



Brandi May, Chair
Kevin Whipple, Vice Chair
Robert Sterling, Treasurer
Mary Baldwin, Secretary
Mike Ferguson
Rachel Butler
Patrick Gallagher

HPC MEETING Minutes
October 15, 2019
Mayor & Council Chambers
8:00 A.M.

Members Attending: Patrick Gallagher, Rachel Butler, Mike Ferguson, Robert Sterling, Kevin Whipple(acting Chair)

Members Absent: Brandi May(Chair), Mary Baldwin

Guests/ Staff: Darryl Simmons, Wayne Sysco, Parke Lammerts, Mary Whitlock

Call to Order

Acting Chair Whipple called meeting to order at 8:06 am

Approval of Minutes - September 17, 2019

Mr. Ferguson made a motion to approve the Minutes as presented, second by Mr. Sterling. Motion carried, Vote 3-0. Ayes: Gallagher, Ferguson, and Sterling. Butler absent

Financial Report

Mr. Simmons stated the financial report was thru September 30, 2019; the end of fiscal year 2019. The only expenditures not included in the report are the expenses for lodging and training for the recent state wide historic training attended by Mr. Simmons, Ms. Butler, and Mr. Ferguson. Fiscal year 2020 budget will be presented at the next HPC meeting. Mr. Sterling made a motion to approve the financial report, seconded by Mr. Gallagher. Motion carried 3-0. Ayes: Gallagher, Sterling, and Ferguson. Butler absent

Old Business / Continued Business

Kennesaw Loft BnB, 2881 N. Main Street

Mr. Simmons stated this is a follow up to last month's meeting. Mr. Simmons summarized the five (5) items for consideration from the last meeting.

1. The non-original metal stairs have been removed. Rather than infill the area where the stair was, this 32 sf will be covered with an acrylic panel to allow light into the breakfast galley for the LoftBnB on the 2nd floor.
2. A matching light opening and acrylic panel will be installed over the ADA suite on the other side of the 2nd floor.
3. The non-original painted brick on the modified left façade contained lead, which has been encapsulated with red paint
4. Signage will be dual-sided, back-lit material installed on the existing historic steel sign post.
5. Three old-growth wood floor joists will be repurposed as par slabs between the porch support posts.

Mr. Simmons, stated that as discussed in the previous meeting a request for comment was submitted to SHPO regarding the proposed amendments to the original design. SHPO responded City should maintain our design standard, and reduce the level of non-conformance (i.e., remove noncompliant stairs and return to solid roof). Approval of the original COA was for a solid roof.

The following staff recommendations:

- (1) deny the request to introduce skylight(s) (items 1 and 2) to the project as was SHPO, and as per the original intent of project,
- (2) item 3, per code no new surfaces are to be painted, applicant encapsulated lead based paint (LBP), this can be an item for HPC discussion,
- (3) item 4, need to follow our process. There is no detail on the signage to ensure it meets the sign ordinances and CBD guidelines. Recommended denial for lack of detail and submit detail to Mr. Simmons for approval.
- (4) item 5, the use of the floor joist for bar slabs, SHPO indicated would be an inappropriate use and it may be in the city ROW and does not meet intent of the design. Recommend denial and removal of floor joist as does not meet city code and intent.

Mr. Simmons further reminded HPC that he project is under a stop wok order, as the applicant needs to fully adhere to HPC standards, as well as city code permitting requirements for construction and inspections.

Item 1: Mr. Sterling made a motion to deny item 1 of the COA. Vice Chair Whipple amended motion for denial is based on HPC code 6.4, specifically 3.4.03 repairs of metal roof with metal roof, as well as 6.4.01 and 6.4.02. Mr. Ferguson seconded motion. Motion carried 4-0. Ayes: Gallagher, Sterling, Ferguson, and Butler.

Item 2: Mr. Sterling made a motion to deny item 2 of the COA. Vice Chair Whipple amended motion for denial is based on HPC code 6.4, specifically 3.4.03 repairs of metal roof with metal roof, as well as 6.4.01 and 6.4.02. Mr. Ferguson seconded motion. Motion carried 4-0. Ayes: Gallagher, Sterling, Ferguson, and Butler.

Item 3: Mr. Gallagher, asked if removal of the paint was considered in lieu of encapsulating. Applicant stated that as a lead based paint abatement contractor it was better to encapsulate that risk airborne LBP exposures from airborne dust during any type of removal. Mr. Sterling, asked if there was any report on the lead. Applicant stated that they did work per LBP contractor licensing. Mr. Simmons sated that any report of sampling would have been part of the demolition project approval and permitting. Mr. Simmons recommended a deferral of this item to next meeting and ask for a report on lead encapsulation. Sterling made a motion to ask for a lead report. Mr. Gallagher amended the motion stating that the report should be comprehensive and include results of lead sampling, asbestos sampling and universal waste (regulated wastes) survey. Motion carried 4-0. Ayes: Gallagher, Sterling, Ferguson, and Butler.

Item 4: Mr. Sterling made a motion for denial of signage due to lack of detail. Vice Chair Whipple amended to state the applicant should submit sign details for city staff for review and approval. Motion carried 4-0. Ayes: Gallagher, Sterling, Ferguson, and Butler.

Item 5: Mr. Ferguson asked if there were other uses for the joists. Applicant stated they wanted to activate the corner of the street as a gathering place for the public, in a simple form. Thus the idea of the bar slabs. Mr. Simmons stated that the bar slabs encroach in the city ROW, and the city has an encroachment agreement permit system that can be used to engage the corner in a non-permanent way. The applicant can use this if wanted. Mr. Whipple stated that the bar slabs are attached to the building, and SHPO has indicated this is not in keeping with the original design and intent of the building. Mr. Ferguson made a motion to deny use of joist as bar slabs, as it disrupts the original look of building. Motion carried 4-0. Ayes: Gallagher, Sterling, Ferguson, and Butler.

New Business

Creekside Development, Core Properties Capital, Mr. Parke Lammerts

Mr. Simmons introduced HPC to the Creekside Development project, which is the adjacent area of redevelopment to the School House Village (Martha Moore) redevelopment project. The project is a mixed-use development with office/retail and residential multi-family housing. Mr. Simmons stated that this was Phase 1 of the overall project and was the development of an office and residential buildings along Summer Street extending to Highway 41. Mr. Simmons indicated that the project was not within the city's historic district but was being presented and designed to meet HPC guidelines for continuity with the School House Village project.

Mr. Gallagher, asked if the project would be within the new historic district boundaries identified in the New South report. Mr. Simmons stated that he Summers Street district is the smallest within the city and that this project abutted portions of the district but was not within any current or future historic district boundaries, based on the New South report.

Mr. Simmons introduced Mr. Parke Lammerts of Core Properties to discuss the project. Mr. Lammerts stated that the intent of the project was the match to the extent possible the concept design of the approved School House Village project with respect to materials, colors, and scale. Mr. Whipple asked if the roof line screen wall used to screen HVAC equipment facing Summers Street could be moved to the back side of the buildings. Mr. Lammerts said that could be easily accomplished. HPC asked about traffic impact from the project. Mr. Simmons and Mr. Lammerts stated that the project traffic and mobility were being integrated into the entire area redevelopment and city plans. Mr. Whipple asked if this was the 25% submission. Mr. Lammerts indicated it could be considered as such. Further submittal will include a landscaping plan, and dimensions for scale and setbacks, as well as moving roofline screen wall to rear of building roof lines.

Certificate of Appropriateness

Three COA projects were approved by staff Darryl Simmons and Chairperson Brandi May

- 2839 Cherokee Street, tree removal, applicant Jon Allen
- 2255 Lewis Street, hanging sign, applicant Jim Lunsford
- 2861 Boone Drive (Fullers Chase), six foot fencing, applicant Traton Homes

Discussion

- Properties of Concern
Mr. Whipple stated that work at Hill Manor appeared to be progressing. Mr. Simmons stated that the owner is working on exterior and interior issues and is anticipating moving in as soon as possible.

Public Comments

No public comments

Planning & Zoning Administrator Comments

Mr. Simmons thanked HPC members Ferguson and Butler for attending the statewide training in Rome, Ga. And updated HPC on the appropriateness of the training for issues we deal with.

Adjourn

Vice Chair Whipple adjourned meeting at 9:10 am.

Minutes taken and typed by acting secretary Patrick Gallagher

**The next scheduled meeting of the Historic Preservation Commission will be
Tuesday November 19, 2019**

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 insure 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 accommodations 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.