



**Historic Preservation Commission
Meeting Agenda
May 19, 2023 8:00 AM
Council Chambers**

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Meeting Minutes from March 17, 2023 (Regular Meeting) and April 17, 2023 (Special Call)
- 3. Financial Report**
- 4. New Business**
 - A. COA2023-08 - 2820 Cherokee Street (20013802010)
- 5. Certificate of Appropriateness Administratively (COAA) Approved by HPC Chair and City Staff**
 - A. COAA2023-07 - 2971 Moon Station Road
- 6. Public Comment**
- 7. Staff Comment**
 - A. Update on Historic District standards consultant
- 8. Adjourn**



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

Kevin Whipple - Chair,
Patrick Gallagher - Vice-Chair,
Rachel Butler, Mike Ferguson,
Sharon Blandford, John Greene

KENNESAW HISTORIC PRESERVATION COMMISSION (HPC)

March 17, 2023 – 8:00 A.M.

Meeting Minutes

Council Chambers

This meeting may be accessed in-person or by using the following link:

www.Facebook.com/City of Kennesaw/. **Comments on this video feed are not monitored.**

Historic Preservation Commission's Application Acronyms:

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

I. Call to Order / Roll Call

- Chairman calls the meeting to order at 8:01 a.m.
- Roll Call: Kevin Whipple, Patrick Gallagher, Rachel Butler, Mike Ferguson, Sharon Blandford, and John Greene
- Staff present : Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
- Applicant present: HomeStar Financial representatives Wesley Barclay and Linda Schofield

II. Approval of Meeting Minutes: February 17, 2023

- Chairman Whipple calls for a motion to approve the February 17, 2023 meeting minutes as submitted and proceeded with a roll call.
- Motion of approval by Vice-Chair Gallagher
- Second by Commissioner Butler
- **All in favor, 4-0. Meeting minutes are approved.**

III. Financial Report

- Mr. Darryl Simmons comes to the podium and states "The final balance is \$23,378 in addition to the \$1000 that is budgeted under planning and zoning for additional training. He gives an update on the discussion from last meeting about the intent of the funds that were collected over the last several years. The intent is using the funds for restoration and/or rescuing properties at risk at HPC discretion. Mr. Simmons states staff is currently doing the RFP's for the consultants regarding the rewrite and the inclusion of new historic district standards and the CBD District standards. Once a number or range of numbers is received, staff will report back to the HPC and will have a detailed discussion on how to plan for this It's his recommendation that because of the timing, it will probably be the next fiscal year that the initiative will be funded and then HPC will have time to decide how to use the funds for historic preservation restoration, maybe in addition or partnership with Kennesaw Development Authority, with the City of Kennesaw. All of the options would be looked at in order to leverage that money".
- Chairman Whipple asks if there are any questions or comments on the financial report as submitted. After no response he proceeds to calls for a motion to approve the financial report.
- Motion of approval by Commissioner Blandford.
- Second by Vice-Chair Gallagher.
- Chairman Whipple proceeds with a roll call for approval.
- **All in favor, 5-0. Financial report approved.**

IV. New Business

1. **COA2023-05** – Applicant is Homestar Financial – Consideration for review and approval for the following items located at 3048 Cherokee Street: #1) removal of hazardous trees/roots and brush, #2) add new trees and landscaping, #3) add a new 6-foot wooden projecting hanging sign in the front yard of the property. This item first came before the HPC on June 17, 2022 and was deferred so that the applicant could provide more details within their landscape plan.
- Mr. Albert Trevino comes to the podium to present the new order of business to the Commissioners. He states “The case before you is a previously accepted COA application from Homestar Financial. The item was deferred back in June 17, 2022 and we asked that the applicant come back with a more robust landscape plan showing more trees, more landscaping and just define what their intentions are with their landscaping is overall. Homestar Financial has occupied the space since Spring of 2022. They are here before you today requesting improvements to the landscaping and a new sign. The landscaping improvements will begin by removing 2 Willow Oaks in the rear of the property, 3 Bradford Pears along the side of the building, 3 Willow Oaks in the front island and 1 Willow oak and 1 Crape Myrtle in the front corner of the property. The applicant’s intent is to clear all the brush from the property, remove all trash and debris, pick up leaves and limbs and grind any stumps down. The final step in this removal process would be to perform weed control throughout the property. They plan to lay down pine straw in all of the landscape beds and plant grass in the common areas. The improvements that will follow after the tree removal and cleanup will be to replant trees re-landscape and also add a new sign out front. Homestar Financial is proposing to add 2 Glory red maples in the rear of the property, 3 flowering dogwoods along the front property parallel to Cherokee Street, a cluster of small bushes on the front corner of the property. Please keep in mind that the trees being proposed on the front island are smaller trees which would be more appropriate because of the power lines that hang over the right of way off of Cherokee St. Furthermore, the wooden post projecting sign that they are proposing would go along the front island portion, set back far enough on Cherokee St. that would meet the code. The maximum height of this sign will be 6 feet tall, have a cross beam of three feet, and a supporting beam of two feet. This will be made out of a Pinewood Post, but the actual sign will be a 24 inch by 48 inch made out of a beautifully edged Pinewood grain as you see above with their logo home star. Also, the sign will have dimensional lettering. The landscape and tree removal process first involves you all, our Historic Preservation Commission, to seek an approval. If this approval is granted, the applicant then must apply for proper permitting through our Public Works Department. They’ll need to apply for a tree removal permit and submit a landscape plan. Staff forwarded this information to our Public Works Department so that they could provide us with their comments and feedback. They did have a comment. They noticed that 10 trees were being removed and that only 5 trees were being put back; so they asked if the applicant can add five more trees to their proposal. So what we did is we forwarded this comment to the applicant. We asked if five more trees could be added. The applicant understands that this property is not very large. It has minimal areas for planting and their concern is that they don't want to run into the same issue in the future that they're currently facing today. The issue is the current trees are busting up their asphalt parking lot in some areas, the roots on some of these trees are encroaching very close to the foundation of the home, and also they are seeing roots just completely wrapped around a manhole cover and subsurface. We can only imagine what those roots are doing down below to the sewer lines and so they don't want to have the same problems arise 10 years from now and so what they [the applicant] did come back to us with is if they can add five more bushes instead of five more trees. I sent the applicant’s response to Public Works and they said that was perfectly acceptable because of the size of the lot, and that there's not a lot of space to plant trees. Staff is recommending that if this application does move forward with the motion to approve that a condition be placed where in addition to the proposed landscape that you all saw in your packets, that a minimum of five bushes be added to the property that are consistent with the bushes that are found in the historic design standards book. So with that, we are

recommending approval with the aforementioned condition and both staff and the applicant are here to answer any questions.

- Chairman Whipple asks if there can be a further explanation of the material for the sign. He states per Section 6.9.14 that plywood signs are prohibited and this may be in reference to a plain plywood sign of a more temporary nature.
- One of the representatives from Homestar Financial, Wes Barclay, comes to the podium. He states, "It's not plywood it's thicker than plywood, more expensive and its laser etched." He says he can't remember the exact name of the wood but knows it is not plywood.
- Chairman Whipple states he wants to make sure the sign wasn't just a sheet and the thickness is shown as $\frac{3}{4}$ inch which is more of a plywood size. He wants to double check with the city to ensure it doesn't fall under a plywood sign.
- Mr. Simmons comes up and states that in the past HPC was concerned about the weather and how signs would hold up in weather and if it would have a seal. A seal would help maintain the sign and make it weather durable.
- Mr. Barclay states the sign already has a coat of polyurethane on it and its weather sealed. They want the sign to look nice so it is weather proofed.
- Chairman Whipple asks if there are any other questions for the applicant.
- Commissioner Butler asks where the additional bushes would be located on the property like near the road or the house.
- Mr. Trevino states "I didn't want to hold them to a specific location. The Public Works did want them along the driveway and the property line with you see that proposed to add five bushes kind of to the north of the page but you know they do have some areas on the side of the building where the Bradford Pears are they do have a Little Island in front of the building". He asks if they have a preference.
- The second representative from Homestar Financial, Linda Schofield, comes to the podium. She states "We are proposing that the additional bushes go on the side of the property so when you pull in to the left of the property line, there's some fencing and all that's going to get cleared out because the previous owners. It was just a dump bucket for all kinds of things that we have found in there so we thought that we could soften the approach and the look of the property by putting them along that fence line. There's already trees kind of busting through that and our landscape proposal is to improve that fence line, make it much cleaner looking, stop all the protrusion that's coming through that fence, and then add some nice lower scape green greenery along that that fence line to give it a softer look behind the house. There is kind of a wooded area and we're going to have that cleaned up as well because there's Styrofoam back there, bottles, cans, you name it, and all that's going to come out and be freshly cleaned out. Nice plant pine straw to make it nice and neat".
- Commissioner Butler asks if the fence will remain.
- Mrs. Schofield says "Yes the fence will remain between us and another property line but because of the landscaping on that side of the fence hasn't been kept up to date and pruned it's forging over into our side. By cutting the stuff along there and cleaning it up, that will stop the fence from breaking through.
- Commissioner Ferguson asks to get clarification on the sign and asks if it is one sided, plywood or pine boards.
- Mr. Trevino responds that it is double sided pine wood with a clear coat on it for weather elements.
- Chairman Whipple asks if there are any additional questions from the Commissioners. After no response he makes a motion to approve the application with the condition that property owner adds a minimum of 5 more bushes to the landscape plan that was submitted. The bushes shall be in alignment with HPC design standards.
- Vice-Chair Gallagher motion to approve.
- Second by Commissioner Blandford.
- **All in favor, 5-0. Motion passes and application approved**

V. COAA Approval by City Staff and HPC Chair

1. **COAA2023-02** – Applicant is Orlando Orochena – Administratively reviewed and approved on February 13, 2023 for a backyard shed of 120 SQ. FT. located at 2981 North Main Street.
2. **COAA2023-03** – Applicant is Deer Creek Gun Shop – Administratively reviewed and approved on February 28, 2023 for a wall hanging projecting sign located at 2875 North Main Street.
3. **COAA2023-04** – Applicant is Nelson Exteriors – Administratively reviewed and approved on March 3, 2023 to replace the exterior material for the single-family home located at 2065 Cherokee Ridge Trail within the Cherokee Ridge residential subdivision.
 - Mr. Trevino talks about the applications that have been approved between the February meeting to present day for Certificate of Appropriateness. He states the applications didn't trigger a full body approval and staff felt they could go through administratively.

VI. Discussion and/or Special Presentations

1. Proposal of a Historic Walking Tour of Downtown Kennesaw, presented by Andrew J. Bramlett
- Mr. Bramlett gives a powerpoint presentation on a proposed walking tour in downtown Kennesaw. He states the tour would start behind City Hall, go along Main Street and end in the front of City Hall. The following stops will be a part of the tour:
 - o Big Shanty Spring
 - o Camp McDonald Park
 - o The Depot Tunnel
 - o The Ellis House
 - o Studio 22
 - o Main and Cherokee Streets
 - o Commemorative Park
 - o Little General Cloggers Avenue
 - o City Hall
 - Mr. Bramlett says this free walking tour is in downtown Kennesaw and would be a half mile long and last about 45 minutes. He feels it will work well with around 15 people without a microphone and if there is a microphone about 25 is a good number. More than one tour can be held in a day. The participants wouldn't go inside buildings it would be strictly outside
 - Chairman Whipple says this is a great idea and his only comment is for Mr. Bramlett to create a budget for his time, efforts, and promotional material for this project and present it to the HPC at next meeting. He asks Mr. Bramlett if there is a specific date in mind.
 - Mr. Bramlett responds that he doesn't have a date in mind yet because he doesn't know what this process entails.
 - Mr. Simmons asks if there is support for this proposed walking tour so it can be presented to the Events Committee.
 - Chairman Whipple responds yes and calls for a motion to approve the walking tour.
 - Commissioner Ferguson approves the motion.
 - Second by Vice-Chair Gallagher.
 - **All in favor, 5-0. Motion passes and proposal approved.**

VII. Public Comments

- None

VIII. Staff Comments

1. City E-mail Address, City E-mail and Internet Policy Form & Walkthrough discussion
 2. Training Opportunities
- Mr. Trevino thanks Mr. Bramlett for his presentation and all the hard work that he puts in and states that he is a great asset to the city. Mr. Trevino asks the Commissioners to sign the Internet policy form if they haven't already done so. He says they are working on getting those Commissioners without a city email account and account so it will be official. He is aiming for April to show Commissioners how to log-in and access email account via web.
 - Mr. Simmons informs the Commissioners about a rise in interest for art in the downtown area and how the art industry can bring value and character to the historic districts. He says the KACC, Economic Development, and Planning & Zoning has worked really hard to promote to have work on public and private property. He goes on to explain the purpose for the proposed special call meeting scheduled for March 31st and the proposed art projects that want to be heard in front of HPC before the Big Shanty festival in April. He thanks the Commissioners for their time and efforts and lets them know to reach out if anything more is needed.

IX. Adjourn

- Time: 8:40 a.m.



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

Kevin Whipple - Chair,
Patrick Gallagher - Vice-Chair,
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KENNESAW HISTORIC PRESERVATION COMMISSION (HPC)

April 17, 2023 – 8:00 A.M.

Special Call Meeting Minutes

Council Chambers

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Historic Preservation Commission's Application Acronyms:

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

I. Call to Order / Roll Call

- Chairman calls the meeting to order at 8:04am
- Roll Call: Kevin Whipple, Patrick Gallagher, Rachel Butler, and Sharon Blandford.
- Absent: Mike Ferguson and John Greene
- Staff present: Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
- Applicant present: Sean Mills

II. New Business – **Please note that all of the following PA case numbers will be reviewed by the Kennesaw Art and Culture Commission on April 6, 2023 (Special Call), the Historic Preservation Commission on April 17, 2023 (Special Call), and Mayor and Council on April 17, 2023.**

- **PA2023-01** – Applicant is Sean Mills – Consideration for review and approval for a window mural located at 2871 N Main Street. This building is currently vacant. It was known previously as the Whistle Stop building and is also historically known as the E.R. Wooten Building.
 - Mr. Darryl Simmons introduces the new business items. He says, “This applicant wishes to install some temporary mural design art in the window and the door openings which is currently exposed plywood. The timeliness of this application is so that, if approved by Mayor and Council this evening at their regular call meeting, this would be installed prior to the Big Shanty Festival to start on [April] the 21st through the 23rd [2023]. The KACC met about the new business items and made the recommendation to approve the window mural located at the subject address with recommendations to add a QR code and more male faces on the art. These are recommendations and you have the flexibility to follow them as presented or make any additional recommendations or not. The applicant is here if you have any questions”.
 - Chairman Whipple asks what the anticipated duration of the murals being installed is.
 - Mr. Simmons responds with 6 months.
 - Vice-Chairman Gallagher states the murals are being placed on vinyl for temporary replacement over the plywood and what is the intent after the temporary public display.
 - The applicant, Sean Mills, comes up to the podium to respond. He says there isn't a planned location as to where the mural will go next but it is a part of an attempted pilot program to travel around the city. If all goes well it is proposed to have local artists and local students produce the next mural. He will accept recommendations of where the next mural should travel next.
 - Chairman Whipple asks are there any other questions from the Commissioners. After no response, he opens the floor to the public for comment.

- Public Comments-None
- Chairman Whipple calls for a motion from the board to approve as presented or follow the same recommendation at the KACC.
- Vice Chairman Gallagher makes a motion to approve the application with the recommendations from KACC to add the QR code and more male faces.
- Second by Commissioner Butler.
- Chairman Whipple proceeds with a roll call for approval.
- **All in Favor, 3-0. Motion passes and application approved with recommendations.**
- **PA2023-02** – Applicant is City of Kennesaw – Consideration for review and approval for a sculpture in Veterans Memorial Park located at 2870 N Main Street. This sculpture will be designed and constructed by Kennesaw State University’s Master Craftsman Program. Five final designs have been selected for review, however, only one design will be selected to be installed.
 - Mr. Simmons introduces the second new business item. He says “This sculpture will be designed and constructed by the Kennesaw State University’s Master Craftsman Program. As you may know, the City and the Kennesaw State University have enjoyed a very productive and robust relationship over the years. If you go drive through downtown Kennesaw, you will see many examples of our collaboration with the Kennesaw State University program. This particular project was vetted through that program and following that relationship, the students at the Master Craftsman program was given an assignment, specifically a theme for the Veterans Memorial Park. We had a wonderful presentation by many of the students with a staff panel, internal panel and out of those; we have five concepts that were recommended, not any particular order. The Art and Culture Commission reviewed those concepts and keeping in mind some of staff’s recommendations regarding things that we looked at. One is your ability to the appropriateness of the location, the material, and safety and liability; because it’s placed in a public space on our property”.
 - The five concepts all of which are proposed are as follows:
 - o 1.) “Willow Tree”- made of bronze and steel; 8ft overall height
 - o 2.) “Poppy Flower” - made if polished concrete, powder coated steel; about 5ft overall height
 - o 3.) “Growth Flames”- made of textured concrete, polished concrete, and cast bronze; in three pieces; overall height, 7 feet,
 - o 4.) “Fallen Poppies”- made of stainless steel, powered coat red, aluminum casting; 2 inch poppies; 7 foot overall height, 12 foot width and interactive poppies
 - o 5.) “Bell Tower”- made with cast aluminum, cast bronze poppies; and welded steel; provided by Mr. Paige Birch, who is also the professor for this program.
 - Mr. Simmons states “The KACC submitted their recommendation for the Bell Tower with some height and color recommendations with the site if selected and the second was Fallen Poppies, also with some recommendations by the Art and Culture Commission. The recommendations read as follows: for the Bell Tower recommendation they lower the overall height to 10 feet, add an interactive element like a rope, to allow for the ringing of the bells, add colors to the poppies and the flame, which are part of the bell tower, and add a plaque with instructions on how to ring the bell and ring the bell in memory of a veteran. The fallen poppies recommendations is:

to raise the overall height to 10 feet across to keep people from touching the poppies and hanging the poppies in a flexible format in a way of creating a wind chime effect and adding a plaque to the side of the sculpture with the In Flanders Field poem and that motion was unanimous. Also, as part of this application, there was a second portion which is the proposed location. Location A is right in the midpoint of the park; it's the more visible of the two locations which will be settled between the two newly installed chairs overlooking the tracks. Location B is in the more northern part of the site, currently it's overshadowed with a lot of trees and over brush that if selected would have to be cleaned out. There's also an existing well that would have to be capped at that location. The Art and Culture Commission recommended site location A because of the flat topography, the overall better visibility from Main Street as well as people are interacting inside the park. Your recommendations this morning would be in two parts, one for location and two for which of the five pieces that you feel would be appropriate. If you wish you can have a primary and secondary similar to the Art and Culture Commission. Staff will be happy to answer any questions you may have. This will be a permanent location. We do not have an installation date as yet. It's not anytime soon, but it would be permanent”.

- Chairman Whipple asks the Commissioners if they have any questions.
- Commissioner Butler asks if it would be problematic with the tower for location A since there is a tree to the right of the marked location.
- Mr. Simmons says “I walked the site with the Public Works Director, the City Manager, and the Building Facilities Manager to look at both of them from that point at 16 feet it would not be an issue from the lowest branch and this picture doesn't give it justice. It's really high up there, but that's why the Art and Culture Commission recommended maybe lowering down to 10 feet. I think there will be some trimming anyway, just to clean up that area, but it will not create a negative impact to the existing mature tree to the right of the location”.
- Commissioner Butler states it looks like there is a tree directly in the path on location B and if that would be affected by any of this.
- Mr. Simmons states the area will have to be cleared out either now or in the future if there is going to be anything placed there because of the shade. There is overhanging brush that has to be cut back and a tree looming over the site so to do anything in the future there would have to be cleared.
- Commissioner Butler asks if the interactive art display for Fallen Poppies would be across the sidewalk or just in that area for someone to go underneath it.
- Mr. Simmons states the city would look at maybe a walking path, gravel, or stepping stones that would be safe to go there.
- Commissioner Butler asks if this is included with the Bell Tower.
- Mr. Simmons says, “Yes, depending the orientation someone can walk up to it or around the benches to access it. The site design would have to be figured out to make it easily accessible for the public to enjoy it”.
- Vice-Chairman Gallagher asks in regards to the Fallen Poppies art display, it is recommended to raise it to 10 feet to keep people from touching the poppies. Is it 10 feet to the bottom of the poppies or 10 feet to the top of the structure?
- Mr. Simmons answers its 10 feet for the overall width. The intent is that I will be 6 to 7 feet clearance if you raised your hand. It was primarily for children not being able to reach it. We have confidence that adults will not try to break the falling poppies. We figured that would be a safe spec.
- Vice-Chair Gallagher states it is recommended that the poppies would be flexible and what is supposed to keep those cables from becoming intertwined during windy weather or are they spaced far apart.

- Mr. Simmons says “It would be spaced far apart and we can have it where they’re going just back and forth and not side to side. This is something that the artist would work with us on. They’re a great group to work with and they understand cities, maintenance and other issues because it’s on public property and it’ll be interactive. They’re well aware that maybe limiting it to going back and forth so that if it’s wind actuated, it’s only going to go in one to this direction versus being intertwined. This would dictate the type of material, but if it’s more of a rigid material where it’s not twisting like a rope it would be something a little bit more substantial so that it’s no entanglements”.
- Vice-Chairman Gallagher states in regards to the Bell Tower interactive display, he is concerned with the rope being available for interaction with children misusing it as they would be touching the poppies. “I would suggest that instead of a rope that would be interactive, but controlled by the city where if someone wanted to ring the bell or for a veteran that they could schedule it with the city as a time to allow that to happen”.
- Mr. Simmons responds that this was a concern brought up by the Art and Culture Commission and staff wants it to be kept respectful and allow the public during a ceremony or a particular time of day, that they have access to doing it. The logistics could be worked out as far as who has access and the amount of time for each of those but it has to be controlled and have some type of protocol.
- Chairman Whipple asked if any final designs can come back before the Commission once approval or denial is given.
- Mr. Simmons says he will be happy to give an update if there are any changes or progress to bring back to the Arts and Culture Commission and the HPC.
- Chairman Whipple suggests in the motion that it is indicated review and approval of the updated site plan, questions about the site, the walking path and the concern about the tower design avoiding any ladder effects for children safety. We have to take it consideration that materials around it for fall protection.
- Commissioner Blandford asks how the steel will be finished since it will be a permanent structure exposed to the elements.
- Mr. Simmons reference the drawing design submitted and the materials being listed on it. He says some of the materials that were discussed was how the powder coating and some of the low maintenance material that you coat the steel with which is what we would normally consider on any public installation, whether it’s here or Depot Park or Smith-Gilbert Gardens. He says “We look at how we can overall make sure there’s no rust long term because we have to maintain it. So yes, we are definitely going to be looking at how it’s going to be coated and of course the Art and Culture Commission, Mayor and Council, HPC, you can kind of dictate the overall finish and colors that you feel comfortable with. I think that was in the recommendation the colors are on the spec here dealing with the poppies. There are poppies that are affixed with this, as well as a flame all the way on the top. As a city government, we do definitely want to make sure that it’s low maintenance and that it meets our safety standards since it’s a public installation”.
- Commissioner Gallagher asks if the Bell Tower was submitted by the professor in charge of this group.
- Mr. Simmons says “Yes, Mr. Birch is the teacher and administrator for the program and he wanted to provide because of the nature of this project and the long term effects of this project. He wanted to provide a design and was quite reluctant in doing so in the fact he doesn’t want to undermine any progress with his students. He realizes that because of the nature of this particular location, he wanted to put something forward that he thought would be, in his mind, appropriate and give at the same time give his students that artistic creativity to put what they were motivated on”.

- Vice Chairman Gallagher states this relieved some of his reservations he was having in that being the professor he may have had an unfair advantage over his students just from his experience.
- Mr. Simmons states Mr. Birch really cares about his students and he realizes the relationship the kids have with the city and he understands more than his students the importance of this location.
- Chairman Whipple informs the Commissioners that they include, given the modifications that have been suggested by the KACC as in reducing the tower height to 10 feet, which is currently 16 feet, just looking at that drawing, if it's reduced to 10 feet overall height, that first bell is going to be about two feet off the ground. He says he assume that there will obviously be some revised drawings submitted that we can clarify materials that are proposed.
- Commissioner Butler asks how many memorials are there in the Veterans Park currently.
- Mr. Simmons says 'There are some plaques along Main Street and some within the park. The city is looking at how we can revitalize the park and bring for visibility to the park for the community and veterans that come to visit the park. It's not just the sculpture and art but landscaping too.' He adds that these projects are conceptual and will come back for updates and final designs.
- Chairman Whipple asks are there any other questions from the Commissioners. After no response, he opens the floor to the public for comment.
- Public Comments - None
- Vice-Chairman Gallagher makes motion to approve location "A" for sculpture location.
- Second by Commissioner Butler.
- Vice-Chairman Gallagher makes motion to approve the bell tower sculpture and the fallen poppies as the secondary option with the recommendations from KACC. Vice-Chairman Gallagher also made motion to bring the final design back to HPC for review.
 - o State what the KACC recommended.
- Second by Commissioner Butler.
- Chairman Whipple proceeds with a roll call for approval.
- All in Favor, 3-0. Motion passes and application approved with recommendations.
- **PA2023-03** – Applicant is City of Kennesaw – Consideration for review and approval for a sculpture in Depot Park located at 2820 Cherokee Street. This sculpture is titled "Birds of Georgia," and is currently being showcased at Smith-Gilbert Gardens. Depot Park would become the permanent new home for the sculpture.
 - Mr. Simmons introduces the third order of business and says "Birds of Georgia is a sculpture that is currently being displayed at the Smith-Gilbert Gardens and is a part of our public arts master plan to promote art in Kennesaw especially in the downtown area. Depot Park is currently going through some improvements regarding a new amphitheater and we have our newly created walking area and bridge crossings, which is very heavily used by our citizens. They really enjoy the open area and the city realized this is such a blank palette that we need to have some art introduced into the downtown area, because that's where a lot of folks are going to be congregating and enjoying events. This is step one or phase one of infusing art in our public spaces downtown. This is not the last there will be; there will be installations that will be considered for Depot Park. We could not think of a more appropriate art piece, but something that's already part of our portfolio and the Smith Gilbert Gardens, and having

it transferred and reinstalled in the Depot Park. This structure is wind activated and the artist that created it did so in the spirit that it would be a permanent sculpture with very heavy duty materials. It has lasted very well and it was a very nice exhibit over at Smith-Gilbert Gardens for the spring in the blossoms exhibit. The location here is going to be a very prominent and very open area, so that anyone walking through the park will be able to enjoy it. The material is low maintenance. It will probably be placed on a pad that will be secured at this location and easily accessible for anyone walking through the park. The Art and Culture Commission reviewed this location and made the motion to approve the recommendation for approval with no stipulations because it's already a piece that we already have. The Art and Culture Commission purchased the sculpture from the artist, through the Art and Culture Commission budget, as part of their mission statement, so they recommend approval in line with their master plan that was adopted by the city. If you have any questions we get to answer them.”

- Chairman Whipple asks if there are any questions from the Commissioners regarding the proposed location or the relocation of the sculpture from the Smith-Gilbert Gardens.
- Commissioner Butler asks how long has it been at the Smith-Gilbert Gardens and is there any wearing of colors or paint on the sculpture piece.
- Mr. Simmons states it has been at the Smith-Gilbert Gardens since last year and has weathered well. We will be responsible for any touchups and make sure there is no signs of wear. The artist has given a maintenance recommendation and maintenance schedule. If the artists are local we do give them the opportunity to touch up their own work and if they aren't they can tell us how to do it.
- Chairman Whipple ask if there are any proposed plans to put a new sculpture in the Smith-Gilbert Gardens to replace the relocation of this sculpture.
- Mr. Simmons says “Yes, Smith-Gilbert Gardens has a very robust art exhibit and have some new things coming in. He would highly recommend everyone to go visit the Smith-Gilbert Gardens and look at all their new exhibits. It is a wonderful asset to the city. They have a new director that has a great vision. The garden crew take pride in their gardens”.
- Commissioner Blandford asks how the sculpture will be protected from vandalism, preventing children from mishandling it and any sort of abuse at the new location.
- Mr. Simmons states, “We will be monitoring all of our parks and can't prevent anything 100%, but we will be vigilant. We will have our maintenance crew go out and keep the area clean like it is now. If they see anything out of the ordinary we will be alerted right away. We have town residents directly behind it looking down on the park and we will get calls throughout the city. It is a great resource to have residents to tell us if they see something strange”.
- Chairman Whipple adds that as part of the current Depot Park construction thats currently going on it is his understanding that there will be an upgrade to the CCTV system throughout the park so that will help deter anyone with bad intentions.
- Mr. Simmons adds that it's a large investment amphitheater and all that installation will last as long as possible so everyone can enjoy it. There will be additional measures in the future to help.
- Commissioner Gallagher states there hasn't been any problems at the current location. He adds if the proposed Depot Park location will have a landscaped area and natural aesthetics like at the Smith-Gilbert Gardens location for the sculpture.

- Mr. Simmons says it will be a nice open accessible location and as we get more art installations it could be moved around in the park. This is the proposed location for right now but could change in the future. The location is recommended by the KACC and will be in an open area and not hidden.
- Commissioner Butler states she believes the proposed location is heavily wooded.
- Mr. Simmons states he walked the site and its open and there is some tree coverage but not a lot. Its open space so more people can view it.
- Chairman Whipple asks to his understanding there is a wetlands planned north of the proposed sculpture where the bridge is located and is a protected area you can't construct in.
- Mr. Simmons responds yes.
- Chairman Whipple states it might be a possible recommendation to have a more native natural location for this to go in. He asks was the original location of Smith-Gilbert Gardens the intended location when the artist was commissioned for that sculpture?
- Mr. Simmons states "This would be a question for the Director of Smith-Gilbert Gardens because they really control where sculptures are placed. We did try to be sensitive to location here because there's a couple of things going on. One, not just the amphitheater, but there's some infrastructure things on the ground like running lines, irrigation lines, electrical, etc. This is the reason why we walked the site with the Public Works Director and the Facilities Manager so that we recommend a location free of any problems and not compromise anything underground. All of this was a part of the decision to pick this location and as things get improved, we can look at other locations as well.
- Chairman Whipple states to the Commissioners that in the motion they can indicate that it might be a preference to look at an alternate location that will keep it more in the same vegetative context as its current location at Smith-Gilbert Gardens.
- Chairman Whipple asks are there any other questions from the Commissioners. After no response, he opens the floor to the public for comment.
- Public Comments-None
- Vice-Chairman Gallagher makes the motion to approve the sculpture application with the recommendation that alternate locations in the future be evaluated in order to keep it more in the same vegetative context as its current location at Smith-Gilbert Gardens.
- Second by Commissioner Blandford.
- Chairman Whipple proceeds with a roll call for approval.
- All in Favor, 3-0. Motion passes and application approved with recommendations.
- **PA2023-04** – Applicant is Pine Mountain Middle School – Consideration for review and approval for a retaining wall mural located at 2670 Summers Street. This is an existing +/- 4-foot tall retaining wall located on the side yard property line.
 - Mr. Simmons introduces the last order of business for a mural installation on private property. He says, "The applicant is actually the Pine Mountain Middle School and one of our members who is currently serving on the Art and Culture Commission, Mrs. Erin Light, is a teacher and she, along with the Art and Culture Commission, has always looked to collaborate with her school in this case. We had a very nice conversation and collaboration with the Pine Mountain Middle School for a music themed mural to go on an existing retaining wall located on this property. The retaining wall is wide, very long

and very prominent from Summer Street. The applicant, Pine Mountain Middle School, which is to have a student driven art project which will have music themes in different colors along that retaining wall. They will be installing, if approved, on two Saturdays in April, on the 22nd and 29th. The timeliness of this application is that as you get towards May and June, the school gets out and the students start to disappear so they carefully collaborated with having this done in April in enough time where they can take their time and all of the students be able to participate. The painted mural will be done in sections along that wall following this theme by their students with parent and teacher oversight. For the activity, the property owner will take responsibility for making sure there isn't any issues. He would work with the students and let the city staff know if there are any issues. He is looking forward to more collaborations with the school and the Art and Culture Commission in the future. The recommendation by the Art and Culture Commission is for approval as submitted. We think this is another great community building activity similar to what was installed at the Pisano's location right on Summer St. as well."

- Chairman Whipple asks who is responsible for the upkeep of the mural as it fades overtime.
- Mr. Simmons responds the property owner and he will contact the school through Mrs. Light.
- Chairman Whipple asks if this is intended to be a permanent installation.
- Mr. Simmons responds, yes.
- Vice-Chairman Gallagher states the wall is about four feet high and how much of the wall and length is it anticipated to take up.
- Mr. Simmons responds and says "They intend to go back as far as it can go and they have allowed enough paint and people to do that. There are going to go the entire length of the wall because there will be times where there'll be vehicles parked in front of it so you're not going to see the whole length of it in its entirety anyway, but they want to paint the whole wall so that people can see the artwork all the way down the parking lot".
- Vice-Chairman Gallagher asks if the sketch shown in the application is more conceptual and that there will be additional elements throughout the entire wall.
- Mr. Simmons states, yes, that is the primary design and they will add more notes but it is all musical themed.
- Chairman Whipple adds that the KACC minutes states the mural will be adjusted to fit the wall and will take up the entire wall to help clarify the previous question.
- Chairman Whipple asks are there any other questions from the Commissioners. After no response, he opens the floor to the public for comment.
- Public Comments-None
- Chairman Whipple asks for a motion from the Commission.
- Commissioner Blandford makes the motion to approve the music themed retaining wall mural as presented.
- Second by Vice-Chairman Gallagher.
- Chairman Whipple proceeds with a roll call for approval.
- All in Favor, 3-0. Motion passes and application approved as presented.

III. COAA Approval by City Staff and HPC Chair

- None

IV. Staff Comments

- Mr. Darryl Simmons thanks the Commissioners for being accommodating with this special call meeting. He also thanks them for their time and attention to detail and he looks forward to presenting more projects in the future to the Commission.
- Mr. Albert Trevino thanks everyone for their time. He informs them that the regularly scheduled meeting on Friday is cancelled and we will send out the cancellation agenda to everyone. He also informs them about the new software purchased by the city clerk's office called Civic Clerk which will be utilized to access agenda packets and minutes online. He states staff will make sure Commissioners are comfortable using the software before the launch next month.

V. Adjourn

- **Time: 9:01am**



Item Report

TO: The Historic Preservation Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: May 19, 2023
TITLE: COA2023-08 - 2820 Cherokee Street (20013802010)

Summary:

Applicant is CSC Design, Inc. - Consideration to approve exterior repairs to the Historic Depot Train Station at Depot Park located at 2820 Cherokee Street. This is currently an active construction site. This project received a COA approval back on June 17, 2022 for the replacement of the wooden deck that wraps around the structure. When the deck was removed, it was determined that the Historic Depot Building has some extensive structural damage. The scope of work includes: lifting of the existing depot to be set on new structural cast in place concrete foundation (building will remain in existing location) and removal, replacement, and expansion of existing perimeter wood deck. There will be limited electrical and plumbing work. The mechanical system will be replaced in kind. There will be no modifications to the interior use. On June 17, 2022, the Historic Preservation Commission voted to approve the COA request with the following conditions: #1) 80% complete construction documents be presented to identify any changes from the design phase, #2) Preliminary site landscape plan be presented, #3) Final colors and new side entry door designs and specifications for the restrooms be presented, #4) If concrete decking for the Train Depot is a cost savings, that that information be presented to the Commission as well as color and concept as to what that may look like, and #5) Any structural changes to the Train Depot be presented.

Recommendation:

STAFF RECOMMENDATION: The Zoning Administrator recommends to approve the COA as presented.

Fiscal Impact:

Attachments:

1. COA2023-08_Application_2820 Cherokee Street - Historic Depot Station
2. Depot Park Phase 8 - Train Depot Deck - HPC 05-15-2023

#COA2023-08: 2820 Cherokee Street

1. **NAME OF APPLICANT:** City of Kennesaw

☒ Owner

☐ Other

☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2529 J O Stephenson Avenue

Kennesaw, GA 30144

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

PROPERTY ADDRESS: 2820 Cherokee Street PIN: 20013802010

Land Lot 138 Tax Parcel 201 Lot Size 1.35 acres

Current zoning on property: Central Business District (CBD)

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

N/A

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

NAME OF OWNER:

City of Kennesaw

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

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).**

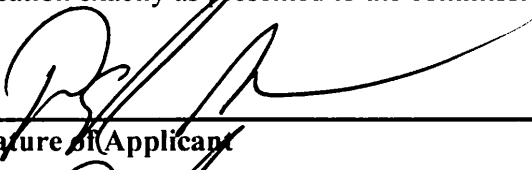
Scope of work includes repairing structural damage to the historic train

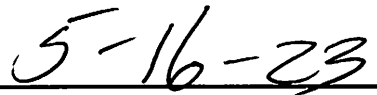
depot at Depot Park. Improvements include lifting the existing depot to be set on new structural cast in place concrete foundation and removal, replacement and expansion of existing perimeter wood deck. The building will remain in the same location. Limited electrical and plumbing work. Mechanical system to be replaced in kind. No modifications to the interior use or occupancy is included in this construction project.

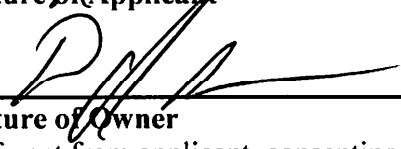
Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, 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**.

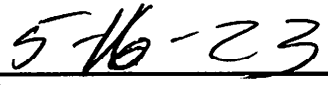
Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

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 of Owner


Date

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



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

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

Historic Preservation Commission consideration:

HEARING DATE: 05/19/2023

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

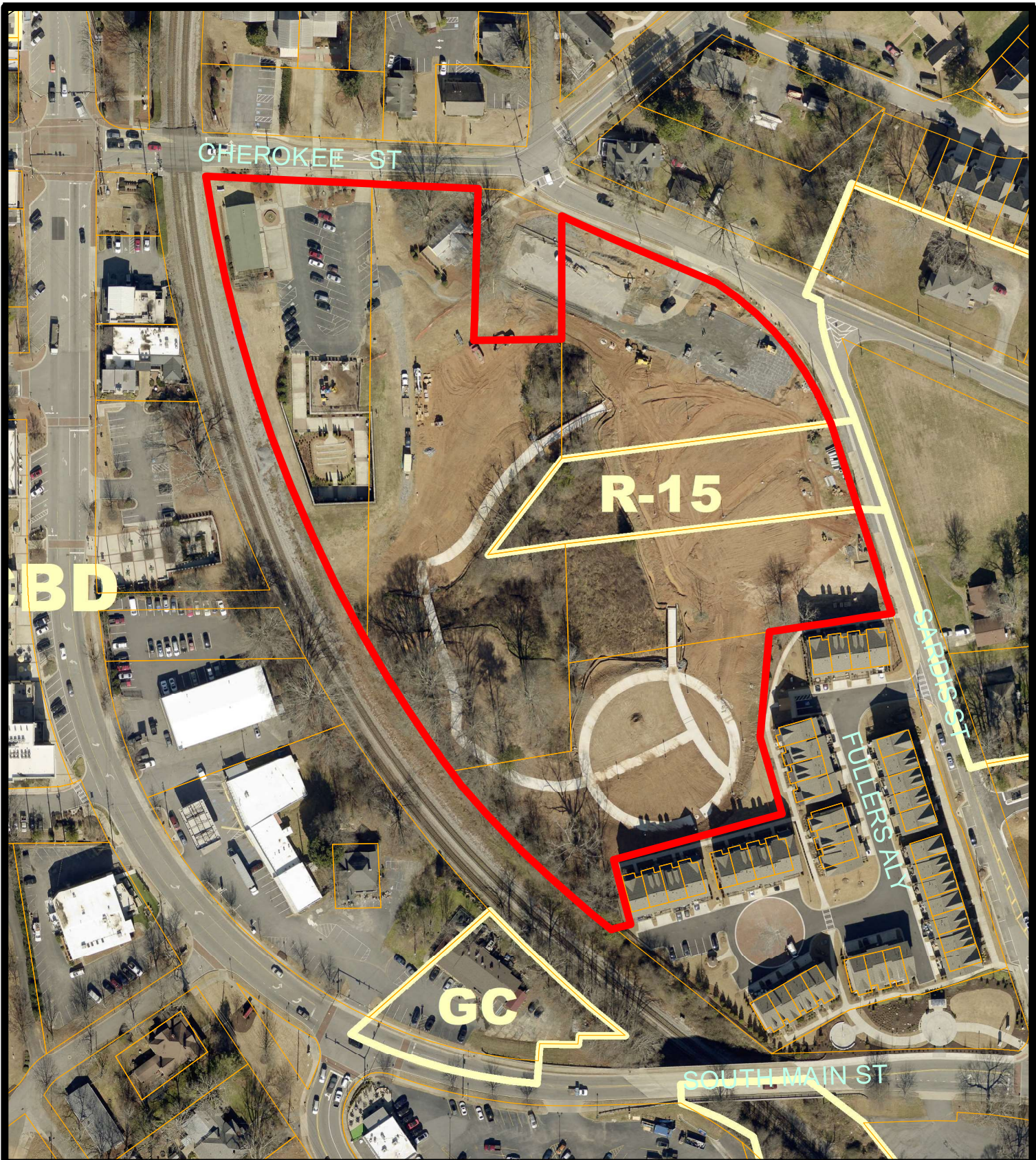
(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



LAND CASES		LAND USE OR ZONING		2820 Cherokee Street		
		FROM	TO	Land Lot 138, Tax Parcel 201		
AV	LU					 Subject Property
AX	COA2023-03	Certificate of Appropriateness				
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review	 ZONING				
HBR	LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	 KENNESAW CITY LIMITS				
SLUP		 COBB COUNTY				
ZV		 LAND LOT				



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

Doris Esterling
MAYOR

Lisa Murray
CITY CLERK

Scale: 1" = 150'

Print Date: 3/20/2023

PA2023-03_Aerial Map



**The Western &
Atlantic Railroad
Depot**

Cherokee Street

Date of Construction: 1908

Historic Use: Rail Depot

Current Use: Visitor Center

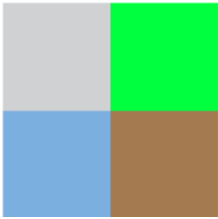
Developer: Louisville &
Nashville Railroad

Contractor: Unknown

Local sources state the construction of the railroad depot took place in 1908. This is the second depot to occupy this particular site; the first was constructed after the Civil War. The first depot in Kennesaw, or Big Shanty, occupied a site north of the current parcel, across Cherokee Street. This depot served passengers and freight needs for delivery of both through Kennesaw. Passenger trains typically made five stops per day at the Depot—at least one passenger train was an express run. The original city limits of Kennesaw, like many other rural towns in the south, were measured by distances from the depot building. In this case, the city limits were measured as being ½ mile in every direction from the center of the depot building. Several prominent local citizens are associated with the building and the railroad industry in general, most notably, Gaspard T. Carrie, the first Railroad Station Agent. At any given time in Kennesaw's history from 1870 to 1940, at least fifty percent of Kennesaw's population were either working for the railroad or in an associated industry. By the early 1950's, passenger traffic through Kennesaw was on the decline, and soon stopped entirely. The building was deeded to the City of Kennesaw shortly thereafter, along with no longer extant buildings which supported railroad operations in the area. At present, the building is utilized as a visitor's center/museum.

References:

Clerk of Cobb County Superior Court—Real Estate Division
Georgia Historic Resource Survey (CO-K-1)
Kennesaw Multiple Resource Nomination to the National Register of Historic Places, by Phillip Secrist
The History of Kennesaw, by Mark H. Smith
Census of the United States (1870-1930)



CSC Design, Inc

135 P. Rickman Drive

Suite 100

Canton, GA 30115

770 345-2579

SCOPE OF WORK

Date: 05/15/2023

To: City of Kennesaw
Historic Preservation Commission (HPC)
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RE: Depot Park Train Depot Deck and Foundation
2820 Cherokee St NW
Kennesaw, GA 30144

To Whom it may concern,

Due to structural damage to the historic train depot at the City of Kennesaw's depot park, exterior and structural improvements are required. These improvements will include the lifting of the existing depot to be set on new structural cast in place concrete foundation (building will remain in existing location) and removal, replacement, and expansion of existing perimeter wood deck.

Limited electrical work is associated with this project and includes wiring of new post cap led lights, replacement of existing exterior outlets and disconnection and reconnection of electrical service due to building foundation work. Plumbing work is limited to disconnection and reconnection of sanitary and water lines due to building foundation work. Mechanical system to be replaced in like kind.

No modifications to interior use or occupancy is included in this construction project. The existing building is of type VB construction and is non-sprinkled and non-alarmed new accessible restrooms are being constructed adjacent to the depot and have already been permitted separately.

Kindest Regards,

Kevin Whipple, RA
Vice President
CSC Design Inc.



A
B
C
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J
K
L





JOB:	21-010
DRW:	RB
CHK:	KW

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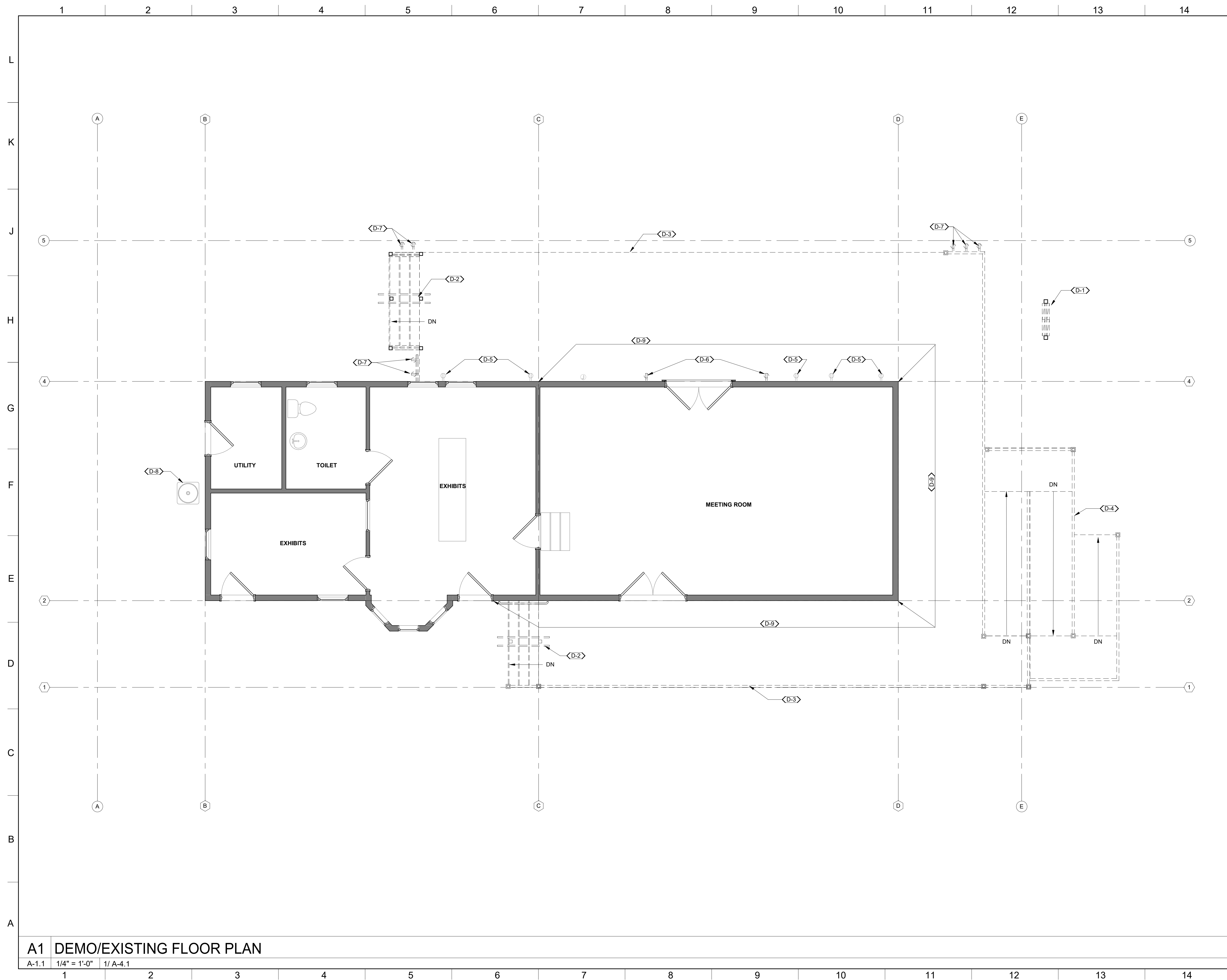
KENNESAW – TRAIN DEPOT DECK REPLACEMENT

2820 CHEROKEE ST. NW, KENNESAW, GA 30144

ARCHITECTURAL
SITE PLAN

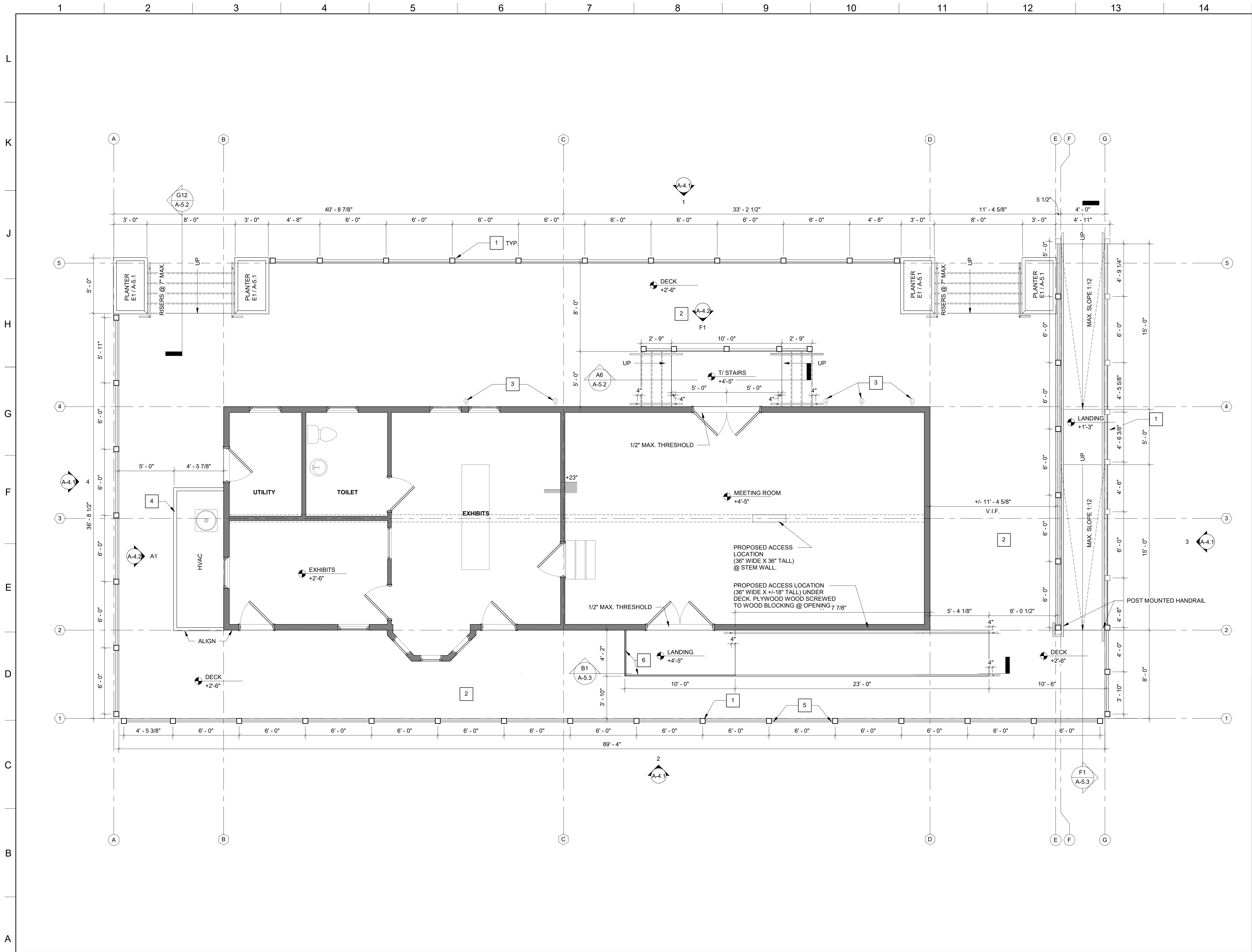
A-0.3

DATE: 05/10/2023



15		16	
DEMOLITION PLAN LEGEND			
		DEMOLISHED WALL	
		EXISTING WALL TO REMAIN	
		DEMOLISHED DOOR	
		EXISTING DOOR TO REMAIN	
GENERAL DEMOLITION NOTES			
1. COORDINATE PHASING OF DEMOLITION WITH OWNER.			
2. COORDINATE EXTENT OF DEMO W/ NEW WORK.			
3. PROTECT ALL EXISTING WORK TO REMAIN AND SHORE TEMPORARY STRUCTURES DURING CONSTRUCTION.			
4. PROTECT EXISTING FINISHES TO REMAIN WITHIN CONSTRUCTION AREA. PATCH AND REPAIR FINISHES AS REQUIRED.			
5. CAP AND LABEL ALL WIRING OF ELECTRICAL OUTLETS AFFECTED BY REMOVAL OF EXISTING WALLS. SEE ELECTRICAL DRAWINGS.			
6. PROVIDE CLEAR MEANS OF EGRESS INCLUDING EXIT LIGHTING AND SIGNAGE THROUGHOUT ALL PHASES OF CONSTRUCTION.			
7. ALL MATERIALS, FIXTURES, CASEWORK, DOORS, ETC. TO BE DISPOSED OF PER OWNERS REQUIREMENTS.			
8. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. REMOVE ONLY INTERIOR PARTITIONS, PLUMBING FIXTURES, CASEMENT WORK, MILLWORK AND CEILINGS. IF THERE IS ANY CONCERN WHETHER AN ELEMENT IS STRUCTURAL, CONTACT ARCHITECT IMMEDIATELY FOR VERIFICATION.			
9. COORDINATE REMOVAL OF OLD/NOT USED EQUIPMENT, CABLING, LOW-VOLTAGE WIRING, FIXTURES AND MISCELLANEOUS ITEMS WITH OWNERS REP.			
DEMOLITION NOTES			
D-1 EXISTING ELECTRICAL PANEL TO BE RELOCATED. SEE CIVIL AND ELECTRICAL PLANS ON SEPARATE SCOPE DRAWINGS (KENNESAW DEPOT PARK, SITE PLAN & RESTROOM)			
D-2 REMOVE EXISTING HANDRAILS AND STAIRS. SEE CONSTRUCTION PLANS			
D-3 REMOVE EXISTING DECK. SEE CONSTRUCTION PLANS			
D-4 REMOVE EXISTING RAMP / GUARDRAILS / HANDRAILS. SEE CONSTRUCTION PLANS			
D-5 PROVIDE NEW RECESSED EXTERIOR RATED OUTLETS WITH COVERS, TIE TO EXISTING CIRCUIT			
D-6 REMOVE OUTLET AND PROVIDE PAINTABLE BLANK PLATE			
D-7 REMOVE OUTLET AND TERMINATE AT NEAREST JUNCTION BOX OR PANEL			
D-8 REPLACE EXISTING HVAC UNIT IN LIKE KIND, PREP FOR RELOCATION TO NEW ELEVATED DECK			
D-9 REMOVE ROTTEN / DAMAGED VERTICAL BOARDS BELOW EXISTING HORIZONTAL TRIM BOARD AT RAISED MEETING ROOM LOCATION. REPLACE HORIZONTAL TRIM BOARD AS REQUIRED. INSTALL NEW PLYWOOD OR OSB SUBSTRATE, WEATHER BARRIER (TYVEK OR EQUAL) AND FIBER CEMENT BOARD AND BATTEN SIDING FROM EXISTING HORIZONTAL TRIM BOARD TO DECK ELEVATION. MATCH EXISTING BATTEN SPACING.			
15		16	

[illegible]



A1 CONSTRUCTION FLOOR PLAN

A-1.2 1/4" = 1'-0" 1/ A-4.1

PLANS SHEET NOTE SCHEDULE	
NO.	COMMENTS
1	6X6 P.T. POST, TYP. W/ POST CAP LIGHT. UTILIZE EXISTING 20AMP, SINGLE POLE BREAKER TO POWER NEW POST CAP LIGHTING. PROVIDE 2#12, 1#12(G), 1/2"C. WIRE THROUGH EXTERIOR PHOTOCELL AND OVERRIDE SWITCH. VERIFY LOCATION OF PHOTOCELL AND OVERRIDE SWITCH WITH OWNER PRIOR TO ROUGH-IN.
2	COMPOSITE DECK BOARDS, SKIRT BOARDS, TREADS, AND RISERS. VERIFY JOIST SPACING REQUIREMENTS WITH COMPOSITE DECK BOARD MANUFACTURER. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION
3	INSTALL NEW RECESSED EXTERIOR RATED OUTLETS TIED TO EXISTING CIRCUIT
4	PROVIDE MECHANICAL UNIT EQUIPMENT SCREEN COORDINATE HEIGHT OF SCREEN WITH NEW MECHANICAL CONDENSER UNITS (CONSULT ARCHITECT PRIOR TO ESTABLISHING SCREEN HEIGHT). EQUIPMENT SCREEN SHALL NOT BE PHYSICALLY ATTACHED TO THE EXTERIOR DEPOT WALL
5	2X6 PT DECK SCREENING BOARDS TO BE ATTACHED VIA SCREWS AT THIS LOCATION TO ALLOW ACCESS TO UNDERSIDE OF DECK AND FOUNDATION ACCESS PANEL
6	STEEL LINE HANDRAIL / POSTS AT THIS RAMP LOCATION ONLY

GENERAL NOTES:

A. DESIGN INTENT IS FOR EXTERIOR GUARDRAIL DESIGN TO MATCH THAT OF THE RENOVATED CARRIE HOUSE.

B. ALL EXTERIOR, NON-COMPOSITE OR PREFINISHED, WOOD EXPOSED TO VIEW TO BE STAINED, COLOR SELECTED BY OWNER / ARCHITECT.

C. COMPOSITE WOOD TO BE UTILIZED TO FULLEST EXTENTS FEASIBLE TO LIMIT MAINTENANCE. IF AN ITEM IS CALLED OUT AS NON-COMPOSITE WOOD; HOWEVER, A COMPOSITE ALTERNATE IS AVAILABLE BRING TO IMMEDIATE ATTENTION OF ARCHITECT FOR DIRECTION

D. IN COMPLIANCE WITH KENNESAW HISTORIC PRESERVATION GUIDELINE 8.3.07 PROVIDE HABS-LEVEL PHOTOGRAPHY OF VIEWS, ELEVATIONS AND SIGNIFICANT ARCHITECTURAL FEATURES (INTERIOR AND EXTERIOR) OF THE PROPERTY. THESE PHOTOGRAPHS MUST BE KEYED TO A SITE PLAN, AND FLOOR PLANS AS NECESSARY.

E. REPAINT EXISTING DEPOT EXTERIOR. PAINTING SUBCONTRACTOR TO FIELD VERIFY EXISTING COLOR AND SUBMIT EQUIVALENT SHERWIN WILLIAMS PAINT COLORS FOR ARCHITECT / OWNER SELECTION.

F. DESIGN INTENT IS FOR NO PHYSICAL ATTACHMENT OF GUARDRAILS, HANDRAILS, EQUIPMENT SCREEN, OR OTHER ITEMS TO THE EXISTING TRAIN DEPOT EXTERIOR WALLS. THESE ITEMS ARE TO BE STRUCTURALLY INDEPENDENT FROM THE BUILDING.

FLOOR PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	EXISTING AREAS NOT IN SCOPE
	NEW COLUMN GRID LINE
	EXISTING COLUMN GRID LINE
	NEW DOOR
	EXISTING DOOR TO REMAIN

CSC
DESIGN,
INC.

ARCHITECTS & ENGINEERS
135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579

SEAL

REGISTERED ARCHITECT
NO. 10000
05/12/2023
KEVIN B. WHIPPLE

JOB:	21-010
DRW:	RB
CHK:	KW

REVISIONS	DATE	NUMBER	COMMENTS

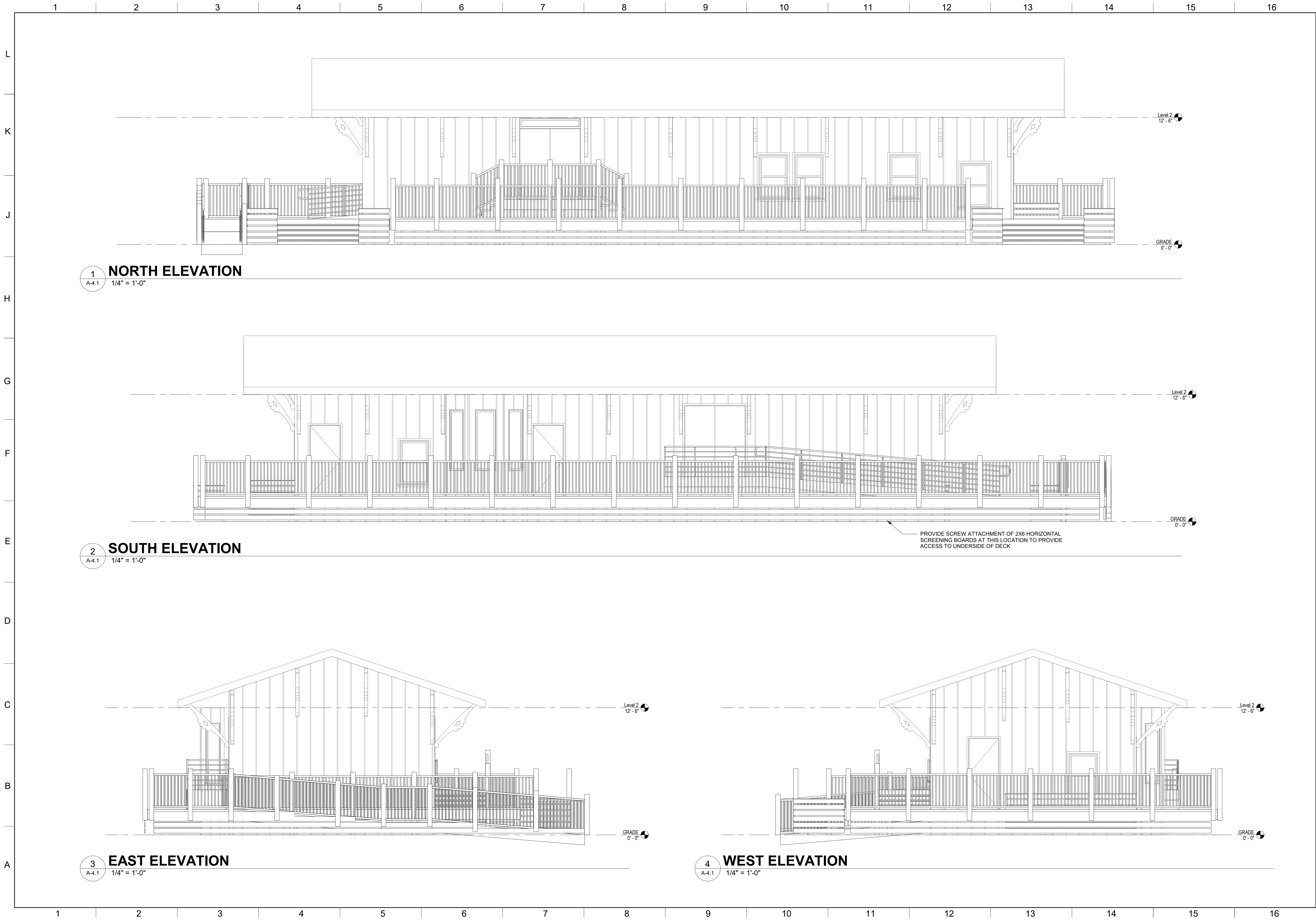
KENNESAW – TRAIN DEPOT DECK
REPLACEMENT

2820 CHEROKEE ST. NW, KENNESAW, GA 30144

CONSTRUCTION
FLOOR PLAN

A-1.2

DATE: 05/10/2023



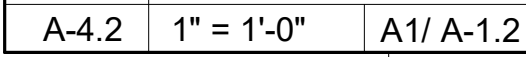
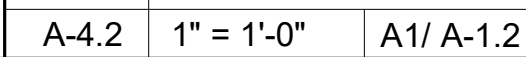
JOB: 21-010
DRW: RB
CHK: KW

REVISIONS			COMMENTS
DATE	NUMBER		

**KENNESAW – TRAIN DEPOT DECK
REPLACEMENT**
2820 CHEROKEE ST. NW, KENNESAW, GA 30144

EXTERIOR
ELEVATIONS

A-4.1
DATE: 05/10/2023

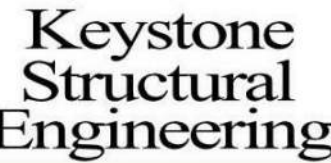




Commercial Planter Liners

Liner Size (in.) L x W x D	For DSD planter size (in.)	Volume c.f.	Volume gallons	Price
69.5 x 21.5 x 17	72 L x 24 W	10.5	79	\$ 315.00
69.5 x 15.5 x 16.5	72 L x 18 W	7.5	55	\$ 295.00
62 x 21.5 x 17 *	60 to 64 L x 24 W	9.5	71	\$ 275.00
62 x 15.5 x 17 *	60 to 64 L x 18 W	6	44.5	\$ 265.00
60 x 14 x 9	63 L x 16.5 W	3.5	25	\$ 225.00
56 x 21.5 x 17 *	55 to 58 L x 24 W	8.6	64	\$ 275.00
55 x 15.5 x 16 *	55 to 57 L x 18 W	5.6	41.6	\$ 250.00
48 x 21.5 x 17 *	48 to 50 L x 24 W	7.2	54	\$ 225.00
47 x 15.5 x 16 *	48 to 49 L x 18 W	4.7	35	\$ 195.00
46.5 x 34.5 x 16 *	48 L x 36 W	11	82.6	\$ 300.00
44 x 21.5 x 17 *	41 to 46 L x 24 W	6.25	46.5	\$ 220.00
41.5 x 15.5 x 14 *	41 to 44 L x 18 W	3.6	27	\$ 175.00
35 x 15.5 x 16 *	36 to 37 L x 18 W	3	22	\$ 165.00
45 x 45 x 28	48 Square	26	194	\$ 425.00
33.5 x 33.5 x 27.5	36 Square	14	104	\$ 315.00
21.75 x 21.75 x 17	24 Square	3.5	25	\$ 150.00

- Threaded plug for drain hole
- Threaded nipple or elbow to attach drain hose
- Drain hole filter package: Trem-Drain, geo-textile and Bio-barrier are placed over drain - \$5.00 each



531 Roselane Street
Suite 150
Marietta, GA 30060
(404) 483 6921

PROJECT

2820 Cherokee St. NW,
Kennesaw, GA 30144



CSC
DESIGN
INC.
ARCHITECTS & ENGINEERS

SHEET TITLE

04-18-2022

PROJECT NUMBER
22127

SHEET NUMBER

011



(THESE SPECIFICATIONS ARE IN ADDITION TO AND DO NOT EXCLUDE ANY FOUND IN THE GENERAL SPECIFICATIONS FOR THE PROJECT)

2. DESIGN LOADS:
THE BUILDING STRUCTURE DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH 2018 INTERNATIONAL BUILDING CODE (IBC) WITH ALL GEORGIA AMENDMENTS.

REPLACEMENT/REPAIR CONCRETE SLAB-ON-GRADE NOTES:

2. PROVIDE A 4" THICK #5/ STONE DRAINAGE FILL BELOW ALL INTERIOR SLABS ON GRADE UNLESS NOTED OR DETAILED OTHERWISE.

1. STRUCTURAL MEMBERS OF REINFORCED CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI318.

2. ALL CONCRETE SHALL HAVE A SLUMP OF 4" (+/-1") AND A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UN O.N. CONCRETE EXPOSED TO FREEZE-THAW SHALL BE AIR ENTRAINED TO 6% AIR CONTENT +/- 1 1/2%.
3. ALL STEEL REINFORCEMENT SHALL BE ASTM 615-GRADE 60. ALL WELDED STEEL REINFORCEMENT SHALL BE ASTM A706-GRADE 60. WELDED WIRE REINFORCEMENT SHALL BE ASTM A 185, PLAIN, FABRICATED FROM AS DRAWN STEEL WIRE INTO FLAT SHEETS.
4. UNLESS NOTED OTHERWISE, CAST IN PLACE CONCRETE WALLS AND FLOORS SHALL HAVE THE FOLLOWING STEEL ADDED AROUND ALL OPENINGS: 2-#5 (LENGTH OF OPENING + 48") ALONG EACH SIDE OF OPENING AND TWO (2)-#5X5'-0" DIAGONALLY AT EACH CORNER.
5. ALL CONCRETE COMpressive STRENGTH TESTS SHALL BE AVAILABLE AT JOB SITE.
6. ALL LAP SPLICE LENGTHS SHALL BE AS SHOWN IN TABLE ON THIS SHEET.
7. MINIMUM CONCRETE COVER FOR REINFORCING STEEL: (UNO)
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - B. CONCRETE EXPOSED TO EARTH AND WEATHER:
 - #5 REBAR AND SMALLER: 2"
 - #6 REBAR AND LARGER: 2"
 - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
 - SLABS, WALLS, AND JOISTS:
 - #14 OR #18 BARS: 1 1/2"
 - #11 BARS AND SMALLER: 2"
 - BEAMS AND COLUMNS: 2"
8. CONTRACTOR SHALL COORDINATE DIMENSIONS OF EMBEDDED STEEL ITEMS FOR EQUIPMENT AND OTHER ITEMS.

1. ALL DIMENSIONAL LUMBER (WOOD) FRAMING MEMBERS SHALL BE #2 GRADE OR BETTER.
2. MAXIMUM SPACING FOR STUDS SHALL BE 16" o.c.
3. ALL PLIES OF MULTI-PLY MEMBERS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF TRUSLOK SCREWS @ 16" o.c. PER THE MANUFACTURES SPECIFICATIONS.
4. ALL BUILT-UP STUD COLUMNS MUST BE (4) STUD MIN. U.N.O. AND MUST BE CONTINUOUS TO TOP OF FOUNDATION.
5. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS NOTED OTHERWISE.
7. WALL BOTTOM PLATE SHALL BE PRESSURE TREATED SOUTHERN PINE

WOOD MEMBERS: PRESSURE TREATED SOUTHERN PINE NO. 2 GRADE OR EQUIVALENT
(ALLOWABLE DESIGN STRESS)

SHEAR MODULUS OF ELASTICITY $G = 125,000$ psi
 MODULUS OF ELASTICITY $E = 1.6 \times 10^6$ psi
 FLEXURAL STRESS $F_b = 975$ psi
 COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO WIDE FACE OF STANDS $F_{c, perp.} = 565$ psi
 HORIZONTAL SHEAR PERPENDICULAR TO THE WIDE FACE OF STANDS $F_v = 175$ psi

DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN RAILINGS.

RAILINGS SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:

1. HANDRAILS AND TOP RAILS OF GUARDS:
 - A. UNIFORM LOAD OF 50 LBF/FT. (0.73 KN/M) APPLIED IN ANY DIRECTION.
 - B. CONCENTRATED LOAD OF 200 LBF (0.89 KN) APPLIED IN ANY DIRECTION.
 - C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
2. INFILL OF GUARDS:
 - A. CONCENTRATED LOAD OF 50 LBF (0.22 KN) APPLIED HORIZONTALLY ON AN AREA OF 1 SQ. FT. (0.093 SQ. M).
 - B. INFILL LOAD AND OTHER LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

ISSUED FOR CONSTRUCTION S1.1



REVISIONS

PROJECT

**KENNESAW -
TRAIN DEPOT
DECK**

ADDRESS

2820 Cherokee St. NW,
Kennesaw, GA 30144

CLIENT



ADDRESS

135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115

SHEET TITLE

**FOUNDATION/
FRAMING DETAILS**

Date:

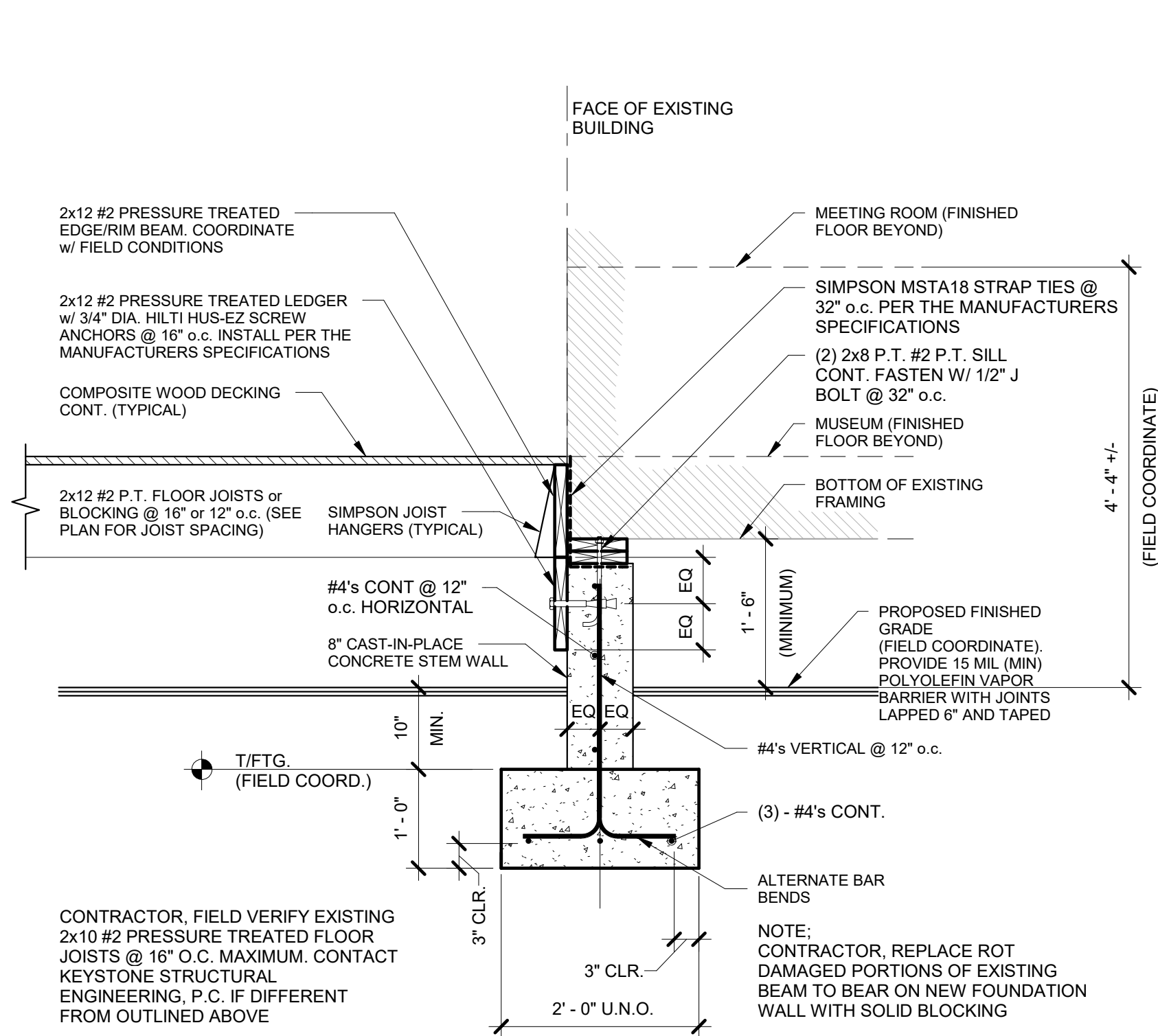
04-18-2023

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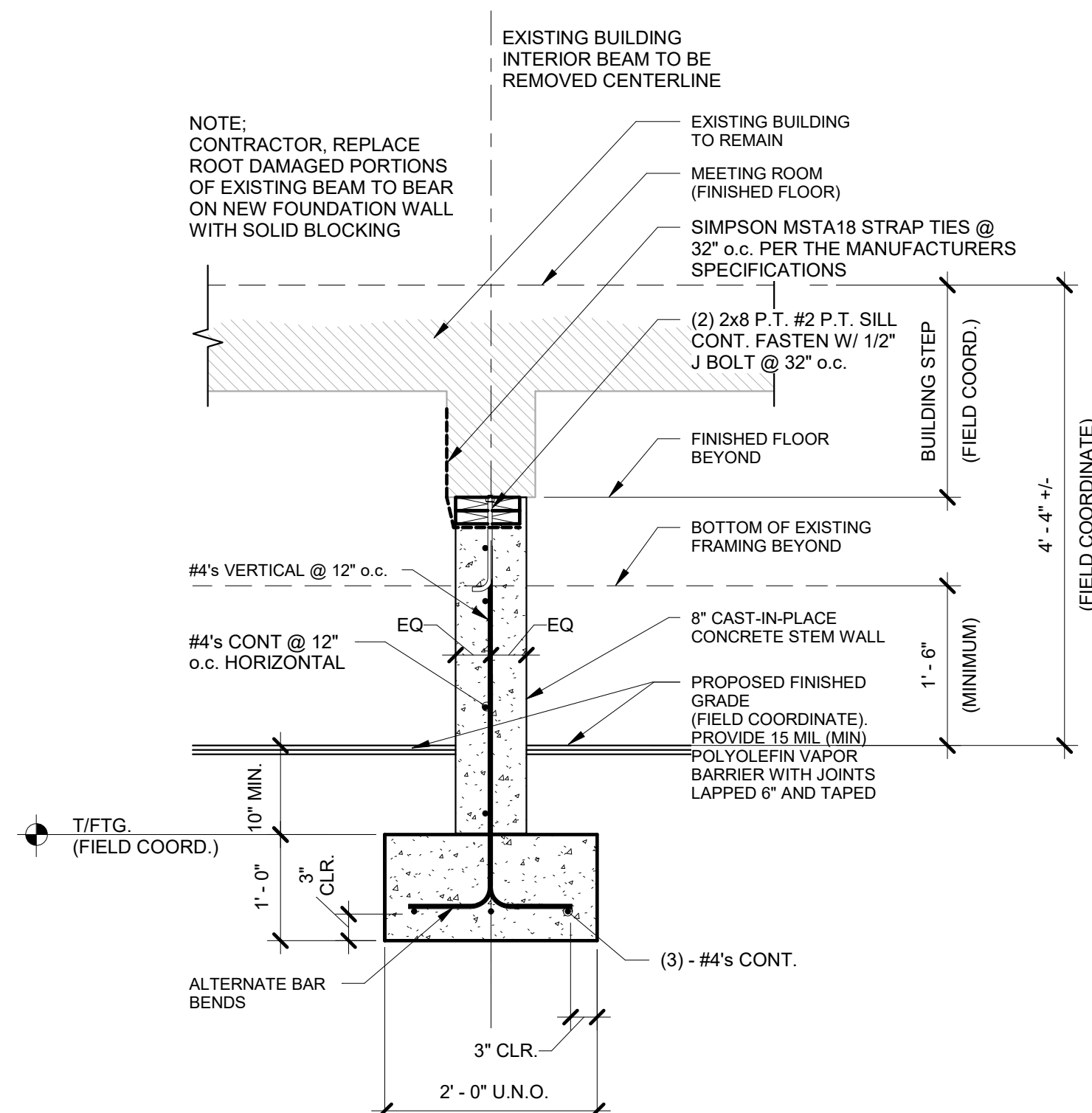
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SHEET NUMBER

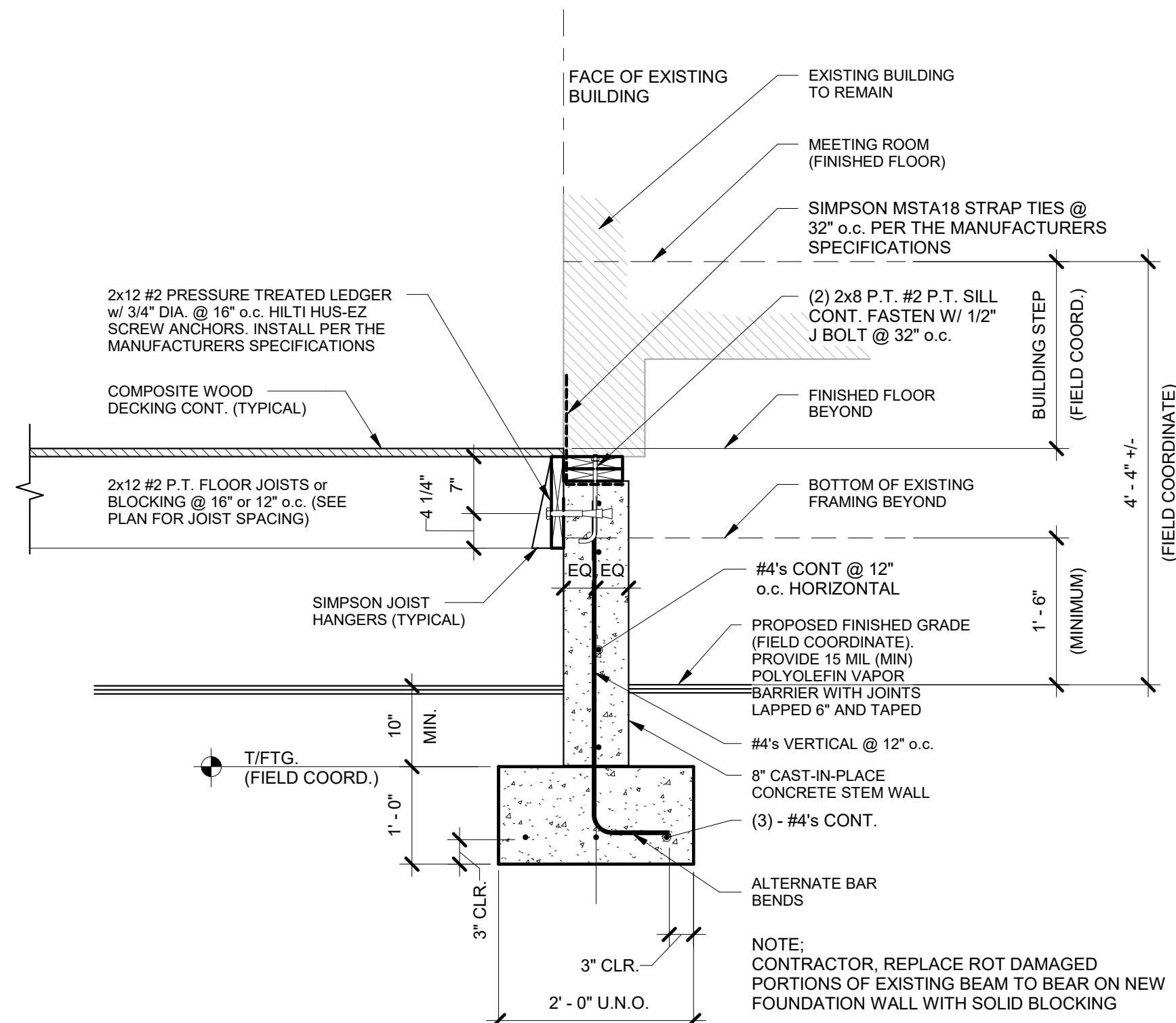
S3.1



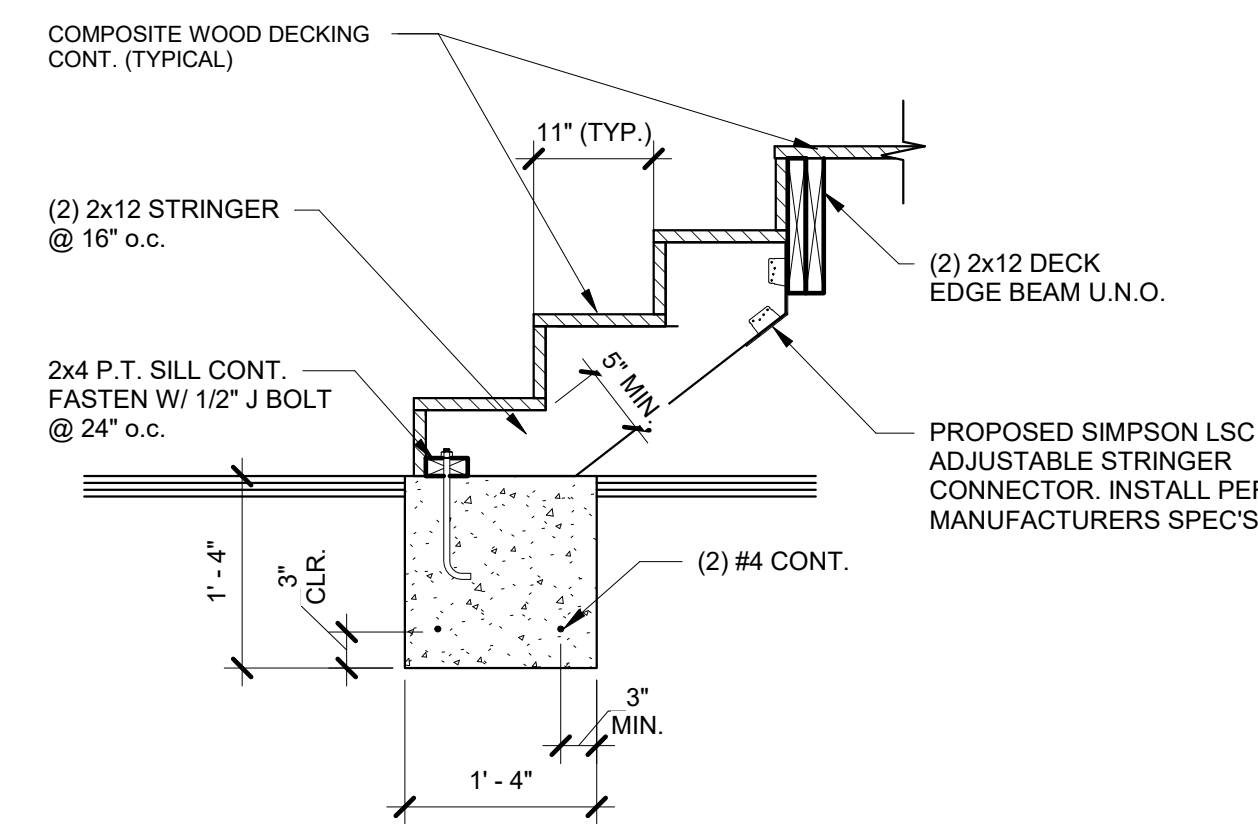
3 EXTERIOR WALL SECTION
S3.1 3/4" = 1'-0"



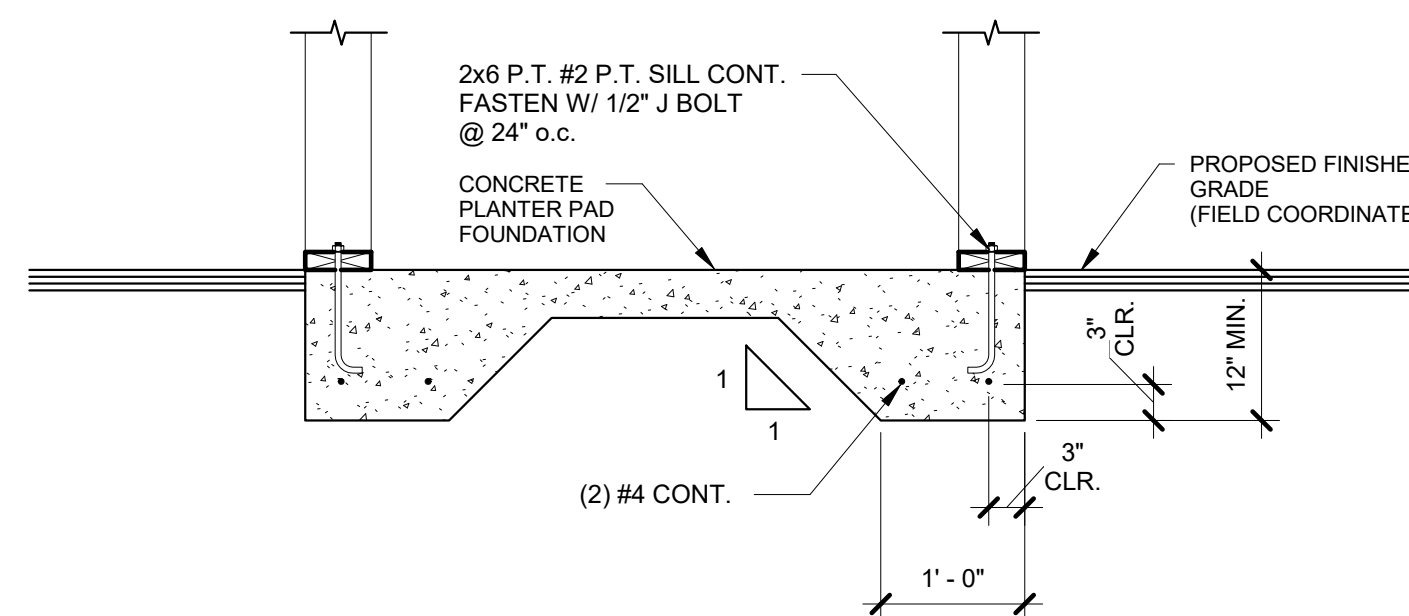
2 INTERIOR WALL SECTION
S3.1 3/4" = 1'-0"



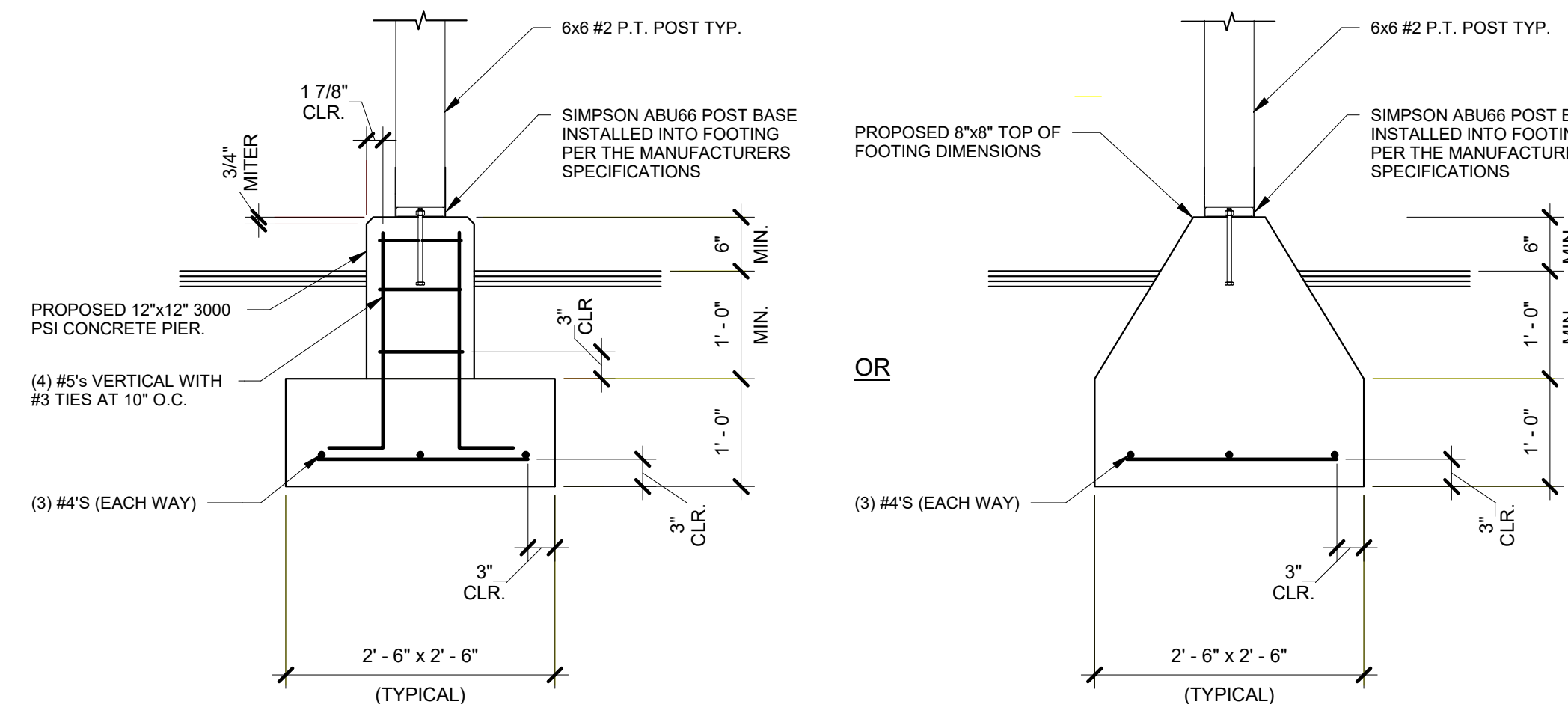
1 EXTERIOR WALL SECTION
S3.1 3/4" = 1'-0"



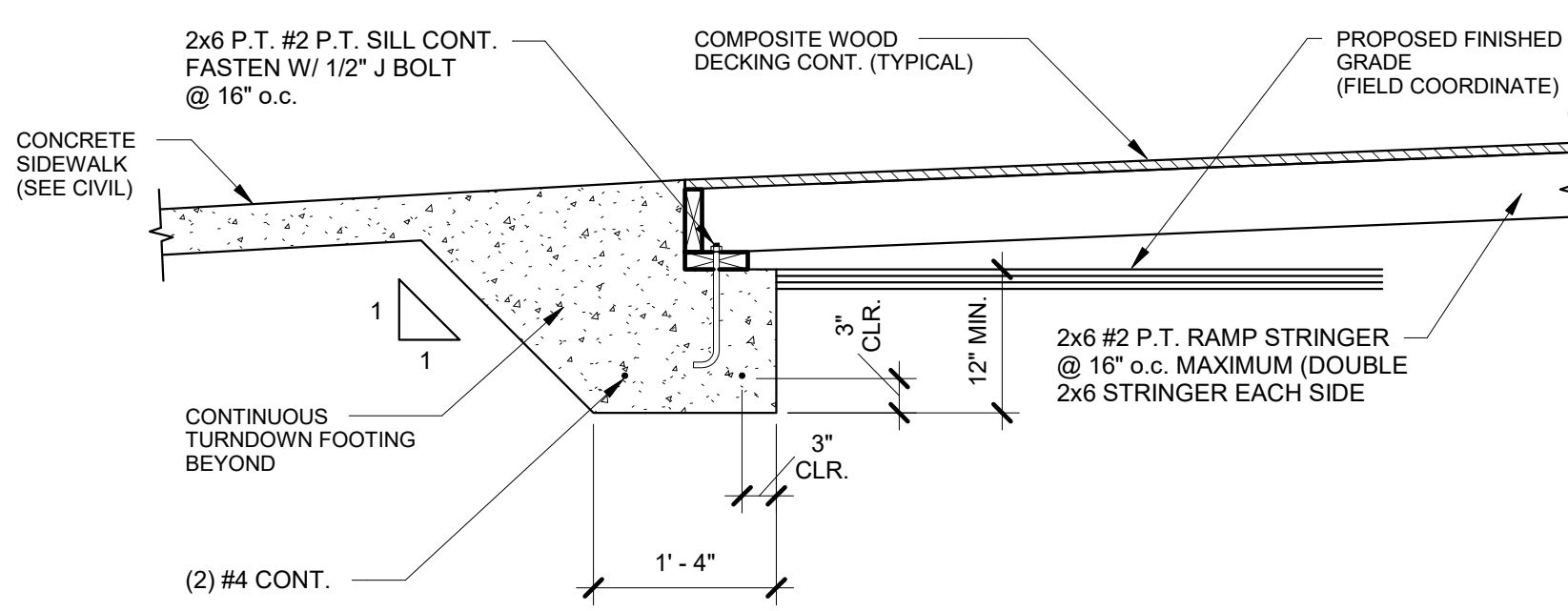
6 STAIR ON GRADE SECTION
S3.1 3/4" = 1'-0"



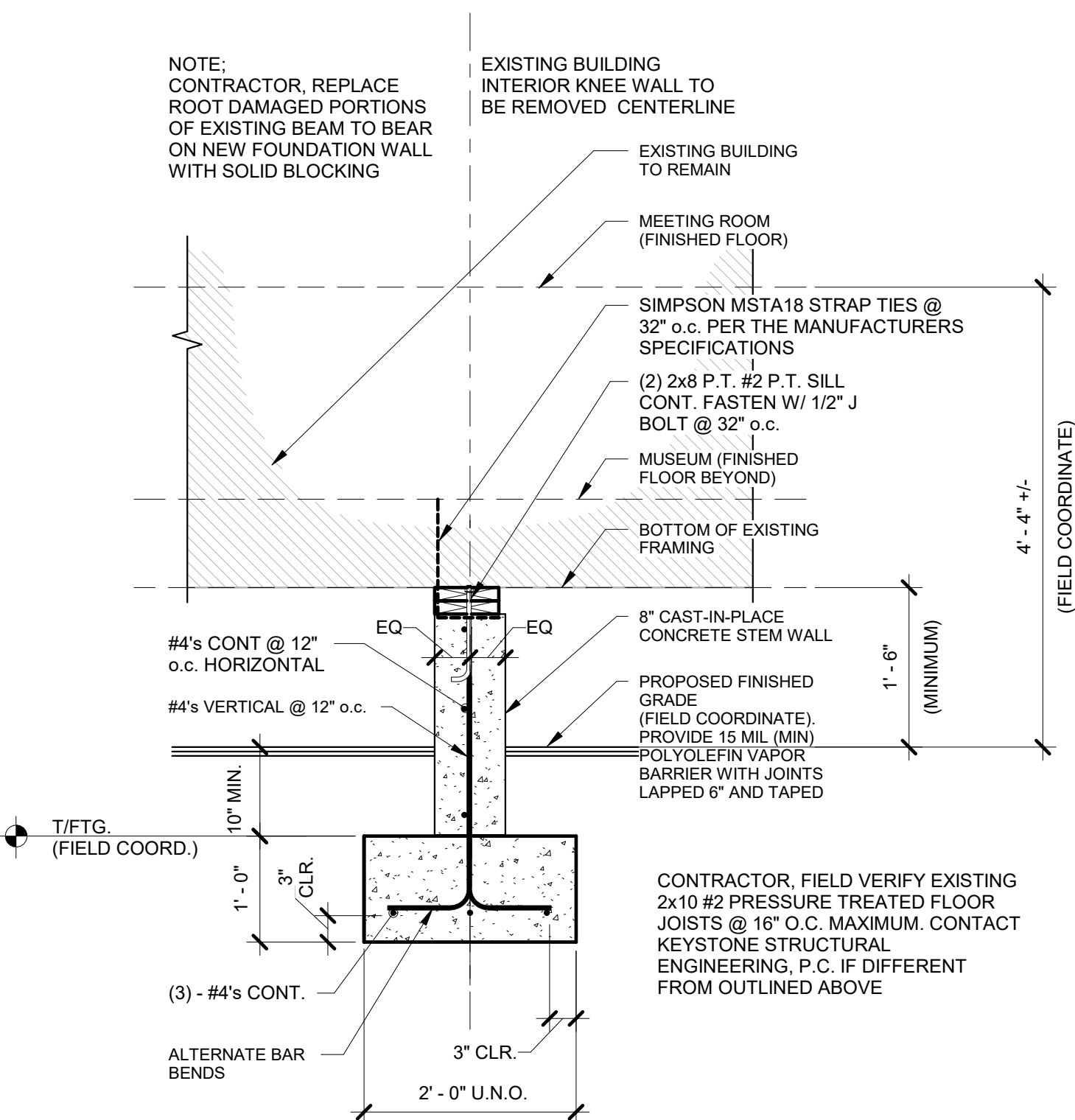
8 PLANTER PAD FOUNDATION
S3.1 3/4" = 1'-0"



5 FOUNDATION SECTION OPTIONS
S3.1 3/4" = 1'-0"



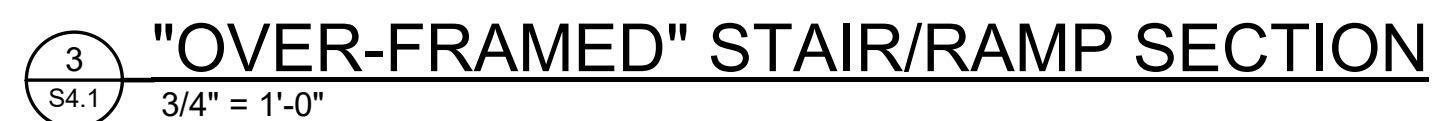
7 RAMP ON GRADE SECTION
S3.1 3/4" = 1'-0"



4 INTERIOR WALL SECTION
S3.1 3/4" = 1'-0"

ISSUED FOR CONSTRUCTION

S3.1



1. NAME OF APPLICANT:

☒ Owner

☐ Other

☐ Other, please specify

DAVID ODOM

APPLICANT MAILING ADDRESS:

2971 MOON Station Road
KENNESAW, GA 30144

(Home#)

(Cell#)

(Email)

PROPERTY ADDRESS:

2971 MOON Station Road, KENNESAW, GA 30144

Land Lot

138

Tax Parcel

200139001530

Lot Size

.40

Current zoning on property:

R15

2. NAME OF ATTORNEY OR REPRESENTATIVE:

DAVID ODOM

(Home#)

(Cell#)

(Email)

NAME OF OWNER:

DAVID ODOM

(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)

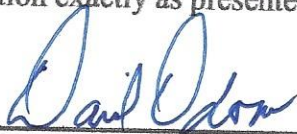
Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) Signed and sealed drawings 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).

Build A 12' wide x 20' deep open freestanding
Pavilion on existing concrete pad in back yard
Posts will be 6"x6" pressure treated lumber
Roof will be gable with 4:12 pitch and metal
standing seam panels (dark bronze to match
what is on house. Original HPC approval on 9-15-20

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

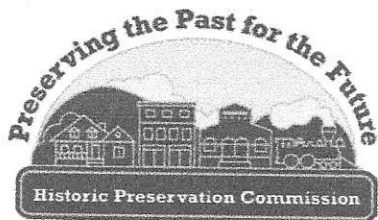
5-11-23

Date

Signature of Owner

Date

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



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Robert Trevino Asst. Zoning Administrator
Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 5/11/2023

Ken B. White
(Application Administratively Approved)
HPC Chair Date: 05/11/2023

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

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

David Odom
2971 Moon Station Road
Kennesaw, GA 30144

Pavilion, 12' x 20' freestanding open with gable roof

Roofing – Dark Bronze Standing Seam Metal

