



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

Brandi May - Chair
Kevin Whipple - Vice Chair
Mike Ferguson, Rachel Butler
Mary Baldwin, Patrick Gallagher

KENNESAW HISTORIC PRESERVATION COMMISSION (HPC)

February 19, 2021 – 8:00 A.M.

Meeting Minutes

Council Chambers

Pursuant to Governor Kemp’s Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1 et seq., as may be amended or extended, this public meeting is being conducted in person and also via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting.

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

<https://www.Facebook.com/City of Kennesaw/>

I. Call to Order/Roll Call

- Meeting called to order at 8:03 a.m. by Kevin Whipple
- Roll Call: Kevin Whipple, Mike Ferguson, Rachel Butler, Mary Baldwin and Patrick Gallagher
- Absent: Brandi May
- Staff present: Darryl Simmons (Zoning Administrator), Albert Trevino (Assistant Zoning Administrator and Planner)
- Applicants present: Andrew Mackey (2982 N Main Street), Dale Hughes, Cindy Hughes, Rene Fowler & Brian Frentress (2861 & 2871 N Main Street) and Jim Croft (0 N Main Street).

II. Approval of Minutes: January 15, 2021

- Commissioner Whipple went into the next agenda item which is approval of the meeting minutes. He asked if the other commissioners had a chance to review them. Hearing no comments, he asked for a motion.
- Motion to approve the January 15, 2021 Meeting Minutes by Commissioner Gallagher
- Second the motion by Commission Baldwin
- All in favor by Commissioner Butler, Commissioner Baldwin, Commissioner Gallagher and Commissioner Ferguson.
- **Approved forwarded with the vote totaling 4 – 0**

III. Financial Report

- Commissioner Whipple asked Mr. Simmons if he will like to present the Financial Report
- Mr. Simmons stated, yes, thank you. Good morning. Our Financial Report, there has been no change from last month to this month. There have been no new expenditures. As you know we have a separate line item of \$1,000.00 as well as budgeted training and webinar agenda line item

under the Planning and Zoning Department for Historic Preservation training. Since we have not had any new state training under the first quarter, there has been no new expenditures.

- Commissioner Whipple asked the commissioners if they had any questions about the Financial Report. Hearing none, he asked for a motion.
- Motion to approve the Financial Report by Commissioner Baldwin.
- Second the motion by Commissioner Ferguson
- All in favor by Commissioner Ferguson, Commissioner Butler, Commissioner Baldwin and Commissioner Gallagher.
- **Approved forwarded with the vote totaling 4 – 0**

IV. New Business – Certificate of Appropriateness (COA) Applications

1. **2982 N Main Street** – applicant is Andrew Mackey – Consideration to approve the construction of a new detached garage with upstairs storage room. Exterior materials used will be the same that are on the existing primary house.
 - Mr. Simmons stated, under new business, the very first item is 2982 N Main Street. At this time, I will ask Commissioner Butler and Commissioner Whipple to recuse themselves. He stated Commissioner Butler is physically removing herself from the chamber and once we are done with this item we will go back and get her. Mr. Simmons stated to Commissioner Whipple that we will have to place him in the Zoom waiting room for this agenda item.
 - Mr. Simmons introduced the first order of new business which is 2982 N Main Street. He stated that Mr. Mackey did provide a revised or more updated set of drawings. Mr. Simmons asked if the drawings could be projected on the screen. Mr. Simmons asked if the applicant is here and stated that he will walk through the proposal of the application. He stated, the location of the structure is going to be towards the rear of the property. It is a very long lot. It is about the third lot along North Main Street if you are heading northbound passed the church, it is the third lot on the right. I'll have Mr. Mackey come up and walk through the details of the proposed garage structure.
 - Mr. Andrew Mackey stated, so we had an old wooden shed that, more or less fell over, when the hurricane came through here a couple of months ago and we are trying to replace it with a garage, basically, because we have no storage. It is a two car garage with a storage space upstairs. There is a bathroom in the lower level and that is it. Pretty simple. We are going to try to keep everything the same. We are working on a plan for an addition to the house, but that will come after the garage. So we are trying to design the garage to model what the house will look like. [Mr. Mackey then proceeded to go through the exterior materials.] He stated, for the siding, we want to do board and batten. The house itself is currently vinyl, but part of the plan for the remodel of the house is to board and batten throughout so we'd like to do the garage in board and batten in order to not have to go backwards and have to replace it at a later date. We would like to use vinyl windows. The roof would be architectural shingles.
 - Commissioner Ferguson stated that he has a question, he asked, it appears you have a structure behind your house that is at the end of your driveway, is that correct?

- Mr. Mackey stated, I do not. There is a trailer back there right now. There was a storage shed that fell over when the hurricane came through a couple of months ago.
- Commissioner Ferguson stated, in the picture of your house, if I am not mistaken, there is a building behind that is offset from the house.
- Mr. Mackey stated, correct, that building is not there anymore.
- Commissioner Ferguson stated, oh okay. Thank you for that clarification. The next question is about the windows. What type of windows do you have in your house now?
- Mr. Mackey stated that they are wooden windows.
- Commissioner Ferguson stated, do they have grills in them?
- Mr. Mackey stated, yes sir.
- Commissioner Ferguson asked, so the new construction will also have grills in them?
- Mr. Mackey replied, correct, I am not exactly sure but I think before we bought the house, someone did a renovation to the kitchen area and the windows on the back side of the house are double hung vinyl with the grids on them. On the front of the house is wooden windows. I am pretty sure they have the grids on them.
- Commissioner Ferguson asked, are the new construction windows going to match the grid pattern of the house?
- Mr. Mackey stated, correct, eventually all of the windows will be the same. Our ultimate goal is for the garage to be a miniature model of the house from the outside.
- Mr. Simmons asked the commissioners if there are any more questions.
- Commissioner Gallagher stated that he had a question on the windows. According to HPC guidelines [inaudible], windows must be held [inaudible] ... so that the use of the vinyl window will not be appropriate per HPC design standards.
- Mr. Simmons stated, we have approved alternative materials if it is dealing with windows that are not seen by the right-of-way and if it meets energy code, but in this case, for storage structure ...
- ... Mr. Simmons asked the applicant, and this is not going to be heated correct?
- Mr. Mackey stated, no.
- Mr. Simmons stated, and that was one of the things that we identified when they came in to see staff, is that this will not be a heated space, it is storage that is going to be setback way behind the building and in this case we felt that this will be an allowable exception. Since it is not being used on the main structure and it is a non-historic building, it is a storage shed, we felt that this will be an allowable exception. Does that answer your question?
- Commissioner Gallagher stated, yes Darryl, thank you and said that he had another question. I am looking at Google Earth here and you said that the storage building or shed is offset that Commissioner Ferguson was talking about in the rear of the property line is no longer there correct?
- Mr. Mackey stated, that is correct.
- Commissioner Gallagher stated, it is hard to tell from the information and submittal. Where is the [inaudible] new structure going to sit in relation to the house?
- Mr. Mackey stated, so the new structure is 68-feet off the ... if you are looking from the street from the back right corner of the house, the front left corner of the garage is 68-feet from the back right corner of the house. It is essentially where the old structure was just smaller and pushed over to the left some. It is farther off the property line than the old structure was.

- Commissioner Gallagher asked, will there be any driveway work that needs to be done?
 - Mr. Mackey stated, I think there is maybe 200-square-feet of concrete that needs to be poured in addition to the footer and the slab to connect the existing driveway.
 - Commissioner Gallagher said thank you for that.
 - Mr. Simmons stated, thank you, so as we mentioned before, being that the chair has recused himself, I can call for a motion on his behalf. If you have a motion, please identify yourself and give me your motion. It has to be second. Then we will call for a vote. It will be an audible vote. I'll go down and ask each commissioner for their vote. "Yay" for affirmative and "nay" for no. I will call for a motion please.
 - Motion to approve the COA application for 2982 N Main Street by Commissioner Gallagher with the following condition:
 1. All materials and construction be in accordance to the HPC standards with the exception of windows allowable per staff's guidance that the structure is non-heated and non-residential.
 - Second the motion by Commissioner Baldwin
 - All in favor by Commissioner Gallagher, Commissioner Baldwin and Commissioner Ferguson
 - Abstained by Commissioner Butler and Commissioner Whipple
 - **Approved forwarded with the vote totaling 3 – 2 – 0**
2. **2861 & 2871 N Main Street** – applicant is 2861 N Main Street, LLC and 2871 N Main Street, LLC – Consideration for Central Business District (CBD) Project Approval to restore the former Whistle Stop Building as well as construct a new building with a plaza that will front Main Street.
- Mr. Simmons let the recused commissioners back into the meeting and proceeded to present the next agenda item. He stated that a part of the CBD process, there is a three step phase: it goes to the Downtown Development Authority (KDDA), it goes to HPC for review and approval and then the final stop is Mayor and City Council. In addition to the applicant being here in person we also have the architect [on Zoom] who will be walking through the design facets of this property. I will allow the applicant to come up and do their presentation and they can queue in their architect as appropriate.
 - The applicant came up to the podium and stated, good morning, I am Dale Hughes and the owners [of the property] is Dale Hughes, Cindy Hughes and Rene Fowler. Both Cindy and Rene are here with me and our architect, Brian Fentress, is on Zoom with us. We were before you, I think, a month, two months ago, with our project which is related to this, just up the street on Cherokee [Street] at 2871 Cherokee Street which is the old historic church. As you may be aware, we renovated that over the last year-and-a-half. We actually put it on the federal register and went through the process of procuring both state and federal tax credits. You may ask why this relates to this. We are bringing it down the street now, that's the [Apotheosis] roastery and cold brew production and a coffee. As we come to Common Grounds Plaza, the name comes from our holding company that is related to that project, Common Grounds Coffee House. I am going to explain at a high level of concept of what we are putting it in, I'll let Cindy and Rene introduce Brian and his background on historic buildings and then what we want to accomplish with this project. But a high level Common Grounds Plaza, the plaza out front interconnects the two buildings. We will restore the Whistle Stop [building], it will be a café. The café will be operated

by us to include our coffee offerings and to bring in our partners from Craft Bakery from Marietta, Gabriel's, and also bring in our drink expertise in the evenings from The Nest, which is also a historic renovation we did here up Cherokee. To the left of the Plaza, if you are looking from Main Street, directly across Main Street, you can see Dry County. They are going to partner with us and they are going to move their facility, their brew-pub portion down here. They will run what they do well, and that is their beer and their alcohol side, but we will do the food side of that as well. So this is really, it looks like a retail project but it is not, it is a partnership of owners who are operating. The plaza will be our central feature where we ask where people will come together and they have an experience. We are working with the arts, with KSU (Kennesaw State University) and with others so that it will be a gathering spot for the community and not just an outside seating for the restaurant. I am going to ask Brian and I am going to ask Cindy and Rene to step forward. We've asked Brian, as he constructs the new building, to make it blend in with the Whistle Stop, with a desire to into the Collier's Building as well. We have analyzed this five or six years ago and the bricks between the Whistle Stop and the Collier's Building are different bricks; they are from different eras with different coloration. So when you look at this, Brian knows that we want to go the coloration that looks like the Whistle Stop including the mortar there. Brian can explain the windows that we are doing. Cindy why don't you come introduce Brian and his expertise in this and why we picked him.

- Cindy Hughes came up to the podium and stated, good morning. We have been working with Brian, initially we started about five years ago, I think it was. Look at this project, he has done a lot of historic work, and Brian correct me if I am wrong, but the Scottish Rite [original] Children's Hospital. Brian did the refurbishment of that. He did the Coca-Cola bottling plant in Athens [Georgia], that is historic. Brian has done a number of projects. This is really his forte is restoring historic buildings. Brian will be available to answer any of your questions about materials, concept as well as [inaudible].
- Mr. Hughes returned to the podium and stated, Brian also worked with one of the potential contractors we are looking at on this [inaudible] construction. One is working in Kennesaw right now. Tom Gates is a good friend. He did a lot of construction down in Ponce City Market and Brian did a lot of the architectural work there as well. But now, for those of us in person and those of you on the screen [Zoom], the concept that I was talking to you about is up there. As far as the existing building in Whistle Stop, the only current windows are in the front and those have metal frame systems and we will replace that with glass. They are quite nice and quite interesting the way they roll out and have multiple levers that they can either go out or go sideways, so we will replace those with glass. I'll turn it over to questions for Brian. Brian are you on [Zoom]?
- Brian Frentress stated, I am here. Yes, as far as the existing Whistle Stop, the only new openings we are proposing are facing south. So not towards Main Street, but facing south. We have a door and a couple of double hung windows which is in keeping with the rest of the street. The new building that is being proposed is red brick with double hung windows, the same as just about everything else there. I am not sure what other questions that you may have.
- Mr. Hughes stated, before anyone asks a question, I'll tell you, when we make the entry south out of the Whistle Stop, if you drive by there and look at it right now, you'll see where there used to be existing windows and doors, you can see it from the brick features, that it just looks like instead of taking out the curvature of whatever was there, they just inserted bricks into it so you can see that they used to be there ...

- Mr. Fentress stated, that's right, there were I think four original window openings on the rear of the building which have been filled. What we are proposing is coming back with a couple of openings on what I am calling the front of the building towards Main Street.
- Mr. Hughes, and what we have done and Cindy and Rene do this, they managed the other one. We've gone back and looked at all of the photos over the years and you really can't see it as much from the outside as you can from the inside because of the fire. It stripped down and we can see where all of the openings used to be.
- Mr. Fentress stated, yeah there are actually openings on the north side of the building as well, but apparently Dent [Myers] or somebody prior to him built a structure there and filled those in.
- Mr. Hughes said, that will be the common wall that Brian is talking about, they filled those in. It used to actually have windows look in I guess, looking into those stores.
- Mr. Fentress said, well there was a two-story structure on Main Street and they did a one-story addition in the back at some point, I am not sure when that happened, but it was a long time ago.
- Commissioner Whipple said, thank you for your presentation. I'll ask my fellow board members if there are any questions for the design team and the owners. He then stated, I have one, well actually I have about seven. He said, section 5.1.02 of our HPC guidelines specifically state that non-residential and mixed use construction on Main Street and Lewis Street, which is north of this project, and Watts Drive, will abut the public right-of-way. And it specifically even has a picture of pretty much this site. Your proposed building appears to setback off the right-of-way about 50-feet. We understand that the intent there is that plaza. So I'd also like to refer my fellow board members to section 5.12, which is at the end of the non-residential guidelines. Which kind of recommends, encouraging outdoor public spaces. We just as a board have a contradictory thing to consider here, in that the guidelines are very specific about being on the right-of-way and to align with the adjacent facades, which will be Whistle Stop and the other buildings on Main Street.
- Mr. Hughes stated, I will give you some background, and I appreciate you doing that, I was on the changes when Darryl did that on the committee on the Form Based [Code], and I specifically spoke about this one and I said I know you want to front load everything, so you have the parking on the back, but there will come a day when I do this plaza, do you remember that Darryl?
- Mr. Simmons replied, yes.
- Mr. Hughes said, and I want to be able to do the plaza on the back. So I specifically remember when the zoning changes was made, and I flagged this one and said, guys, I think this is one that is going to be unique. Now, if this room would like to hear why I am doing this, I'll say it, because I would love for the HPC to participate with me in this. You need to do this on this corner so that I can correct this corner. We will never be able to correct the other side, the right side, if I have to enter people off the front of the street. So what I am doing right now is I am entering people in a visually appeasing way until you correct the right side of the street. So right now, I am allowing this to be a viable project, by entering people there, so that we don't have to combat the fact that we have all of the deterioration to the right. I am hoping that this will be an impetus that we can the start working with the others. Maybe something will become of the Collier's building one day. Maybe we will be able to deal with the middle section which has a lot of deficiencies. And I know that they are grandfathered and I accept what we have here. And that is a part of why I want to tackle this project and call it Common Grounds because I own a lot of the area so I am intentionally doing that all so that we can start trying to conquer the block. So I

appreciate – and I know you weren't saying that you were going to deny it. I just want you to know that we have been thinking about this for five or ten years and that I actually worked with the reformation of the code and flagged this and said, this one I'll agree with everything you are saying on front-loading Main Street, except my property, because we can't front-load it if we are going to try to overcome that block. ... I think that is right. Darryl?

- Commissioner Whipple stated, Darryl I think that was well put. I could not have said it any better.
- Mr. Simmons stated, yes, one of the things five years ago that we talked about, and that we still working on, that is, if the HPC remembers, we are currently looking to revisit the Central Business District design ordinance and the HPC. And we are currently working with New South Consultants. Not just for the guidelines, but really to look at our historic district. This was discussed five years ago about creating a common area for downtown. Places that would be used by not just for the individual businesses but actually some common areas which are centrally located downtown. We do have the entrance to the underground underpass, but that is on one side of the street, but our goal is to create more than one gathering place on Main Street. And so Kevin, you make a very good point about the contiguity of the facades. In this case, there is a conflict in the code, where we are asking for two things at once and the applicant can only do one thing or the other. He can either, A, eliminate the open space that we have been asking for downtown and pull the building up, or [B], we can allow the setback from Main Street, create the open space that we discussed on that side of Main Street as the focal point, where you had an old car lot with gravel. So I think this will be a step up from staff's assessment.
- Mr. Hughes stated, and I think you all will understand that I think it is important that came up in KDDA. It is not just the entry here, there is a concept among design architects for more dense areas that is called the "great third place," the place between home and work, that you want to create where you like to congregate. And I know this is a small one. But we are actually creating our own website for this plaza, Common Grounds Plaza. And the reason is, then we can schedule how we have people here will congregate, whether it is art or singing events. Part of why I went through the partners, besides the entities in which we have ownership here, we picked Dry County because we share a common vision for our community in downtown. And through a podcast, we have a series called the "Just Us" series and it is just two words us. It fits with our trademark of "Bolder Better Brighter Together" which speaks to our coffee beans and blending them but also speaks of how we do our projects in the central area and how we do our businesses. The "Just Us" series is really going to have a role here in this plaza. We are going to allow events to occur there and we are taking a percentage of the revenues that we make and giving them to the non-profits through this website and through this entity and then that's where we want them to gather. Giving you an example of what might occur and we already do a lot of this up the street, and this is along the lines of pet rescue with one of our local non-profit businesses, Mostly Mutts. We might have a Halloween costume party in that plaza with Mostly Mutts every year, where on that day, we take up a heavy percentage, 20% or more, of all entities and it goes to that non-profit. We are filling out a calendar to do more than that. It is not just an entry for us, it is a statement for that corner and that is why, and honestly, I know it goes back five years, we actually formed this entity in 2012. [Jim] Croft is here; they have worked with us over the time. You've heard me talk about this for ten years. You've had breakfast with me and you know I have talked about this for ten years on this corner. So I just want you all to know, I know the code

has changed but we have never changed. We know exactly what we want to do on that corner and what we want to accomplish on that block.

- Commissioner Whipple stated, thank you so much Mr. Hughes. Again, I think it is an absolute great addition to that street corner. And that is why I made sure to refer to that section 5.12, which encourages this. It is just a little contradiction in our code and I think the board members understand that. I do have another question specifically for the architect, and I think Darryl may have mentioned this in previous e-mail, can you describe what is going on at the roof? Will it just house mechanical equipment, or it looks like it is almost designed to be a roof top terrace. Can you describe what the intent is up there?
- Mr. Frentress said, at this point, it is just a roof. If it becomes a roof top terrace then we will have to extend another stair up there, because it is roughly 2,500 square feet and we are limited with a single exit to 750 square feet. That part is still under discussion. Right now, it is just a roof.
- Mr. Hughes said, well let's go ahead and discuss it, because I can tell you I want an event space up there, and you all work on it so anything that you all want Brian to do in regard to that as far as it [inaudible] HPC, discuss it because that roof top is going to be critical to everything that we do in downtown because that roof top, at two stories, will look directly into the amphitheater on the latest placement that I have seen on the amphitheater across the street and across the track. So that will be critical to everything we want to do in Common Grounds down there in gathering in a great third place. Brian, I know Cindy and Rene will work with you on that, but we do want that to be an event space. We will do whatever HPC ... I mean ... look, HPC we are easy, we have done about six of these with you in downtown. We are going to do whatever it takes because we then hope you have everyone else do what it takes so that we are all consistent.
- Mr. Frentress said, okay, well it is no big deal, we already have a stair going up two stories, we just need to extend it another story.
- Commissioner Whipple said, and that kind of leads into my next question, is I noticed that the back corner, if you will, has the three story tower, which I believe is your lobby. That also backs up to the residence at 2250 J.O. Stephenson [Avenue], which is a single story residence. I know you have the parking lot between it and you have landscaped around the parking lot to soften that. I wonder, since it looks like you are going to have to raise that stair tower another level, obviously to get you a second exit. It might allow us to drop that back tower down and kind of soften that back side to almost a two story [inaudible] to a half and let the three story portion [inaudible]. Just a thought to maybe help soften that blow to the residence in the back.
- Mr. Frentress said, depending on the size of the roof top terrace, we will have to have two stairs going up that high.
- Commissioner Whipple said, correct, you will still have the one that you currently show in the rear of the property by the parking lot.
- Mr. Frentress said, right, and we will have to extend the other stair up another story.
- Mr. Hughes stated, and if it helps, that house is Joe Bozeman, and he is in full support of this, I will go back to him. He has known about this for ten years because I have even talked to the neighbor in the middle. I talk to every neighbor when we do these. His intent is to sell that. He just has to figure out how he can relocate those historic houses because they are an impediment to his ability to maximize value and they have some serious structure issues. He has got three of them there.

- Commissioner Whipple stated, another question and this is from section 5.5.07, and you guys talked about it briefly, but can you describe the intended façade materials, it sounds like it will be predominantly brick, I do see some concrete block, but I am just assuming that is a graphic item that is around the stair tower and the elevator penthouse currently.
- That is correct, the visible exterior material is going to be brick and double hung windows. There are a few fixed windows. The stair tower just for fire rating purposes will be concrete block. That will be either clad and brick or painted the same color as the brick.
- Commissioner Gallagher stated that he had a question about the overall site development. He said, if I remember correctly, there is a Cobb County water line that runs through the alley way. And it looks like the building footprint is going to straddle what was the alley. Does that water line traverse the entire alley down to Stephenson or does it truncate somewhere? Because I thought that water line caused problems with [inaudible] construction that they wanted to do in the alley.
- Mr. Hughes said, a couple of legal comments on that, and I also happen to be a real estate lawyer; that is not an alley, and that is a significant thing that matters. It has already been proven that it is not an alley by how Colliers closed off the street over there. But I already went through the title on this anyway to make sure that I was not doing anything that I could be blocked by, as an example, Dent Myers, if he claims it is now going to be able to get parking, which is, he really does not have any parking behind as a result of this. But that water line also does not have an easement there, there are no easements for that. So when we went through this before we are looking at relocating that water line, and Brian you might remember, because Kim, our Civil Engineer did this, we are looking at taking the water line and if you see the common wall between the Whistle Stop and Dent Myers, the water line will go back out to Little [General] Cloggers that way. That is a great issue you raised on the water line. That we can cure that way. But the bigger issue is that this entire block has a storm water problem and how it flows from the old former chiropractic building down to the corner of J.O. Stephenson and Main Street. There is insufficient piping on each side, so we will relocate the water line and we will try to fix the storm water problems that are going on in this area and working with the City and public utilities and you might be aware of these storm water problems if you go over there during a heavy rain and you notice how all of the water runs into the back of the Collier's Building. It starts there and literally floods the first basement. So there are two issues going on with what is not an alley. The first is that water line and the second is the storm water and our civil engineer has a plan to address both with the water line going back to Little Cloggers. That is a great question and it is actually neat telling that we did that a while back. I hope that answers your question.
- Mr. Fentress said, I was just looking at the civil drawings and we are capping that line at Dent's property and bringing in a new service for everything that we are doing.
- Mr. Hughes said, testing my memory he did there, Brian, back when we worked with David Drews he gave five or six years ago.
- Mr. Fentress said, right, I pulled up the civil drawings for this call.
- Mr. Hughes said, well you are far more detailed than I am, thank you.
- Commissioner Whipple stated, I see the proposed dumpster location, which appears to be in a great spot, kind of tucked back behind Whistle Stop. That I am assuming will be a shared dumpster added for both Dry County and the Whistle Stop building, is that correct?
- Mr. Fentress responded with, that is correct.

- Mr. Hughes said, part of why that is possible, is remember, there is two kitchens, and we are really combining them and we are running all of it. So there is just one entity running food which is the heaviest waste generator and Brian, I know you have got to get into this more, the existing grease trap is right back there along that property line. We will look to see with the Health Department and others if we can have a combined grease trap if that will be more efficient since we are operating as one.
- Mr. Frentress stated, yeah, I am pretty sure they will approve that based on, you can have very little load from the coffee roaster and honestly, depending on where the kitchen ends up, you will end up with two 1,500-gallon grease traps in the ground that nobody will ever notice [inaudible].
- Commissioner Gallagher stated that he had a question regarding the second-story roof over the porch area or open area. What is the planned material for that?
- Mr. Frentress stated, the visible roof will be standing seam metal. The non-visible roofs will likely be a single clad membrane, like a [thermoplastic polyolefin] TPO or [polyvinyl chloride] PVC.
- Commissioner Gallagher stated, if you are using membrane on those parapets, what is the coping going to be on the parapet.
- Mr. Frentress said, the coping will be sheet metal that is custom fit to the parapet width. The color we have no picked yet.
- Commissioner Ferguson stated, is the Whistle Stop going to be the same materials.
- Mr. Frentress, yes, the Whistle Stop is more or less existing, but we will replace the roof membrane. The one that is there is not performing too well.
- Commissioner Ferguson stated, do you have any future plans for the roof of the new build?
- Mr. Hughes, asked, the roof of which plans, I'm sorry?
- Mr. Frentress stated, the only future plans that we are talking about is maybe putting a deck up there and one of those scenarios extending another stair to the roof. The other one is to limit the square footage of the deck so that we can have [inaudible]
- Commissioner Gallagher said, okay so you do plan on using that particular ... as ...
- Mr. Frentress said, that is still to be determined, but we have not taken that off the table at this point.
- Mr. Hughes said, it will be more furniture, fixtures and equipment (FF&E). If you are asking if there will be more serving elements there. I am really not anticipating those because that is a nightmare to put up there with the weather. I already have a lot of outside when that occurs. And Brian, Cindy and Rene, I don't know if we talked about it but back there where the tower is, to the right of the tower we want some storage for tables and chairs. You put tables and chairs out there for events. For events you are going to customize to whatever the event is. It is not like you are putting out tables and chairs out for a bar. You are putting them out for the events and you are customizing the event. So let me give you an example. We own the church and the lower part is the roastery and the other part is event center. So you can do a wedding there and we can do the rehearsal dinner here and set it up for that. So FF&E if that was your question. Furniture, fixtures ... well no fixtures, just ... actually no E either. I mean. Just furniture. Just an F.
- Mr. Fentress said, well there is plenty of space to provide a storage room up there if that is what we need.

- Mr. Hughes said, because otherwise we will be running up and down and that is not efficient, but it will be the furniture. If you ... you know there is a historic ... before we do one of these we go look at a lot and there is one where I like where they are using their upper area, and that is in Canton down where on the river, they renovated their warehouses which is a lot like this. They have an upper floor where they have an event area. There is an office complex, there is a reformation brewery that is connected to it. Very open, you know, furniture that you put in and out. That is probably what we are thinking for in there. But you have to leave it very flexible because you won't know until the public gets in there and starts using it.
 - Commissioner Whipple stated, just as part of the process, we will eventually need the landscape plan and then the vine and plantings. We will also need the exterior lighting that will be proposed, including the fixture cut sheets. We see some lamp posts obviously out in the plaza and I am sure you will have some building lighting as well. And then signage will need to be submitted to the city and HPC for review. It sounds like to me the biggest modification that might be proposed to the façade will be once you figure out the [inaudible] and how you will meet the egress requirements for the roof top terrace and what impacts that might have on the elevations of the building.
 - Mr. Fentress stated, I think that is a fair assessment
 - Darryl, are we tasked today with basically preliminary review and outline any concerns that we have. I don't feel that we have enough information at this point pending possible updates that are going to dissipate to accommodate that terrace to quite approve this. Do we defer pending those submissions or [inaudible]?
 - Mr. Simmons said, again, with CBD projects it is a conceptual approval. You can conceptually approve this concept given all of the details that is before you. You can also add the condition that of course the applicant and the design team can come back to the HPC with more of the detailed architecture. And at that point they will have a definite answer for the egress. But, conceptually for the CBD project approval, you can approve this conceptually so that it can go before Mayor and Council with the understanding that they will be bringing it back to HPC at those different phases. Same thing that we did with the Lewis House project and the Prichard Park project, which was a conceptual design with the stop gaps of coming back to the HPC with more definitive material and architectural detail including the architecture.
 - Commissioner Whipple stated, okay, thank you Darryl.
 - Motion to approve the conceptual design for the CBD Project Approval located at 2861 & 2871 N Main Street by Commissioner Ferguson with the following condition:
 1. All of the landscape and architectural detail will be provided to the HPC.
 - Seconded the motion by Commissioner Gallagher
 - All in favor by Commissioner Ferguson, Commissioner Butler, Commissioner Baldwin and Commissioner Gallagher.
 - **Approved forwarded with the vote totaling 4 – 0**
3. **0 N Main Street (Parcel #: 20013900240)** – applicant is True North Companies – Consideration to review and provide recommendation for a previous approved CBD project titled Lewis House Project Phase 2.

- Mr. Simmons introduced the next agenda item. He stated that back in 2014, HPC members, the City approved the Lewis House concept. It was a master plan, that, as you know is currently under construction. Within that master plan there is three phases. Phase 1 is the main residential and clubhouse area that is currently under construction and almost completed. You have the for rent units. Phase 2 that was approved conceptually that included a commercial component that fronts main street with additional residential units that could be incorporated into the design in that very irregular shape, challenging site, along main street. True North Companies is coming today to go over the conceptual (preliminary) design for that Phase 2. It includes the 10,000 square foot of retail, commercial space, that is required under the master plan, but it also has 12-attached units, that if approved, they would still be far under the maximum number of units that were approved for the whole master plan. I am going to yield the floor to Mr. Croft who is going to walk through the architectural elements of the design, both the commercial and residential, and have him answer any questions that you may have. Being that this is already an approved CBD project, what this is, is a plan review or architectural review by the HPC. I will be providing an update to Mayor and Council at their first meeting in March, where they will walk through an update with Mayor and Council as well. So with that I will have Jim Croft come up and walk through their concept.
- Mr. Croft stated, good morning, my name is Jim Croft and I am with Croft and Associates, Architects and Engineers and we are the architect of this project with True North. I'd like to start by showing the site plan. Darryl mentioned that we have an irregular site and yes indeed we do. So it is a challenge to work with the site that is on Main Street. So if we can put up the site plan [on the screen], I'd like to begin my presentation there. Darryl mentioned that we have two components to the project. We have commercial and residential. The area on the right that is the darker red color is the commercial. That is 10,000 square feet of commercial that we are showing on the site that is at the intersection of Dallas and Main Streets. The gold color, again, 12-residential units. These are attached townhomes for sale product. The bulk of them are two-bedroom units. The unit on the far left of the site plan is a one-bedroom unit. There are two of those stacked on top of one another. The freestanding unit is essentially the same plan. It is also two townhomes that are one stacked on the other. On the residential, we have drive-under garages. This site has a significant elevation change moving away from Main Street. So it is high on Main Street and low on Lewis Street. We are taking advantage of that by having below the unit parking. So all 12-units have garages. So for-sale product with garages. If we move back to the commercial portion that is on the corner of Main and Dallas, we have set the building back from the site so that we can have an outdoor area. If this turns out to be restaurants, we have space for outdoor dining and you can see we are beginning to suggest landscaping on the property. We are at concept design so there are still many things that need to be decided. But you do see the suggestion of trees. We are also trying to respect that this is a residential area especially on the Lewis Street side. To create more landscape there and to even break up down the scale of the mass of the building. I will flip through the plans that we have very quickly and then we can come back and answer any questions that the HPC board may have. The elevation of the retail is what you are looking at here now. We are trying to draw from the historical significant architectural elements and try to utilize those. Most of what you see here is brick, it may be natural brick, it may be painted brick. We are also trying to use the scale proportions of materials to reference a particular historic period. A lot of glass. The glass is double hung

windows to match even the residential area that is around. And yes these are double hung windows with a grill; we have not decided the grill pattern yet, but we are working towards that. If we could go to the next slide. This is the building that is immediately adjacent to this so you can see to the left, you can see the edge of the commercial or retail piece. Now we have the residential. These are townhomes, they are stacked townhomes, so we are calling these stacked flats. These have a street entry from Main Street, so you are looking at the front door of these units. And they are drive-under, drive-up from behind. Again we are trying to utilize the same material. We had a little bit more of a contemporary feel in the beginning in our concept design where we are utilizing the historic proportions and materials. If we could, let's slip through the plan real quickly so you can understand what we are doing from a plan standpoint. You can see here that the units are attached. So this is one building and it will feel like several buildings by the use of color and materials. You can see the two bedrooms. You can see the one bedroom on the left end of the building. Let's flip to the next plan. This is actually the terrace level plan so you can see from the Lewis Street side how we have drive-under garages and then stairs up to the units. We do have one one-bedroom unit on the terrace level. Let's flip to the next plan. This is actually the upper level which is essentially an identical floor plan of the main level that we have already looked at. And then we have an enlargement of the unit that we can look at very quickly. This just shows that we have very nice living, kitchen, dining area and nice bedrooms in the two bedroom units. And then we have one more drawing which is a sketch which is what the building will look like from the Lewis Street side. We are still in concept design. We are still working out landscape. The final details of parking and those elements. As Darryl mentioned we are way below the density which means that we have a lot more area on this site to be able to have "landscapable" area.

- Commissioner Ferguson stated, I am just curious, how big is the lot that you are developing?
- Mr. Croft replied, I do not recall the square footage of the lot. I think it is 0.5 acres.
- Commissioner Ferguson asked, how much area will the building take up?
- Mr. Croft said, well we have 10,000 square feet of commercial or retail. The footprint for the residential is probably 6,000 square feet. And when I say 10,000 square feet of commercial/retail, the footprint of the building is probably about 6,000. So altogether building footprint will have 12 - 13,000 square feet.
- Commissioner Butler asked, so do you have the full triangle. Is it the whole triangle that is yours?
- Mr. Croft said, let's go back to the site plan. It is a triangle with the center pulled out. So it is complex geometry that we are working with for sure. And I am giving general ledgers on square footage because we are so early on in the site design process, but I can get you those final numbers.
- Mr. Simmons said, Commissioners, before we get to the site plan, if you remember Ms. West, there is an existing residential home that is not a part of this phase. We have left the door open if it can be added. Even with the master plan, it was not ever made part of the phase of phase 2. What you are looking at in color is the footprint and the size of the lot. It is a very challenging lot; it has topography problems. When you look at the master plan, we realized that there is going to be tricky design with the frontage along Main Street because it narrows and then there is a little peak or butterfly wings, so building placement is going to be a challenge and meet the square footage requirement for the retail.

- Commissioner Butler asked, so you said the West House is in the middle, I see that you have the color for commercial and color for residential. Is the other corner as well [inaudible] you talked about greenspace so that is why... Is it just a frontage for the commercial was that the greenspace that you talked about that you allotted?
- Mr. Simmons stated, one thing that we looked at two, is if you look at the north end where Lewis Street intersects with Main Street that is also green area as well. The concept here is, this is part of the development across the street, so it ties into Phase 1 where you have all of the amenities, the walking area, so this is basically the addition on Main Street. It is not physically attached to the development but it is a phase.
- Commissioner Ferguson asked, the yellow square on Lewis Street, I may have missed it, but what is that?
- Mr. Croft stated, that is two residential units.
- Commissioner Ferguson stated, is that single-story?
- Mr. Croft said, no as a matter of fact, the elevation that we were just getting to as we were getting back to the site plan, shows that Lewis Street elevation is actually three stories. It is a drive-under garage and two townhomes. One stacked on top of the other. There is the elevation from Lewis Street. You can see the garage doors and glass. Again, we are still deciding building materials, but you are looking at brick and perhaps siding.
- Commissioner Whipple said, so we will have a three-story building very close to the existing residence, because you are pretty much on the lot line, [inaudible] to that single-story house?
- Mr. Croft replied, we are very close to the lot line and we are very close to the single-story single-family residence, yes.
- Commissioner Whipple asked, so how are you anticipating handling your detention/retention. I am assuming it will be underground?
- Mr. Croft said, we are on the bubble of whether or not if we will have to do water retention here. We have been talking about water quality management. But right now, no detention.
- Commissioner Whipple stated, just in regards to the residential building right now, per the HPC guidelines, I realized that you are not in our full jurisdiction, but section 4.3, traditional styles of pitched roofs are required. I noticed you have flat roofs on the residential units, which are prohibited in the historic district. Also, you have mentioned painted brick, I think that was for the commercial and I am not sure if it applies for the residential, but in section 5.5.10 prohibits painting of brick. You can obviously do a [inaudible]. Can you walk through what your material thoughts are on the residential and commercial buildings Mr. Croft?
- Mr. Croft said, primarily brick. We are looking at access of siding. Because too much of a good thing is just too much of a good thing. If it is all brick, especially if it is all monochromatic brick we think that just large brick buildings just does not add any character to downtown Kennesaw. Which we are very concerned about. Different colors of brick, even breaking the facades of these buildings down so that they look like multiple buildings rather than one large building. Proportions and scale are critically important to the design and the materials as well. Along Main Street, it is 85-90 even higher number percent brick. Just different colorations of brick and different brick details. On the Lewis Street side, we are trying to change those materials a little bit to make them more residential. And when I say those materials, I mean really on the residential building because that is what you can primarily see from Lewis Street. So we are really trying to

tie this in to the Phase 1 development by the use of those materials. That is why you see siding in this sketch so that we tie into Phase 1 Lewis House apartments.

- Commissioner Whipple asked, on the three sides of the residential units, you seem to have a very contemporary design obviously with flat roofs, lots of linear line-work horizontal and vertical. I am not sure where that was pulled from in terms of the surrounding buildings. I know across the street with the church we have more contemporary design. It just seems to be a juxtaposition to the rest of the residential style of projects that are coming into the city, including the rest of the Lewis development in Phase 1. Can you describe if that was intentional and separate itself with what your intent was there?
- Mr. Croft replied, well there is intentionality in the design, I believe and I hope that what we are doing is trying to bridge between the nineteenth century and twenty-first century architecturally. So scale, proportion and materials are nineteenth century. The arrangement of those materials are ... you will have a twenty-first century component to them. As a matter of fact, if you look at this elevation, the piece on the left is all brick ground to top. There is detailing in the brick that is hard to see in this rendering with corrals, soldier courses, projecting brick, things that you will absolutely see back in the day. We are pulling those forward, but we are trying to add a freshness which we think the market demands and that will also be an asset to the city architecturally. We do have low slope roofs behind parapet walls and there is a purpose behind that as well so that we can capture and manage the water and that we can also locate all of our mechanical equipment on the roofs behind parapet walls so that we do not have anything ground mounted that has a requirement to be screened so we are trying to deal with that in a clean way on the roofs of these buildings behind parapet walls.
- Commissioner Whipple replied, thank you.
- Commissioner Gallagher stated, I came to the same observation as Commissioner Whipple regarding the front elevation of the residential being very contemporary as compared to other buildings in the historic district. I also observed that you have got canopies cantilevering out protecting some of those entry ways and while I refer back to section 5.7 regarding awnings, saying that they need to be canvas, vinyl coated or metal standing seam. I would like to see those canopy cantilevers taken back a little back to be more of an awning for those entry ways. Along with that, I also want to say the elevations with the setbacks and punch-outs seems to lend itself again to that contemporary style where you have more of a uniform elevation. It would look more in line with what was down the historic district. Is there a comment on canopies and the balconies? I see that there is a Juliet balcony but then there is a larger balcony. There is a lot of things going on there.
- Mr. Croft asked if we could go back to the Main Street elevation [on the projection screen]. So yes, we are purposefully moving the building in and out along the façade to create a nicer walking corridor along Main Street that does allow us to do this to have landscaping in front of these buildings and it does allow us to be able to break down the scale of the building so we just don't have a massive "warehouse" façade there; that it feels more personally, more residential and more people scale.
- Commissioner Whipple stated, the take away here is that we understand and that we definitely agree that we don't want the new residential to look the same. I think as a board, we have seen a lot of different designs that have come across our plate in the last couple of months that are pushing the limits of adapting older styles to a new modern aesthetic and I think this one might

have gone just too a little plain for us and I almost fear on the back you mentioned softening it with clap board, as it faces Lewis Street, but I feel like it almost makes it sound like a three sided brick house and you just tried to save some money on the back side. I don't know. I think that is just kind of the way that I feel about this. This is just a bit too contemporary. I think the elements are there. It might just need some more detailing and that very well might be represented on the next submission you have. To help us understand the heights, some of that, like you said, the brick work detail, which I see started to be realized in the rear elevation facing Lewis. And I think this is the kind of stuff that will make us visualize this as well. Darryl am I correct in saying that you mentioned, we are just giving him preliminary review for concept level at this point?

- Mr. Simmons said, yes, I think you nailed it. The whole point of this exercise is to give the applicant the HPC's feedback on design and also give the Mayor and Council the opportunity to review your observations and then [they] can add to that. That will allow the applicant to bring back a more concise, and maybe their next submittal, because this is all preliminary. Staff did mention to the applicant, that yes, it will probably require more detail, which they will do anyway. But, yes. This will allow the applicant with the city's feedback. The way I will present it to Mayor and Council is I am going to ask them to give their feedback on this preliminary project so that the applicant can move forward and have a clear understanding of what the expectations of the city is from this phase.
- Commissioner Whipple stated, I just want to recommend to the applicant to review the HPC guidelines. I know the residential is a little tricky when dealing with a multi-story townhome or a multi-family product, with the residential guidelines being more focused on single-family. So I think if we can have a clearer delineation or linear thought process of how each item is addressed. As Commissioner Gallagher mentioned entrance elements [inaudible]. I think if I can get a motion from the board for this concept review.
- Mr. Simmons stated, no action is required because this is for feedback only. The Mayor and Council will be forwarded the minutes of this meeting and they can add to it. This is basically providing preliminary design feedback to the applicant which you have done. You guys did a great job doing that. It was very clear. We will capture it all in the minutes. No action is required

V. Administrative Approvals by Staff & Chair – COA Application

1. **2971 Cherokee Street** – property owner is Bruce Bishop – Consideration to remove a tree at the rear of the property.
 - Mr. Simmons read the next agenda item. He said this is a removal for a wind damaged tree, which it was processed in our office and in cooperation with our city arborist, Mr. Roderick Bowman. We normally handle this administratively of what we are doing. The applicant Mr. Bruce Bishop owns the property that abuts the Galt House project. Mr. Chad Howie is going to take the tree down for them, but obviously they have to get a tree cutting permit and they have to get a COA process, which they have done and they have paid the fees. I am bringing you up to date on the tree. It is located way in the back of the property. The tree is in bad shape. The good thing is that it is way out of the fall area so it will not take out any structures. The property is located along Cherokee Street in the historic district. There is a commercial business there, Maids

Day. It is just a formality of taking out that damaged tree so I wanted to bring that to your attention.

VI. Discussion

1. Properties of Concern

- Mr. Simmons introduced the next agenda item.
- Commissioner Whipple asked the commissioners if there are any properties of concern. Hearing none, he moved onto the next agenda item.

VII. Public Comments

- Commissioner Whipple asked if there are any public comments.
- Mr. Simmons stated that there is no public comment at this time.

VIII. Planning & Zoning Administrator Comments

- Commissioner Whipple asked if there are any comments from the Planning & Zoning Administrator.
- Mr. Simmons stated that staff will provide an update regarding New South. We have been looking to crank back up the zoning district and the survey for the historic districts. We have submitted our Certified Local Government Evaluation Report to the State of Georgia Department of Natural Resources (DNR). I am going to be calling the state to make sure that they have processed it. They have acknowledged getting it. I sent it out before the holidays. I don't know if it made an impact or not. Just so you understand, the Certified Local Government designation is for all historic cities. Every five years we are supposed to give an update on agreements and cases that we have done on all of the historic districts that we have made. They ask for minutes. They ask for bios of the historic commissioners. We have submitted it to the best of our ability but we have not heard anything. I am going to hope that no news is good news, but we are going to try and get a determination if our CLG is in good standing. I will give you an update in the March HPC meeting.
- Commissioner Whipple stated, I believe Commissioner Baldwin was assisting in looking at the historical plaques that are working down the pipeline.
- Mr. Simmons stated, yes and she has been in contact with me and asking for some guidance on the content or the length of content and I gave her a response to that. We currently have two plaque locations. One is for the Lewis House and the other is for Prichard Park. When we approved that development, they were obligated to put up a plaque acknowledging the site. We have those two plaque installation and design needs to be done. The good thing is that it is not holding up the projects, but we do need to make sure that it is completed so that the developer will create the design. The HPC would approve it before they go into production and install.
- Commissioner Whipple, said okay perfect. Just old business, but we have talked about signage throughout the city. Originally it was individual districts, I believe the city had unified the signage implementation package if you will. I believe some of that is pending of course what

New South will come back with or historical guidelines and if we keep individual districts or if we just go with one district. Is there any update or information on that?

- Mr. Simmons stated, yes, the wayfinding sign program that was approved, we are doing it as funds becomes available. I know they are focusing on some of the downtown signage and the marquee sign and that is their priority right now. We are going to hold off on the historical markers until we get a determination again, like you are saying, one historic district, or keep it at give. Our preliminary feedback from the consultants is that the DNR is requiring more a one district approach after a very thorough survey of all of the districts, which is what the consultants are doing. Until that is done, you are correct, we are going to hold off on new signage production until what we decide what we are going to call the historic district.
- Commissioner Whipple stated, perfect, thank you.
- Mr. Simmons stated, that is all I have, again I look forward to working with everyone in 2021. We are off to a running start.

IX. Adjourn

- Commissioner Whipple adjourned the meeting at 9:31 a.m.