



Commissioners:

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

**Historic Preservation Commission
Meeting Agenda
May 17, 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: April 19, 2024
- 3. Financial Report**
- 4. Old Business**
 - A. **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.
- 5. New Business**
- 6. COAA Approval by City Staff and HPC Chair**
 - A. COAA2024-09 - 2976 N Main St
 - B. COAA2024-10 - 2879 N Main St
- 7. Discussion**
 - A. Follow up with Traton Homes regarding the TUG property townhomes.

8. Public Comment

9. Staff Comment

10. Adjourn

The next scheduled meeting of the Historic Preservation Commission will be Friday, June 21, 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.

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 19, 2024
8:00 AM**

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:00 a.m.

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

Absent: Commissioner Gallagher

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), Natalie Faustine (Community Development Administrative Assistant), Scott Banks (Building Services Director), Robbie Balenger (Building and Facilities Director), and Ricky Stewart (Public Works Director)

Speakers Present: Dale and Cindy Hughes (Applicant), Renee Fowler (Every Day People Group, Chief Construction Officer and Property Manager), Ashlan Kemp (2280 Baker Station Drive), Dave Lyons (3573 Sandalwood Crossing, Vice Chairman of the KDDA), Lexie Newhouse (2818 Dominion Lane, KDDA Member), and David Odom (2971 Moon Station Road)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: March 15, 2024

Chairman Whipple called for a motion.

Motion to approve the meeting minutes from March 15, 2024 by Commissioner Blanford
Seconded by Commissioner Bramlett

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

3. Financial Report

Mr. Darryl Simmons reported no new expenditures in the last 30 days. At the time of this meeting, the standing balance in the HPC account was \$23,378 from previous code enforcement actions and fines collected that were specifically put in a separate fund for future programming. In addition, Mr. Simmons reported that the city's Planning & Zoning Department has a \$3,000 education budget and a \$1,000 supplemental budget for any programs or events HPC Commissioners are interested in.

Chairman Whipple called for a motion.

Motion to approve the financial report by Commissioner Blanford
Seconded by Commissioner Buffington

Chairman Whipple proceeded with a roll call for approval.

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

4. Old Business

5. New Business - Certificate of Appropriateness (COA) or Central Business District (CBD) Applications

Mr. Simmons briefly explained the public hearing process.

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

Mr. Simmons introduced the first application, a demolition request for one historic structure at 2831 S. Main Street, requested by 2831 S Main St, LLC. He reminded Commissioners of some documents in the agenda packet, such as a copy of the application, photos of the structure's exterior, a letter from the city's Building Official, an aerial photo identifying the structure on the property, and historical details of its construction, ownership, and occupancy. Mr. Simmons noted that the building was deemed uninhabitable and blighted by Code Enforcement based on the City's definition of blight. The inspectors reported multiple roof leaks and vegetation inside the structure. At the time of this meeting, the property was vacant.

Mr. Simmons specified that Hair Junction was the last property owner in 1996 before it was sold to its current owner in 2022. Staff affirmed that the structure meets the blight definition and feels that an application for its demolition is appropriate for consideration. Chairman Whipple asked Mr. Simmons if the structure contributed to the historic district. Mr. Simmons responded that, according to the historical report, it is a contributing structure. He goes on to inform the Commissioners that some changes were made to the materials of the building, but overall, the house is described as the Wilbanks house built in the 1900s. He briefly discussed the property's previous owners.

Chairman Whipple requested to hear from the applicant. Mr. Dale Hughes and Mrs. Cindy Hughes introduced themselves as the applicants. Mr. Hughes stated he had nothing to add to the information Mr. Simmons submitted regarding the structure's demolition at 2831 S. Main Street, and he would take any questions.

Chairman Whipple referred to section 8.02.03, subsection 1 of the HPC guidelines, which outlines the necessary documentation to be submitted for demolishing a historic contributing structure. Specifically, it requires a letter from a licensed architect, engineer, or city inspector stating that the structure is not viable for rehabilitation or use. Chairman Whipple confirmed the Commissioners did receive a letter from the Building Official, Scott Banks, explaining the current state of the building. However, there was no additional reports from licensed architects or structural engineers describing the condition of the structure. Additionally, the applicant did not submit photos of the building's interior.

Chairman Whipple inquired about additional assessments on the building beyond the

provided asbestos report. Mr. Hughes responded that upon acquiring the property, the feasibility of relocating the building to Fullers Chase, where he has moved other historic structures for preservation, was evaluated. The structure at 2831 S. Main Street has been significantly altered for use as a hair salon, including the installation of vinyl siding. He stated that according to DNR's Brandy Morrison, the building lacks historical significance. The estimated relocation cost is \$270,000, including traffic disruption and railroad crossing. Mr. Hughes argued that relocation is economically unjustifiable. He cited his preservation projects in Kennesaw, such as The Nest and Lazy Labrador, and reiterated the building's lack of historical value and high restoration cost. Mr. Hughes stated he is currently facing 17 citations from the City.

Commissioner Butler asked if the property was already in blight when he acquired it in 2022. Mr. Hughes explained that he purchased the property with the intention of relocating it to Fullers Chase. After acquiring it, a historical assessment revealed that the building had undergone substantial alterations, resulting in the loss of its historical significance. Furthermore, the property owner collaborated with the Kennesaw Development Authority in an attempt to preserve the building, but the KDA expressed uncertainty regarding its historical importance. Mr. Hughes explained that he cannot express a personal opinion on whether the structure is or was in blight. The City has officially designated it as blighted, which has significant implications. If he does not address this matter by the end of the year, his property taxes will increase seven times their current amount. He discussed his successful property restorations in Kennesaw and acknowledged feeling uncomfortable. He respectfully stated that the blight status from two years ago is irrelevant to his current circumstances.

Commissioner Butler acknowledged his response, and asked him about Fullers Chase. Mr. Hughes responded that Fullers Chase consists of 10 historical buildings from Cobb County that have been restored and repurposed for office use. After sharing an example of a historic structure relocated to Fullers Chase, Mr. Hughes emphasized his interest in studying downtown buildings' history—a vital part of the city's charm. He also mentioned that Fullers Chase is located beneath the water tower.

Chairman Whipple referred to section 8.02.03 subsection 2 of the HPC guidelines, which states that plans for redevelopment of the site must have gone through the design review process and been approved by the HPC before applying for a demolition. However, this information was not submitted with the application. He noted that this requirement coincides with the adjacent property, which is also being considered for demolition. He asked the applicant to describe what the future development plans are for these properties. Mr. Simmons responded that over the last three years, city staff has received numerous complaints about both properties (2831 and 2839 S. Main Street) and citations were issued in response to active complaints of nuisance, trespassing, and deterioration of property. Therefore, the pressing matter was to address the code violations promptly, either through demolition or any appropriate action as determined by the HPC. Mr. Simmons clarified that while the applicant will eventually return with a CBD application to discuss redevelopment, the focus of this application was solely to address the citations issued by the city. He argued that in this

case, the demolition should not be directly linked to redevelopment plans, and waiting for an executable redevelopment plan would be impractical given the existing violations.

Chairman Whipple requested that the applicant clarify the purpose behind the proposal to remove trees on the property, as stated in the application. Mr. Hughes introduced his colleague Renee Fowler, as she may help him address these questions. Mr. Hughes responded that a professional arborist's evaluation of the property has been completed and included with the application. The assessment addressed a compliance issue concerning the property's biggest tree, which is covered with decades-old vines, whose removal may harm the tree. Mr. Hughes discussed the risks some of the trees present. This includes risk of upper branches falling, potentially causing damage or injury, and risk to the root system from the demolition of the onsite structures. Chairman Whipple referred to an Excel document shown in the arborist's report detailing the condition of each tree on the properties (2831 and 2839 S. Main Street), supported by photographs. The arborist's review identified 11 trees of the 23 overall to be in poor condition, necessitating removal. He asked whether the depicted 11 trees were targeted for removal during demolition. Mr. Hughes confirmed that, subject to the Commission's approval of demolition, those 11 trees would be the only ones removed, unless natural events dictate otherwise. He recounted that since his acquisition of the property two years ago, three trees have fallen from wind storms. He expressed concern over the proximity of some trees to the property line and the potential risk to his neighbors building, mentioning previous incidents of damage.

Chairman Whipple inquired whether the Commissioners had any additional questions. Receiving no response, he opened the floor to public comments.

Ashlan Kemp (2280 Baker Station Dr) inquired about why the building could not be restored and revitalized at its current location for a new business use. Mr. Hughes addressed the economic aspects of the question. He highlighted several factors influencing the decision, including downtown property prices, the new amphitheater, population density, and the city's status as a university town. Drawing from his experience with The Nest, he emphasized that restoring the structure to a viable commercial space would require a substantial investment of at least \$1,000,000. While considering alternatives, relocating the structure to Fullers Chase for repurposing as an office space was explored. However, the lack of necessary infrastructure ultimately influenced the decision to apply for demolition.

Mr. Dave Lyons (3573 Bramwell Crossing) introduced himself as Vice Chairman of the Kennesaw Downtown Development Authority. He stated that the KDDA passed a resolution in support of the demolitions at 2831 and 2839 S. Main Street. While the KDDA is supportive of the downtown buildings and would like to keep whatever possible, he stated that unfortunately this property is no longer economically viable. The vinyl siding on the building indicates that it has not been historically relevant for some time. Through extensive collaboration with the KDDA, Mr. Hughes has demonstrated considerable regard for the historical significance of the city's properties and has made an effort to conserve as much as possible. Mr. Lyons stated his position that

unfortunately, this structure cannot be saved and demolition is the only option.

Lexis Newhouse (2818 Dominion Lane) introduced herself as another member of the KDDA and wanted to echo the sentiment of support for this project. She stated that she appreciates the thoughtful questions and the resources that she has been provided regarding this decision.

Chairman Whipple called for additional public comments. Receiving no response, he closed the floor for public comments and asked if his fellow Commissioners have questions or comments.

Commissioner Butler asked Mr. Simmons about the historical contribution of the structure, despite the addition of vinyl siding. Mr. Simmons raised the concept of 'contributing' in terms of the building's historical architectural significance within the downtown historic district. He noted that during his 23 years of service with the city, he has not observed any restoration efforts on the property. Mr. Simmons explained that the building holds family history, and although it has previously added value to downtown, he cannot determine its current impact.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal subject to submittal of additional information per section 8.02.04 of the Historic Preservation Design Standards.

Seconded by Commissioner Buffington.

Vote taken, motion approved 3-1. Commissioner Butler opposed. Motion carried.

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

Mr. Simmons introduced the next application, a demolition request for three (3) historic structures at 2839 S. Main Street. The request was made by 2831 S. Main St, LLC, which includes Dale and Cindy Hughes. Mr. Simmons referenced the Building Official's letter in the agenda packet, which states that the buildings on this property were not structurally sound, vegetation was observed to be growing inside and through the structures, and the foundation was undermined in multiple places. The buildings lacked active water, electricity, and gas. Photos of all the structures and the aforementioned arborist report were provided with the application. Mr. Simmons briefly mentioned the historical timeline of the house, starting with its construction in 1936 by Dr. Ellis. The historical report indicates that the property now features modern replacement structures constructed from cinder blocks or concrete blocks. This property has also been determined to be blighted. Inspectors have examined the property following Code Enforcement complaints received. The staff's assessment concluded that due to the location and condition of the structures, the application meets the criteria for blight and is suitable for demolition consideration.

Mr. Simmons confirmed that one of the structures on this property is physically adjacent to another structure on the adjoining property. Staff had discussed this with the applicant, who understood the sensitivity and proximity to the neighboring property. If the demolition is approved, the applicant will adopt special procedures to gradually remove the structure without compromising the adjacent structure. This includes documenting the process through video and oversight by the demolition contractor and the property owner.

Mr. Simmons points out that although these structures are located within the historic district, it is hard to make a case that these are thoroughly contributing structures given the materials used, the state of the structures, and the history of the property maintenance. This application was submitted based on city action in numerous court cases that are pending as the property owner tries to address the code violations at this location. Mr. Simmons stated that once again, the applicant was present to answer any questions or give further details on these structures. Mr. Hughes stated he had nothing to add to the information Mr. Simmons presented regarding the demolition of three structures at 2839 S. Main Street, and he would take any questions.

Chairman Whipple inquired if any additional structural assessments or investigations had been conducted on these buildings by architects. Mr. Hughes responded whenever he acquires a downtown property he sends Brandy Morrison or another qualified historic architect to assess. These structures differ from the one in the previous agenda item, because they have more of a historic appearance. However, when he acquired this property, the main structure (previously By-Gone Treasures) was in such disrepair that he was able to physically put his hands through the walls and roof. The assessment he received from architects and contractors concluded the building cannot be restored. Mr. Hughes stated that he did not consider relocating this structure because it was in such a severe state of deterioration when he purchased it.

He went on to discuss another structure on the property, the lean-to that shares a wall with the structure at 2847 S. Main Street. Again, according to the reports he has received from architects and contractors, the building necessitates demolition. He addressed concerns about potential damage to adjacent property during the lean-to's demolition, emphasizing the need for manual dismantling to preserve the wall shared with the structure at 2847 S. Main Street. He mentioned the precautionary measures Mr. Simmons previously mentioned, and added that he will ensure the people hired for this demolition will be qualified and fully insured.

Mr. Whipple clarified that none of the aforementioned reports have been provided at this time. Mr. Hughes responded that the assessments he was referring to were pre-aquisition reports to analyze whether he would like to acquire the property with the intent to rehabilitate it. He expressed his desire to present a demolition report, but noted substantial citations for the structure are causing time constraints. Chairman Whipple asked Mr. Hughes if his intention would be to repurpose the By-Gone Treasures building and the lean-to structure if he was not under pressure due to the citations. Mr. Hughes responded that he has never believed those buildings could be rehabilitated

based on Brandy Morrison's report. He stated that the only building he would have considered repurposing is the lean-to because it is attached to the structure at 2847 S. Main Street, but again, it is in such bad condition that it cannot be rehabilitated. Chairman Whipple informed the applicant that a formal letter from a historical architect stating there is nothing salvageable in the buildings and recommending demolition would have been beneficial, but knowing the property was acquired with the intent to remove the structures from the property after the assessments were performed is helpful information.

The applicant discussed plans to salvage and preserve items of historical significance left in the antique shop (By-Gone Treasures) by the previous owner. These items will be cleaned and prepared for reuse or donation. The Commissioners were informed that Mr. Hughes intends to inspect the building for elements, such as mantels, that could be repurposed in other buildings.

Commissioner Butler inquired about the property's third structure, a brick building located in the back of the property. Mr. Hughes admitted that his research yielded little information about the structure's function or historical importance, identifying it as a cinder block building.

Chairman Whipple indicated that there are three structures slated to be demolished on this property. The lean-to building attached to the structure at 2847 S. Main Street (currently The Hive), the old By-Gone Treasures antique shop, and the cinder block building behind By-Gone Treasures. Mr. Hughes states that there is actually a small shed next to the cinder block building and a dog house on the property as well, and he has received citations for those structures too. Chairman Whipple asked if the By-Gone Treasures antique building had been unoccupied and left in its current state long before it was purchased by the applicant. Mr. Hughes confirmed that statement is accurate, as the previous owner faced health challenges that prevented them from maintaining the building. Chairman Whipple asked Mr. Hughes if he acquired this property around the same time he acquired 2831 S. Main St, and Mr. Hughes responded that he purchased the two properties on the same day in an effort to revitalize the two blocks downtown. Mr. Hughes stated that to his knowledge, the By-Gone Treasures building has been unoccupied since 2012.

Chairman Whipple inquired from Commissioner Bramlett about the historical importance of the building, particularly its association with Dr. Ellis. Commissioner Bramlett responded Dr. Ellis, who moved to Kennesaw in 1900 and lived here until he passed away in 1950, was a distinguished doctor and businessman in the community.

Chairman Whipple expressed his dilemma over the application due to the building's poor condition despite its historic charm. Based on Mr. Banks' report on the condition of the interior, he voiced understanding that the building does not seem salvageable and sought confirmation from the applicant. Mr. Hughes confirmed and proclaimed his commitment to improving the downtown area, noting that despite other interested parties considering rehabilitating the property previously, it has remained vacant for 12

years. Mr. Hughes stated he has communicated with the KDDA and the city regarding this property, and emphasized his family's long standing connection with the city and their care for the properties. He expressed appreciation for Mr. Bramlett's remarks on the history of the structure. Mr. Hughes reiterated his mission to preserve what can be saved from old structures and create new uses for them. However, the applicant did not see any feasible way to rehabilitate the structures on this property based on the professional analysis they received.

Chairman Whipple inquired whether the applicant would consider installing a plaque or some form of informational display on the property to honor the previous property owners, the property's history, and Dr. Ellis' contribution to the community, should the demolition be approved. Mr. Hughes agreed to the suggestion with enthusiasm.

Chairman Whipple questioned if the 11 trees slated for removal mentioned in this application are the same 11 trees mentioned in the previous application. Mr. Hughes confirmed that the 11 trees referred to in both applications are split between the two properties. He pointed out that one of the trees to be removed is a very large tree between the hair salon (2831 S. Main St) and the antique store (2839 S. Main St). Commissioner Butler talked about the significance of the tree, yet acknowledged its poor condition. Commissioner Blandford asked if the flowers on the property will be relocated if the demolition is approved, and Mr. Hughes responded that many of them have already been relocated and he intends to move them all before demolition.

Chairman Whipple inquired whether the Commissioners had any additional questions. Receiving no response, he opened the floor to public comments.

Mr. Dave Lyons (3573 Bramwell Crossing) introduced himself as a member of the KDDA and wanted to voice his support of this application. He stated that the KDDA passed a resolution in support of the demolitions at 2831 and 2839 S. Main Street.

Chairman Whipple called for additional public comments. Receiving no response, he closed the floor for public comments.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal with the following conditions: (1) The applicant must provide additional information per section 8.02.04 of the Historic Preservation Design Standards, (2) Great care and consideration must be taken regarding the demolition of the lean-to structure to ensure there is no damage to the neighboring building and a video of the demolition must be submitted to the HPC, and (3) The applicant shall submit a future dedication plaque or memorial for HPC approval.

Seconded by Commissioner Buffington.

Vote taken, motion approved 3-0. Commissioner Butler abstained. Motion Carried.

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.

Commissioner Buffington recused himself due to his previous role as a consultant for the city regarding this project. Chairman Whipple acknowledged and accepted the recusal.

Mr. Simmons presented a demolition request for two historic structures at 2934 Moon Station Road, owned by the City of Kennesaw. He referenced documents in the agenda packet, including property history, a structural report, and a historical architectural assessment by Ms. Brandy Morrison. This property will be directly impacted by the 2022 SPLOST project, the Sardis Street Extension, which will connect downtown to Moon Station Road. When the city acquired the property, staff attempted to make arrangements to relocate the structure. However, due to the poor condition of the foundation, it was determined that the building would not survive a move. The cost to rehabilitate the structure was estimated at around \$300,000. Efforts to qualify the structure for relocation programs through the historic trust were unsuccessful. Due to the upcoming Sardis Street Extension project and the inability to relocate the structure, the city has sought demolition approval. Mr. Simmons pointed out that there is an accessory building on the side of the primary structure that is also part of this application.

Chairman Whipple drew attention to the structural assessment, underlining the extensive termite damage to the building's foundation that limits relocation possibilities. Mr. Simmons verified that the city, being the property's owner for over 8 years, has been examining the feasibility of relocation for the past 18 months. In response to Chairman Whipple's query about steps taken to slow the property's degradation, Mr. Simmons mentioned roof work, exterior work, and property maintenance. The building was used for minor storage, and no trespassing or loitering occurred. While some preventative measures were taken, no major structural work was done.

Chairman Whipple inquired about the plans for road realignment and the measures being taken to lessen the impact of the Sardis Street Extension on neighboring properties. Public Works Director, Ricky Stewart, explained that the alignment was designed to impact as few properties as possible. The extension of Sardis Street from Big Shanty will avoid the Ferris property, Frozen Cow Creamery, and Lazy Laborador Coffee Shop by going through the Fullers Chase area. The current design also avoids the Testa House at Boone Drive and Cherokee Street. Mr. Stewart acknowledged that no matter how the project is designed, it would inevitably affect at least one of the properties. Road geometry also played a substantial role in determining the path of the extension. The project was designed with the intent to have the road cross the railroad tracks through the city-owned gravel lot situated behind the museum. This extension would then link the new road to Whitfield Place, an existing street. Chairman Whipple inquired whether the grade crossing over the railroad would be transformed into a bridge. Mr. Stewart affirmed that a primary objective of this project is to construct a bridge or overpass above the railroad. This would allow the city to eventually remove the safety risk posed by the grade crossing at the intersection of Cherokee Street and

Main Street. Chairman Whipple conveyed the alignment appears to be complex, and he acknowledged that the project designers seemed to have taken the location into account as effectively as possible while minimizing the impact on the active businesses located in historic buildings. The extension is planned to pass directly through the property located at 2934 Moon Station Road. However, altering the road's location would affect the previously mentioned businesses. Even if attempts were made to relocate the structure within its current site, there would not be sufficient space for both the building and the road to exist simultaneously. The report from the structural engineers indicates that relocation does not appear to be a viable option due to the structure's deterioration and the nature of its construction.

Chairman Whipple requested Commissioner Bramlett share some historical insights about the property. Commissioner Bramlett discussed some of the previous property owners. Chairman Whipple inquired if Commissioner Bramlett believes that, in the event of the demolition going ahead, it would be appropriate to install a plaque similar to those found on other properties within the historic district. Commissioner Bramlett stated there is enough history to put a plaque together, but it would not be as significant as other properties such as the Ellis house. Chairman Whipple noted that a historic plaque may not be suitable for this property given its location.

Chairman Whipple asked about the timeline of the Sardis Street Extension project, and Mr. Stewart responded that it is currently set to begin construction in 2027 at the earliest. However, the city is working to apply for a grant through the state for additional funding. If the city is awarded the grant, it may take about five years to receive the funding, but it will greatly help with the financing of this project.

Chairman Whipple asked if there will be any tree removals and what the state of the property would be post demolition. Mr. Simmons responded that the current intent is to focus on demolishing the house, so there is no request to remove trees at this time. However, the trees will have to be removed as part of the road project eventually and the city will come back to the HPC with an application at that time. For now, the city is happy to leave the trees to create a green space.

Commissioner Bramlett inquired about the timing of the demolition application, given that the actual construction of the project isn't set to start until around 2027. Facilities Director Robbie Ballinger responded that the city lacks funds for investing in a building that will eventually be demolished. If preserved, work must be done on the building to meet the same code requirements citizens are expected to adhere to. Chairman Whipple mentioned that Commissioner Bramlett's question is related to the standard in the HPC guidelines regarding the redevelopment plan and timeline. Chairman Whipple summarized that the application has been submitted now because of the ongoing deterioration of the house, the inability for it to be relocated, and the financial burden of maintaining the property in a safe manner until the start of road construction.

Commissioner Butler asked if seed or straw would be put down in place of the demolished building. Chairman Whipple stated the intent is for the tree canopy to

remain and seed and straw to be put in place of the foundation to match the existing grade. Commissioner Butler asked if that is the intent for the sidewalk as well, and Mr. Stewart asked if she is referring to the sidewalk to the entryway or the road sidewalk. Commissioner Butler clarifies that she is referring to the sidewalk going up to the house. Mr. Stewart responded that the intent would be to demolish all impervious surface including the driveway so it will be a clean grass parcel with the remaining trees.

Chairman Whipple opened the floor for public comment.

Mr. David Odom (2971 Moon Station Road) inquired about the city's plans for salvaging historically valuable items from the building, such as mantels, shiplap, and trim. In response, Mr. Ballinger stated that the city had already done so. He confirmed that several doors and mantles have been removed from the house, although he was unaware of their current whereabouts. Chairman Whipple referred to Ms. Morrison's report, which states that the building largely lacks historic integrity on the interior due to the replacement or covering of original materials with modern ones. The presence and condition of any remaining original materials are unknown.

Ms. Ashley Kemp (2280 Baker Station Drive) stated that when she was deciding where to buy a home, she chose Kennesaw because she appreciated how the city maintains its historical integrity. She expressed her concern for the number of demolitions on the agenda and asked how the city plans to continue to maintain its historical integrity. Mr. Simmons responded that staff has had internal conversations about this for a number of years. As mentioned at a previous HPC meeting, the Economic Development Department, Planning and Zoning Department, and the Downtown Development Authority are currently pursuing partnerships to create a rescue fund to give financial aid to downtown property owners to assist with the maintenance of historic structures. He acknowledged the fiscal burden for property owners to meet the HPC standards, and reiterated that research is being done to determine how city agencies could create a rescue fund where property owners could apply for the city to match their funds for residential and commercial properties.

Addressing Ms. Kemp's comment, Chairman Whipple expressed his discomfort and that of his fellow Commissioners regarding the current situation. He noted their struggle, given that they seldom deal with demolition projects. When they do, it's typically due to a homeowner's or contractor's negligence. He mentioned that demolition requests have been rejected in the past, with Hill Manor on Summer Street serving as a prime example. The property owner's poor decisions led them to request a demolition, and the Historic Preservation Commission denied the request. The building has since been transformed into a very nice residence thanks to an individual with the necessary funds and vision. Chairman Whipple acknowledged the challenges the Commissioners are facing with these requests, but also recognized that sacrifices are necessary for a city to grow and prosper. He pointed out the buildings on Main Street that have unfortunately been neglected to the point of being beyond salvage.

Mr. Stewart noted that there is a structurally sound historic building in the path of the Sardis Street Extension that the city intends to relocate. The extension project will result in the creation of new roadside frontage in an area where it currently does not exist. In ongoing talks, there's a suggestion to relocate some of the older buildings to this newly created frontage to ensure a seamless integration with the surroundings.

Mr. Hughes expressed his support for the demolition application for the Thompson house (2934 Moon Station Road) and his disapproval of the demolition application for the Pompham House (2933 Moon Station Road). He praised city staff for their handling of these road projects, from the perspective of a property owner who has also been significantly impacted. He mentioned that he previously considered purchasing 2934 Moon Station Road, and his analysis also determined that it would not be economically feasible to relocate this structure. Chairman Whipple responded to Mr. Hughes expressing his appreciation for his efforts to relocate and preserve historic buildings.

Chairman Whipple asked if there were any further public comments. Receiving no response, he closed the floor to public comments.

Commissioner Bramlett asked about an item in a photograph (figure 26) included in the report by Brandied History. Chairman Whipple responded by saying that the item has been relocated and is set to become a part of the museum's collection.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to approve the application for demolition and tree removal subject to submittal of additional information per section 8.02.04 of the Historic Preservation Design Standards.

Seconded by Commissioner Bramlett.

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

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.

Mr. Simmons presented a demolition application for a historic structure at 2933 Moon Station Road, owned by the City of Kennesaw, which will also be impacted by the Sardis Street Extension project. He provided a brief history of the property's ownership and highlighted the long-term neglect of its maintenance. City staff observed structural issues, including wall cracks and foundation problems. The building, last used for business purposes, was inspected for potential renovation costs. It was estimated that a substantial amount of at least \$300,000 to \$400,000 would be needed to bring it up to code for business occupancy if it were to stay in its current location. Mr. Ballinger explained that a structural evaluation was performed for the building in conjunction with the analysis for 2934 Moon Station Road and was overseen by the city's legal team.

Chairman Whipple questioned the absence of a report from a structural engineer or architect. Mr. Ballinger clarified that a structural analysis was conducted for the building, alongside the analysis for 2934 Moon Station Road, and was managed by the city's

lawyers. Commissioner Butler inquired whether Commissioner Buffington continued to be recused because of his involvement in the analysis, even though it was not presented at that time. Mr. Ballinger affirmed this. Chairman Whipple observed that the application lacked documentation on the feasibility of relocation, the interior condition, and the potential salvage of historically significant items. The City of Kennesaw's Building Official, Scott Banks, informed the Commissioners that the structure's interior was in poor condition, meeting the definition of a blighted property, and would warrant multiple citations. He deemed the structure unsafe and uninhabitable. Chairman Whipple highlighted the uniqueness of the property, referring to it as the "Mullet Building" due to its appealing front and contrasting rear, and noted that it had been on the market for some time and had undergone significant work.

Chairman Whipple inquired about the intent for the appearance of the property post-demolition and whether any trees were also marked for removal. Mr. Stewart responded that, similar to the Thompson House at 2934 Moon Station Road, all impervious surfaces would be replaced with seed and straw. He pointed out a tree near the house's foundation that might need to be removed, but assured that the main canopy would be preserved as much as possible until road construction commences. Mr. Stewart further stated that an investigation into the feasibility of relocating the structure was done when the property was initially purchased by the city. Mr. Simmons added that after Mr. Popham's death, several parties expressed interest in purchasing the property, which was still part of Mr. Popham's estate. However, after conducting their own due diligence, these parties concluded that relocating the structure would not be economically feasible. In short, the city has neither received nor investigated any possibilities for relocating this structure since its acquisition last year.

Chairman Whipple expressed that without a structural analysis, the Commissioners are unable to ascertain the feasibility of relocating the structure. He requested to view the map of the Sardis Street Extension to evaluate if there would be sufficient space left on the property to move the structure out of the road's path while keeping it on the same property. Mr. Stewart responded that the remaining property wouldn't be spacious enough to accommodate the structure. He mentioned that the project would involve some horizontal adjustments to accommodate an overpass at the intersection of Moon Station and the Sardis Street extension, and whatever portion of the property that remains would be incorporated into that. Chairman Whipple asked about the intent for the corner of the property after the completion of the road, and Mr. Stewart responded that it has not been discussed. It may become an enlarged right-of-way for that intersection, or the city might offer to sell either of the adjoining properties. Chairman Whipple stated that if this turns into a streetscape corner, this could be a good location to memorialize both the Moon Station properties on the agenda and share a story about that area. He also confirmed with Mr. Stewart that should the demolition occur, the property would be grassed and seeded similar to the Thompson property pending road work construction. Mr. Stewart added that the main tree canopy would be preserved as much as possible. Chairman Whipple pointed out that there is a lot of impervious surface from the commercial operation, such as a small parking lot behind it and an old driveway, and asked if that would be taken out up to the sidewalk. Mr. Stewart

confirmed and added that there is a sidewalk from Moon Station Road to the front porch that would also be removed. Additionally, there is an old stack stone wall that will be salvaged and preserved for as long as possible.

Chairman Whipple inquired whether there were any questions from his fellow Commissioners regarding this application.

Commissioner Bramlett asked if there are any items of historical value such as mantels or windows that the city would try to salvage. Mr. Ballinger responded that he is unsure of the state of the inside of the structure as far as salvageable items, as he only went in to make sure the building was secure. However, if there are any the city would remove them before demolition.

Commissioner Butler recommended getting more documentation to determine whether the structure is salvageable or could be relocated. She requested to table the topic until the next meeting so the Commissioners could acquire and review the historical and architectural reports. Mr. Simmons confirmed that is possible but a motion must be made.

Chairman Whipple opened the floor for public comment.

Mr. David Odom asked how long a demolition permit is good for, and if the city has a timeline for scheduling this demolition work. Mr. Simmons responded that the Certificate of Appropriateness and demolition permits are good for 12 months from when they are issued. The city's goal is to demolish the structures as soon as possible.

Chairman Whipple asked if there were any further public comments. Receiving no response, he closed the floor to public comments.

Chairman Whipple called for a motion.

Motion by Commissioner Blandford to table this application until the meeting on May 17, 2024, to obtain additional structural and architectural information.

Seconded by Commissioner Bramlett.

Vote taken, motion approved 3-0. Commissioner Buffington recused. Motion Carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-06 - 2905 Galt Pl

Mr. Simmons explained that this Certificate of Appropriateness application was submitted by Michael Doan for the replacement of fencing along 2905 Galt Place. He referred to the packet and mentioned the approved fence materials and location were in accordance with the HPC standards. The application was approved administratively.

B. COAA2024-07 - 2976 N Main St

Kristen and Dane Thomas submitted this Certificate of Appropriateness application to remove a tree with a split trunk in their backyard at 2976 N. Main Street. The applicant identified some areas of the yard that would be cleaned up as well as the tree that

would be removed because of the split trunk.

C. COAA2024-08 - 3096 Cherokee St

Kristal Gonsalves submitted this Certificate of Appropriateness application for a 6-foot fence around the HVAC system behind the building at 3096 Cherokee Street.

7. Discussion

Mr. Simmons announced the city's dedication to exploring numerous strategies to reduce the number of demolition applications presented to the HPC.

8. Public Comment

9. Staff Comment

A. Certified Local Government (CLG) Program Renewal

Ms. Chanelle Campbell (Assistant Zoning Administrator and City Planner) spoke about the necessity of the Certified Local Government program for the city's recertification to receive support in historic preservation. She informed the commissioners that they would receive a resume form via email and asked them to complete it and return it to the Planning and Zoning Department.

B. Training Opportunities

Ms. Campbell noted that another one of the CLG requirements is training and discussed some of the upcoming options. Chairman Whipple requested that staff re-send the email detailing the training opportunities.

10. Adjourn

Chairman Whipple adjourned the meeting at 10:05 a.m.



Item Report

TO: The Historic Preservation Commission

FROM:

DATE: May 17, 2024

TITLE: **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.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Sardis Concept Overall
2. COA2024-04_2933MoonStationRoad_Packet_SecondHearing



1. **NAME OF APPLICANT:** City of Kennesaw Georgia
☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2529 J.O. Stephenson, Kennesaw 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

☒ 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.

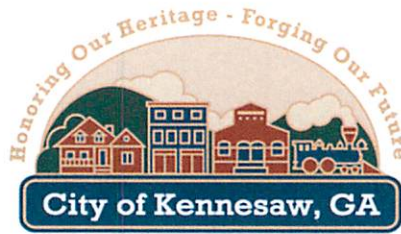
Signature of Applicant

Date

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 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



**CASE NUMBER**

AV
AX
DX
HBR
SLUP
DEMO2024-002

LAND USE OR ZONING

LU
RZ

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

LAND USE OR ZONING

FROM TO



ZONING



KENNESAW CITY LIMITS



COBB COUNTY



LAND LOT

2933 Moon Station Rd**Land Lot 138, Tax Parcel 158****Subject Property**

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

Deirdre Easterday
MAYOR
Lee Murray
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...

S^e STABILITY ENGINEERING

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

September 08, 2022

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

RE: Engineering Letter for 2933 Moon Station Road, Kennesaw, GA 30144-Existing Condition Assessment
Date of Site Visit: 08/23/2022
Se#22405

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 because most of the finish materials such as drywall, tongue and groove boarding, and flooring are in place in most areas. The building is a wood framed residential single-family house. The house was originally constructed in approximately 1880 as a single level but it appears to have had at least two renovations completed since original construction. One addition was modifying the original roof to have potentially livable space in attic, the second addition added additional rooms to the rear of the original structure. The observable damages discovered during my site visit include evidence of fire, poor construction, undermined foundations, severe water staining in ceilings and walls, and crumbling/collapsed interior foundation piers. This report will discuss each section of the building and I have included photographs for clarity.

Roof and Attic Framing

The attic area of the original house was accessible. The roof is framed with 2x4 rafters in a traditional method of older and historic houses with a higher pitch gable. The ceiling framing was generally covered with plywood and could not be fully observed. As previously mentioned, a renovation was completed after original construction to add potentially livable space in the attic area. An exterior stair was present and likely intended for primary access of the space but was in extremely poor shape and was not used for safety concerns. The space was also accessible with an original attic stair. Insulation has been added in many areas between the original rafters limiting observations and drywall was installed in most of the renovated area limiting observations of the framing members used; however, there were still significant defects discovered. Evidence of a fire was discovered in areas of original framing, with the addition of insulation it is unknown how large of an area the fire affected. Several areas were discovered where original roof framing member were cut to make room for hallway access. These cut members are a significant flaw since older and historic roofs rely on the self-supporting geometry of high pitch gables for overall stability and require all roof framing members to be continuous from ridge to ceiling framing. The large roof addition has required cutting through original roof framing member to add a low pitch area of roof framing. Not only has this addition broken the self-supporting nature of the original roof but is currently supported on temporary jack supports and spare cuts of lumber. I would not consider this area of the house safe. The attic space and roof framing of the rear addition were not accessed.

Main level

As previously mentioned, most 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 are discussed further in that section of the report. Several stained areas from water intrusion were observed. Both the ceiling and the wall were affected in a few areas. Significant settlement and deflection could be observed and noticed when

walking through the main level. The most severe cases appear to be concentrated at the rear of the main house footprint and the current kitchen area which appears to part of the rear renovation.

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 of the original structure that could be observed appeared to be in good condition. Very little water or insect damage was found. The deficiencies noted were over spanned joists supporting the front porch and framing too close to grade. Grade clearance is a new construction standard and does not have to be perfectly followed by a structure this old since the grade clearance does not appear to be causing damage.

The foundations are in very poor shape. Most of the interior foundations that could be visually observed were crumbling or collapsed. The exterior foundations are in better condition, however the north side of the exterior wall has been excavated and undermined the foundation wall.

Rear Addition and Front porch

The rear addition attic and crawl space could not be accessed, however I was able to walk the interior space. It is assumed that a majority of this structure is not suitable to meet the requirements of the building code or existing building code, these assumptions are based on the levelness and stiffness of the floor when walking the main level and observing the construction methods used for the exterior stair and rear porch roof which appear to be constructed near the same period. I believe if this property was renovated that this section of the structure would likely require full replacement.

The front porch is in very poor shape, it appears that the infill masonry wall between the brick pilasters were replaced and are settling, the brick pilasters appear to have been poorly replaced and are currently out of plumb, and the roof framing appears to be severely compromised.

Conclusion

Overall, the building is in poor condition. It is my opinion that the roof of the original structure will require nearly full replacement to be structurally adequate. A majority of the foundations of the main structure will also require replacement, not all foundations could be visually observed so it is unknown how many total foundations are affected. The main floor framing and main level walls appear to be in good condition and will not require significant structural modification. The roof framing over the upper room addition and the rear porch roof framing could both be in danger of imminent collapse based on my observations. The upper room support posts are poorly installed with minimal attachment and the rear porch has significantly over spanned structural members. This report is intended to only cover main structural items; general maintenance repairs, code compliance for electrical, heating, and plumbing, aesthetic repairs, ect are all items not covered in this report and should be addressed by subject matter experts in those areas.

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

Sincerely,
Stability Engineering, Inc.



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.



2933 Moon Station Rd
Letter of assessment
September 9, 2022

September 9, 2022

Coleen D. Hosack, Esq. Of Counsel
Bentley Bentley & Bentley
241 Washington Avenue
Marietta, Georgia 30060

Subject: Historic Conditions Assessment for 2933 Moon Station Rd, Kennesaw, GA 30144 (J.W. Bennett homeplace)

Dear Coleen,

This is an architectural assessment for 2933 Moon Station Rd. It is to be used in conjunction with the structural assessment letter provided by Stability Engineering on September 8, 2022. This letter addresses the building's historic features and their condition. A site visit was performed with Stability Engineering on 8/23/2022. 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

2933 Moon Station Rd is a one-and-a-half 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 ca 1883 and as the J. W. Bennett home.

It is a New South type home, with a projecting front and rear wing to the north. A south side addition to the rear of the house dates to ca 1910, and included two rooms. The roof is a complex gable-and-hip roof, typical to the style. Significant alterations have been made to the rear of the roof including a glass-walled dormer window, a deck and a staircase for access. The house appears originally to have been built in the Queen Anne style, though alterations through the years have removed some original features. The



2933 Moon Station Rd
Letter of assessment
September 9, 2022

front porch is in a Craftsman style with brick bases and tapered wood columns. The front door is an Eastlake style Queen Anne door with stained glass and a transom. The home's windows are 2/2. The roof is a c The original trim was a simple 1x6 with a bed mould cap. Siding is wood lap siding with 1x4 corner boards and a simple 1x10 eave.

The building's interiors have wood floors, wood board walls (though some have been replaced with gypsum board), and gypsum board ceilings. The house has 6 fireplaces with original mantels. Doors are four panel. Trim is a wide board with a decorative backband. The home has two beds, three half bathrooms (two with toilet and sink, one with bathtub and sink) and a kitchen. The attic has been built out, but is not code compliant and has no stable access, so I will not consider that as usable bedrooms or bathrooms.

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 transom – The original front door is a decorative stained glass door with transom (Figures 8 & 9)

Windows – The original windows are 2/2 wood windows. They are generally sound. The front window trim has been replaced, and a non-historic gable window added above it (figures 1, 2, 5, 6 & 10)

Window trim – figure 10

Front porch column bases and stairs – brick bases and stairs in the craftsman style. They are sound. (figures 1 & 7)

Chimneys – the chimneys are brick masonry covered in stucco. A visual inspection in the attic did not indicate any significant decay. (figures 2 & 6)

Fair condition – requires some repair.

Siding and trim – the siding is wood lap siding with a corner board and eave. It appears to have been patched in areas and siding on the north façade and front gable appears to be a more recent repair, based on siding texture and lack of paint buildup. There are some patches where repairs will be necessary (figures 1-6)

Poor condition – requires extensive repair and/or replacement

Foundation – the foundation is brick with stucco overcoat. The stucco has signs of cracking – see structural for more extensive evaluation (figure 11)

Roof – the roof has a layer of asphalt shingles over asbestos shingles. These are showing signs of decay. The structure of the roof has been compromised by insensitive additions. The interior has evidence of significant water infiltration. See structural report. (figures 1-6)

Rear attic stair and deck – this is rotten and unsafe (figures 3 & 4)

Front porch floor and foundation – floor is modern deck boards and is covered in rot and moss (figures 7 & 8)

Front porch columns – the wood bases are rotten and cracking (figures 7 & 8)

Front porch roof – The original bead board ceiling is covered in sheetrock. Where visible, the bead board ceiling shows signs of extensive water damage. Assume the damage is more extensive once sheetrock is removed. (figures 7 & 8)

Assessment: Extensive repairs and possibly reconstruction are required for the foundation, roof, front porch and deck. Water damage on the interior indicates the walls could also be structurally compromised. It is possible that by the time necessary repairs were completed, little of the original home would remain. This would compromise the historic integrity of the home.



Figure 1 Overview of house from street



Figure 2 South side of house showing additions



Figure 3 Rear of house showing additions and deck and glass dormer



Figure 4 Rear of house showing deck stair and dormer installation



Figure 5 Side of house



Figure 6 Front corner of house



Figure 7 Front steps showing porch and column decay



Figure 8 Front porch showing column rot and ceiling damage



Figure 9 Front door and transom



Figure 10 Original windows and trim



Figure 11 Foundation showing cracking

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

Fireplace mantels – The house has 6 original or historic mantels. They are all in good condition. (figures 13, 15, 17 & 23)

Doors – The house has original doors in good condition (figures 14, 15, 23)

Trim – The trim is wide plank wood with an ornamental back band. It is in good condition.

Fair condition – requires some repair.

Wood Floors – Floors are wood plank. Some have vinyl flooring or carpet installed over them. There are areas where the boards have separated from the joists below, resulting in bounce. (figures 12,13,14)

Tongue & groove board walls – The house has tongue and groove board walls in the hallway, living, dining, kitchen and utility room. For the most part it is in good condition. However two areas of water damage indicate possible wall damage beyond. (figures 15, 16, 18 & 21)

Attic stair – the attic stair meets code if used only as attic access. However, when the attic is built out to be an apartment, it is not compliant or safe. (figure 12)

Poor condition – requires extensive repair and/or replacement

Bathrooms – Bathrooms are unusually configured and dated. They include two half baths with a sink and toilet, and one half bath with a sink, tub and shower. They do not meet modern expectations for amenities, and none could be considered a full bath. (figure 19)

Kitchen – The kitchen is comprised of loosely stacked cabinets, sometimes in front of doors. It does not meet modern expectations for a kitchen. (figure 22)

HVAC – It is assumed that after years of vacancy, the ductwork will require replacement due to inactivity which can allow mold growth and vermin infestations.

Electrical – Electrical service in the house was sporadic. Recommend replacement of system.

Attic – The attic was poorly reconfigured to create an apartment that has non-code compliant head height, unstable/non-code compliant stairs and has compromised the roof structure. (figures 24-28)

Assessment: The house has a remarkably intact historic interior, including fireplace mantels, doors, trim wood floors and board walls. These are generally intact but have some areas of damage. It lacks sufficient modern amenities including HVAC, kitchen, plumbing, bathrooms and electrical service.



2933 Moon Station Rd
Letter of assessment
September 9, 2022

It is my assessment that 2933 Moon Station Road is overall historically intact and meets the National Register criteria for inclusion in the historic district. However, its structural integrity has been compromised, which has led to damage to the historic materials. Extensive repairs and upgrades would be required to make the building sound, safe and up to modern standards of living. Many of the repairs could be made without damaging the building's historic integrity. However, some repairs would likely require replacement of historic materials, and would compromise the integrity. Repairing the building while retaining its historic features would be a delicate and costly balance.

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



Figure 12 Overview of interior from corridor. Attic stair to right of photo.



Figure 13 front bedroom (bedroom 1)



Figure 14 living room



Figure 15 dining room



Figure 16 water damage on wood plank walls in dining room corner



Figure 17 middle bedroom (bedroom 2)



Figure 18 cracking in middle bedroom (bedroom 2)



Figure 19 half bath



Figure 20 rear hall



Figure 21 water damage in hall on wood board walls



Figure 22 kitchen



Figure 23 utility room



Figure 24 attic living room/kitchen showing temporary metal roof supports



Figure 25 attic living room showing water damage. This damage extends into the hall below.



Figure 26 attic room showing skylight



Figure 27 attic deck showing debris build-up and damaged plywood



Figure 28 attic "bedroom" showing insufficient head height at access



Exterior stair to upper addition is poorly constructed, not accessed for safety concern



Front porch pilaster is out of plumb, column is rotting, infill wall is settled



Rear porch is poorly constructed with severely overspanned structural members



Fire damage observed in roof framing



Original roof structure cut with no support to allow hallway access.



Original roof structure cut with no support



Roof support at upper room addition



Base of post support for upper room roof



Water damage in main level of original house



Water damage in main level of original house



Crumbling foundation(1) supporting front exterior wall



Crumbling foundation(2) support hallway wall



Crumbling Foundation(3) supporting hallway wall



Crumbling Foundation(4) supporting front exterior wall



Collapsed foundation(5) below hallway wall



Collapsed foundation(6) below hallway wall



Insect damage on exterior sill beam below exterior wall.



Undermined foundation wall on north side of property



WARNING
Security Cameras In Use

1805











NOTICE
24 HOUR
VIDEO
SURVEILLANCE







PUBLIC HEARING

**Application for Demolition of structures
within the Historic District**

Location: 2933 Moon Station Road

Date of Hearing: May 17, 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**

05.01.2024 13:20

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 05/01/24 11:19 by khick-tj

Acct #: 110016

Ad #: 409648

Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 05/03/2024 Stop: 05/03/2024
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.40 Words: 200
Total LEG 2.40
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-3940 PUBLIC HEARING
Descr Cont: MDJ-3940 GPN-16 CITY OF K
Given by: NATALIE FAUSTINE
P.O. #: 2933 MOON STATION RD
Created: khick 05/01/24 11:16
Last Changed: khick 05/01/24 11:19

Contact: LEA ALVAREZ
Phone: (770)424-8274
Fax#:
Email: LALVAREZ@KENNESAW-GA.GOV
Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 05/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-3940
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 2933 Moon Station Road. Applicant is the City of Kennesaw. Lying In Land Lot 138, 20th District, 2nd Section, Tax Parcel 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 May 17, 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/>
5:3-2024

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 30, 2024

Subject: Demolition Request for 2933 Moon Station Road*2933 Moon Station Road, Kennesaw, GA 30144 – Parcel # 20013801580*

Dear Property Owner,

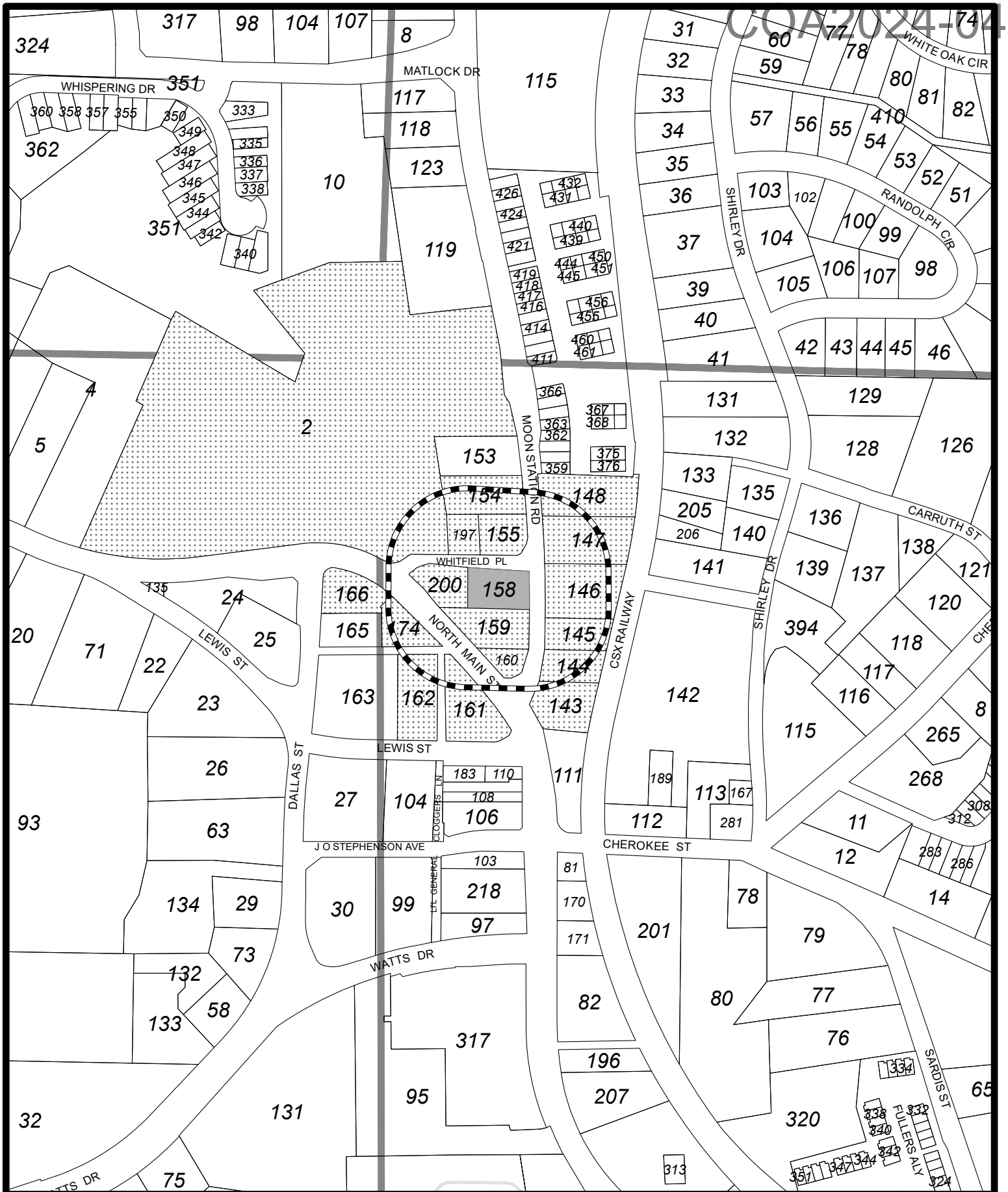
This letter serves as public notification that the owner of the property located at 2933 Moon Station Road has applied to the Historic Preservation Commission (HPC) to demolish a historic structure at this location. The Unified Development Code requires that a public hearing be held before the HPC to review the request. Please find attached a copy of the application.

The HPC reviewed this application at a public hearing on April 19, 2024. It was decided that further consideration of the application would occur at the meeting scheduled for May 17, 2024 at 8:00 a.m. 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

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 Easton
 MANOR
Lee Moore
 CITY CLERK

Date: 3/26/2024

DEMO 002



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



Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Kristin & Dane Thomas

For: 2976 N Main Street

*Scope of Work: Removal of shrubbery and fence & installation of new
fence*

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

04/17/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

04/17/2024

Date

*Expires
04/17/2025*



CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

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

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

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

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

Application for signage to include

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

Application for landscaping to include

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

Application for exterior renovations and additions to include

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



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

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

1. NAME OF APPLICANT: _____

☒ Owner

☐ Other

☐ Other, please specify _____

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

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

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

Land Lot _____ Tax Parcel 20013900060 Lot Size .928 acres

Current zoning on property: Residential

2. NAME OF ATTORNEY OR REPRESENTATIVE:

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

NAME OF OWNER:

Kristin & Dane Thomas

(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)**



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 4-17-24


(Application Administratively Approved)
HPC Chair

Date: 4/17/2024

☒ 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

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 15-22in tall juniper shrub on side yard. Will replace with sod.

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

4/15/24

Signature of Applicant

Date

Signature of Owner

Date

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

Current side yard bush, dead and overgrown



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 5ft tall chain link fence in rear of property

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Kristin Thomas

4/15/24

Signature of Applicant

Date

Signature of Owner

Date

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

5FT tall Chain Link fence will be removed



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).**

Addition of wood fence 3-rail ranch on side and rear of home. Will align with look of other fences on

Historic Main St.

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Kristin Thomas

4/15/24

Signature of Applicant

Date

Signature of Owner

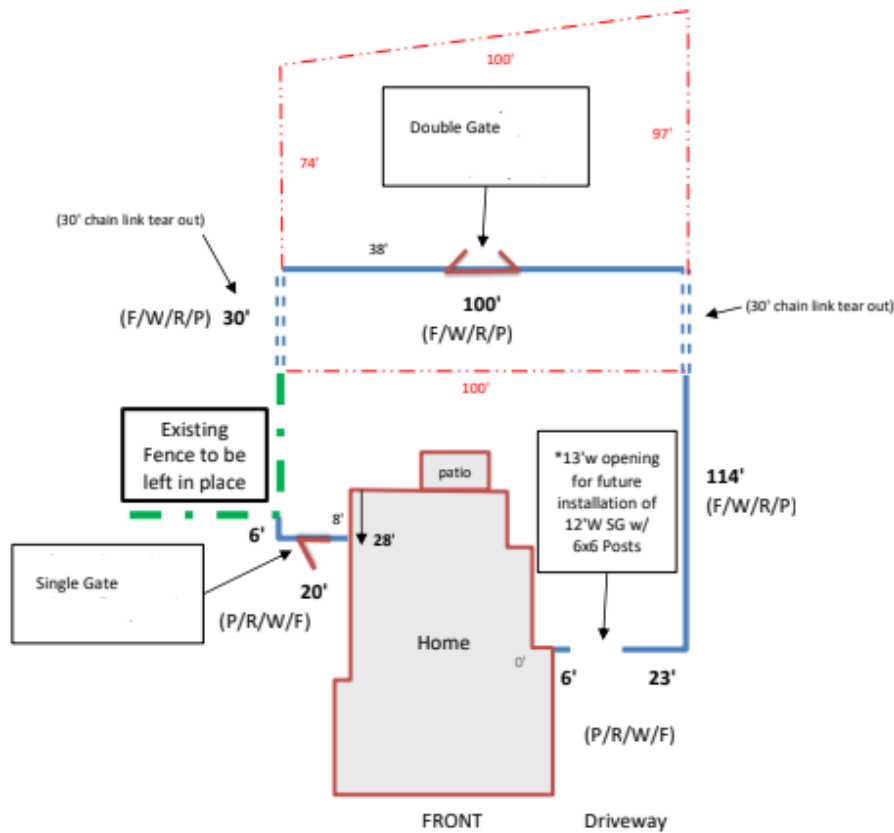
Date

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

4 Ft - Ranch RI w/ Galv Wire - Pine - 3 Rail



3-RAIL RANCH RAIL



Fence will mirror neighbor's fence (2982 and 2990)





Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission
to: Marjorie Lyon*

For: 2879 N Main Street

*Scope of Work: replacement of upper balcony porch handrail
Approval*

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

04/22/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

04/22/2024

Date

*Expires
04/22/2025*



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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

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

1. **NAME OF APPLICANT:** Marjorie Lyon, Trustee Dennis Alvah Myers RL Trust
☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: PO Box 2302, Acworth, GA 30102

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

PROPERTY ADDRESS: 2879 N Main St., Kennesaw, GA 30144

Land Lot 138 Tax Parcel 107 Lot Size 0.138

Current zoning on property: General Commercial

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

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

NAME OF OWNER:

Marjorie K Lyon, Trustee Dennis Alvah Myers R L Trust

(Home#) _____ (Cell#) [REDACTED] (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)**

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Upper Balcony porch hand rail needs to be replaced. Will have contractor replace wooden hand rail with another wooden hand rail. Rail will be painted white. Specs will conform with minimum of

42 inch high from floor to top rail and spindles will be no more than 4 inches between them.

Design of the rail will reflect the rail in the photo taken of the building back in the 1920's

{See attached images Folk Victorian Craftsman style}

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Marjorie K. Lynn, Trustee 4/16/2024
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

[Signature]
 Darryl Simmons (Application Deemed Complete)
 Planning & Zoning Administrator

Date: 4-22-24

[Signature]
 (Application Administratively Approved)
 HPC Chair

Date: 04/22/2024



☒ 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 _____

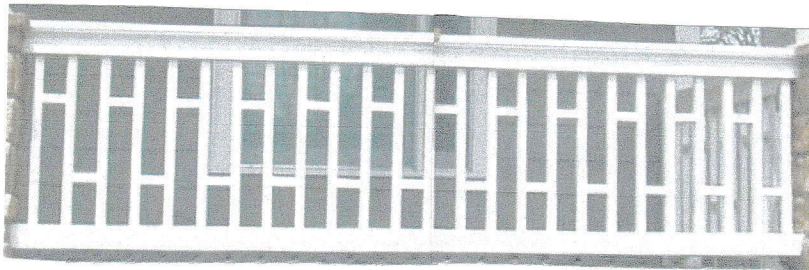
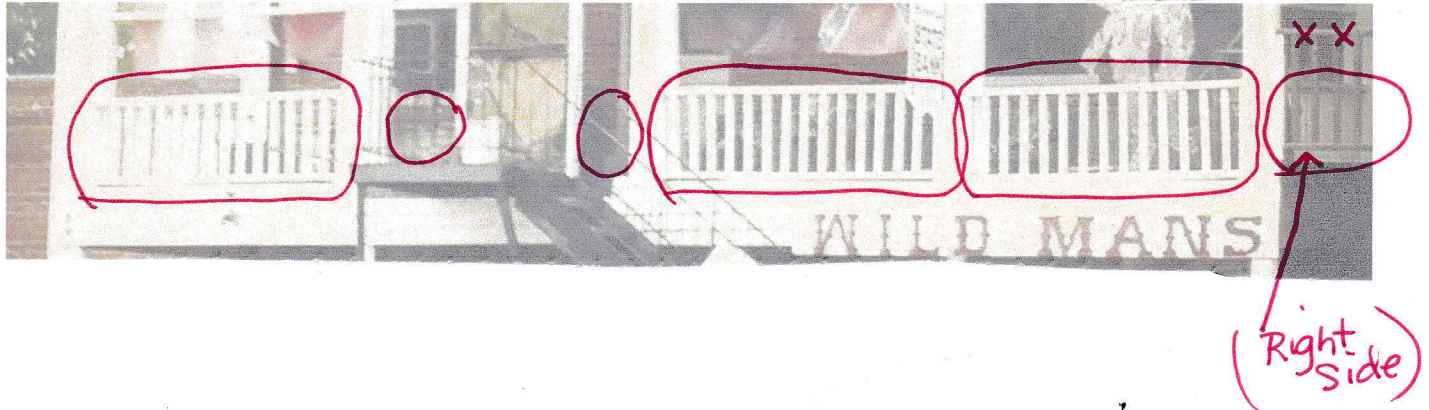
 Signature, Historic Preservation Commission

 Date

Upon Administrative Approval scan and send document to Commission for review



Existing Rail Locations



Application
rail style -
Craftsman style within
Folk Victorian Architecture



Rail Locations for Application

