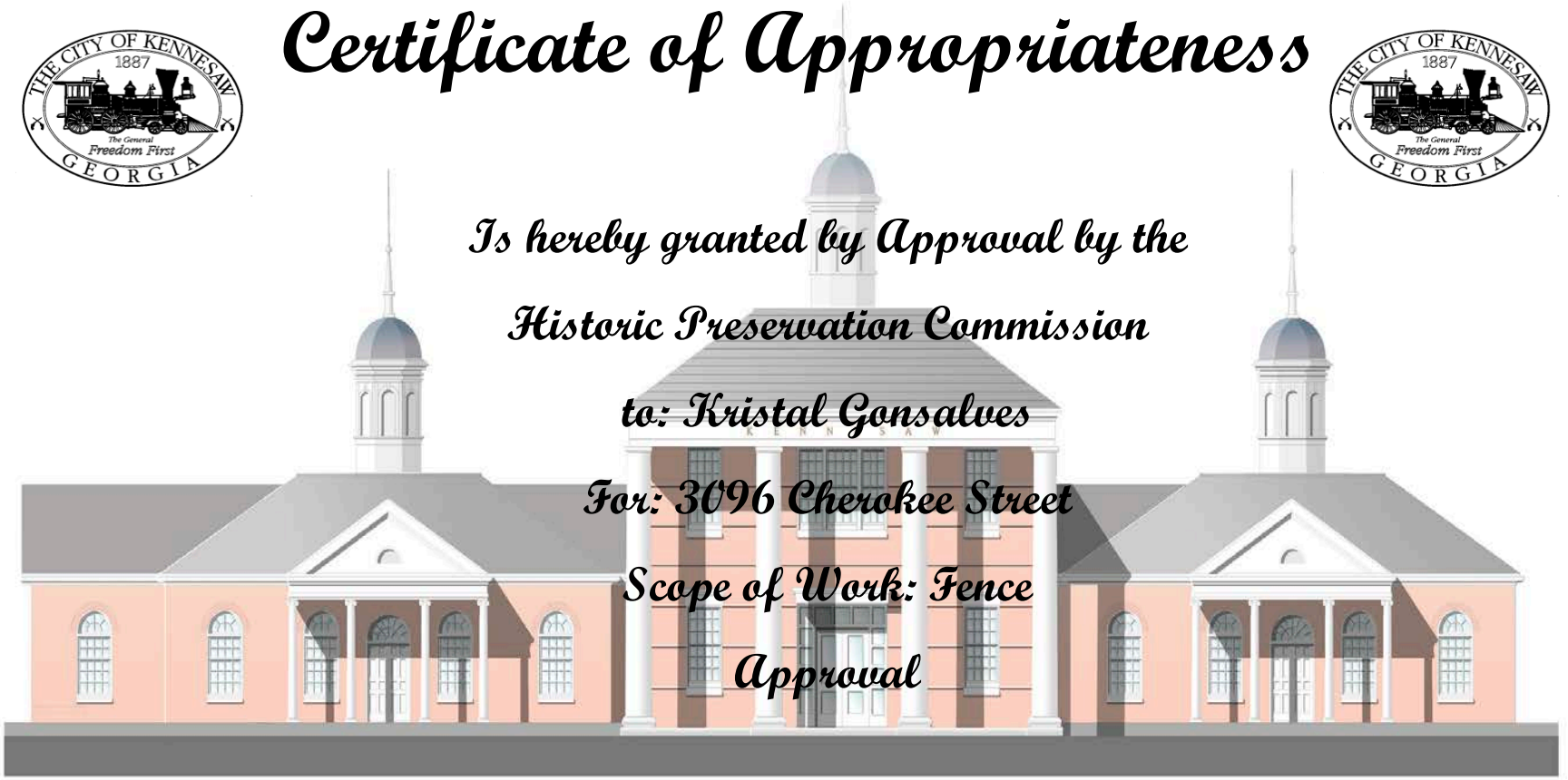
Tree to be removed

Ivy tree will have branches trimmed and Ivy cut back

Brush will be removed in entire back area

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Kristal Gonsalves

For: 3096 Cherokee Street

Scope of Work: Fence

Approval

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/13/2024

Date

Kevin Whipple

Kevin Whipple, Chairperson
Historic Preservation Commission

03/13/2024

Date

Expires
03/13/2025

1. **NAME OF APPLICANT:** Kristal Gonsalves
   - ☐ Owner
   - ☐ Other
   - ☒ Other, please specify tenant occupying

APPLICANT MAILING ADDRESS: 3271 Deer Valley Dr. NW Acworth Ga 30101

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 3096 Cherokee St NW Kennesaw Ga 30144

Land Lot 129 Tax Parcel 20-129 111 P177500 Lot Size 84

Current zoning on property: NS

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

_____

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

NAME OF OWNER:

Lamy's legacy LLC

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

3. **ACTIVITY**

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☑ Fence
- ☐ Repairs or Alterations
- ☐ Landscaping
- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☐ Sign Placement *

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

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

We are building a 6ft fence around the play ground area and w 4ft fence around the HVAC system behind the building .

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Kristal Gonsalves 3/11/24

Signature of Applicant **Date**

Shelly Little 3/11/2024

Signature of Owner **Date**

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

3096 Cherokee Street

8/15/2023, 4:50:25 PM

CobbParcels
Main rail line

Cobb Roads
Interstates
Arterials

Major Collectors
Minor Collectors
Local

Local-Private
Ramps

ORTHOS
Red: Band_1
Green: Band_2

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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This map is a user generated static output from an Internet mapping site and Cobb County GIS

6 ft White Vinyl Windham Fence Panels

Hover Image to Zoom

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 3-13-24

(Application Administratively Approved)
HPC Chair Date: 03/13/2024

X 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