



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

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

KENNESAW HISTORIC PRESERVATION COMMISSION (HPC)

February 17, 2023 – 8:00 A.M.

Meeting Minutes

Council Chambers

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

www.facebook.com/CityofKennesaw/. **Comments on this video feed are not monitored.**

Historic Preservation Commission's Application Acronyms:

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

- I. Call to Order / Roll Call
 - Vice-Chair Gallagher calls the meeting to order at 8:00 a.m.
 - Roll Call: Patrick Gallagher, Rachel Butler, Mike Ferguson, Sharon Blandford, John Greene. Absent: Kevin Whipple

- II. Approval of Meeting Minutes: January 20, 2023
 - Vice-Chair Gallagher calls for a motion to approve the January 20, 2023 meeting minutes as submitted and proceeded with a roll call.
 - Motion of approval by Commissioner Ferguson
 - Second by Commissioner Blandford
 - **All in favor, 4-0. Meeting minutes are approved.**

- III. Financial Report
 - Mr. Darryl Simmons speaks about the January 2023 financial report and there being no changes, expenditures or income revenue to report from the previous month. The balance in the account is still the same, \$23,378. This is the result of funds collected over the years from fines and/or donations. The regular budget line items under Planning and Zoning are still unused and \$1,000 for general use in the budget. There are no changes in the balances.
 - Commissioner Gallagher asks is there an update on the amendments discussed in the last meeting and the proposal for reviewing and amending the codes.
 - Mr. Simmons states we are currently sending out the RFP to consultants to get an idea of costs first. Once that info is received it will be presented in a packet, hopefully in March, so we have an idea of what we are talking about. He says we will also present all the meeting minutes that tell how we got the \$23,378 and what the intent and purpose of the funds. It will then be up HPC to decide if a percentage or any of the funds will be used for this project based on what we present. We do not want to piece together the information and instead would like to have all the facts gathered. At that time commissioners will be able to know what price is being asked for the rewrite.
 - Commissioner Gallagher calls for a motion to approve the financial report.
 - Commissioner Blandford motions to approve the meeting minutes.
 - Commissioner Butler seconds the approval.

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- Commissioners Gallagher proceeds with a roll call for approval.
- All Commissioner are in favor, 4-0.

IV. New Business

- **COA2023-01** – Applicant is El Taco Azteca – Consideration for review and approval replacing the exterior material with brand new siding for the property located at 2689 Summers Street. The proposed new siding is NichiBoard cedar (wood grain), horizontal lap with 5-inch exposure. This material will be installed on all of the exterior sides of the building.
 - Mr. Simmons presents the new order of business to the Commissioners. He states “The applicant and contractor have submitted pictures. This property is the Burrell House under our Historic District Resources and therefore requires approval from the Commission. As you can see from the pictures there have been some deterioration of the siding and add-ons to the property. There is a mismatch of material and this project would replace all of the material and have one theme and paint. The contractor was unable to be here but the property owner is here if you have any questions for her. We did review the materials on a staff level and we think it would be appropriate for this project and would bring life back to the building. If you have any questions for us we would be able to answer them for you on her behalf because she doesn’t have the technical knowledge and I don’t want to put her on the spot.”
 - Commissioner Butler asks if the current material is just wood siding.
 - Mr. Simmons answers “Yes and you can see on the front and sides of the building have big deterioration and I don’t know if it has been adequately caulked the first time and there has been some raffling and upon walking around the property I could see it looked really bad. This is the opportunity to redo it. What we can do is require when the contractor pulls the building permit that we can forward the detailed list of materials, caulking, and flashing being used as a follow up”.
 - Commissioner Butler asks how much exposure is there on the sides that you stated was mismatched was it about 5 inches.
 - Mr. Simmons states it varies and as you get to the back of the building, you will see that a lot if it was done without much accuracy and the exposure wasn’t constant. This will be a great improvement.
 - Commissioner Blandford asks if the color would stay the same.
 - Mr. Simmons says he will have to have the property owner answer that.
 - Commissioner Ferguson asks if it is a concrete finish and if so are you going to paint over that?

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- Ms. Katty Sanchez (property owner) comes to the podium and answers yes the color would be color matched. The one that was found is called autumn glow and so it would stay the same as present building.
- Vice-Chairman Gallagher asks if all of the sides of the building will be repaired since it is mismatched and would it all be uniform finish.
- Mr. Simmons states yes and when discussed with the applicant and contractor they understood and they want to do a complete renovation. A lot of it was just thrown together with the mismatched material. It will all be the same material, same exposure and same paint.
- Commissioner Ferguson asks if the trim boards will all be the same type of composite.
- Mr. Simmons states the detailed material list was submitted and he doesn't have it in front of him but he can make it a condition that the trim boards and detail be submitted via email prior to the building permits being issued.
- Commissioner Ferguson states it doesn't make any sense to put regular wood on top of composite because you are looking for longevity.
- Mr. Simmons states that it was one of the things talked about that once material is installed correctly it should last but having just regular wood would not be recommended. We will verify the contractor's material list to verify it follows all of the guidelines.
- Commissioner Ferguson asks if the trim boards will be painted white like the accent colors.
- Commissioner Gallagher states that all commissioners should look at Section 6.2.06 of the code stating the replacement materials should match existing materials whenever possible however under Section 6.2.09 Hardieplank is a permitted replacement alternative.
- Commissioner Ferguson says Hardieplank is generic for cement work.
- Vice-Chairman Gallagher and Mr. Simmons agree.
- Vice-Chairman Gallagher asks if there are any other questions for commission.
- Commissioner Greene asks if this material is a different company and upon looking at their website it looks the same as Hardieplank or a competitor and it seems to be the same composite.
- Mr. Simmons answers yes.
- Commissioner Greene adds that when he looked at the board there is no sculpting at the ends and it will be squared off to match the existing boards.
- Mr. Simmons responds with yes.

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- Vice-Chairman Gallagher states if there are any other questions or comments. After no response he calls for motions to approve.
 - Commissioner Ferguson makes a motion to approve the application with the condition that property owner will use matching trim, siding composite, and paint color yellow for the proposed renovations.
 - Second by Commissioner Blandford.
 - Commissioner Gallagher calls for roll call approval.
 - All in favor, 4-0. Motion passes.
- **CBD2023-01** – Applicant is TPA Residential – Consideration to review and approve the final architectural renderings for the multi-family apartments, parking deck and landscaping for the property located at 2652 S Main Street. The original CBD Project application for said mixed-use development included ground floor commercial, 318 multi-family apartments and 44 townhomes and was approved by KDDA 09/14/2021, conditionally approved by HPC during a special call meeting on 11/12/2021 and conditionally approved by Mayor and Council on 12/20/2021. This final architectural review will not go before KDDA or M&C. The following stipulation was approved back in 2021 for this CBD project: The applicant will submit for approval and review to the HPC the design and schematics for landscaping, architectural elevations and the commercial buildings within that property for twenty five percent (25%) submittal, and subsequent submittals to be further evaluated and decided by the HPC with respect to the final approval and final design plans.
 - Mr. Simmons presents the next order of business to Commissioners. He states “This review is to cover only the multifamily apartments, the parking deck, and landscaping. As you know this is a phased project so the townhomes will be covered by another builder and they will be responsible for coming back with those architectural renderings as well as the required elevations and schematics showing the building heights as it relates to Duncan Drive as part of the conditions for HPC as well as the elevations along Main Street. That is an additional phase for the future. Right now TPA is working on the multifamily, the parking deck, and landscaping”. Mr. Simmons turns the floor over to TPA for their presentation.
 - Mr. Drew Cunningham with TPA Residential (1776 Peachtree Street). He states “He came back sometimes between getting zoned and now and wanted to go through a few of the site plan changes before getting into the elevations. Nothing is too drastic but was approved conceptually”. He goes into describing the layout of the site plan that is shown on the projection screen. He states “We’re not going to pave all of the parking in the beginning near the retail because we don’t have any retail users locked in there and want to leave that up to the right user occupying the space to take advantage of that parking and give as much green space as possible. The other big change as we went through more design and development, you can see in that northeast corner of the property, there’s a lot of wetlands and environmental concerns up there so we lost the driveway

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connection on the Duncan and so we will pull the townhomes further in closer to the multifamily to stay off that. Those are the big site plan changes that happen and I believe were also showing the potential secondary entrance off of Main Street there in the front and now we only have one now. So you will have the one main entrance off of Main Street and then the one main entrance off of Duncan which lines up with the road across the street. In the next slide, there is a park and retail area that is already the shape of the parking is going to be built in phase one has changed somewhat. We can touch on that when we discuss the landscaping. This is some renderings that we've had as were looking for potential retail users and were expecting someone with a kind of lively atmosphere or something with outward dining, patio, and brewery, something along those lines is kind of our vision of having the retail off front. We're required for zoning to do 10,000 square feet of retail out front. We didn't want to be confined to having to do that all in one big block if it was not necessary, it would kind of show is here as potentially having two maybe three smaller restaurants and then as you turn in you come in maybe it's part of the first phase having some additional landscaping green space and you can see the two blocks that are boxed out a little as future retail spaces so we've had those out and leave it as green space and put some shrubs in while it's not being actively built as retail you can have additional green space for the community".

- Commissioner Butler asks if all of the retail being proposed is one story.
- Mr. Cunningham replies "yes it should be, we have a broker looking for that right now, but it's going to be something along the lines of outdoor dining, patio, restaurant is what we're going for and we see this and the park space out front as being the entrance to our development and probably the most important part to making the development successful so this is where we're spending a lot of time to make sure we get the right user we don't want just anyone. I would imagine it to be one story restaurant style".
- Mr. Cunningham goes on to talk about the townhomes part of the project. He says "one of the biggest adjustments here is losing the drive connection like I mentioned at Duncan and squeezing the townhomes in off of the wetlands and because of that were having to put in a retaining wall on the backside of that road so were not disturbing the wetland buffers". He goes on to show pictures of the townhomes Traton Homes plans to build and says "they would be happy to come back and walk through the details with the Commission. They [the townhomes] are expected to be built with two car garages on the backside. For the multifamily component, the only change here, we missed it as part of the zoning, we had an above ground pond, kind of that southeast corner that's now underground as part of the CPU overlay requirements. During the original walk through of the plans, we were not planning on paving so much near the retail component and the parking that goes off to the multifamily property but that was to garner interest in the people driving by and it shows were ready for people to come in. If a user will need more parking it will be up to them to add additional parking if needed and can crossover the drive between the park and residential.

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As part of our zoning requirement we had to provide a development agreement amongst everybody to cross over that part throughout the whole development”.

- Mr. Cunningham proceeds to talk about the elevations in the project and passes around brick samples. He says “This would be primary entrance as you’re driving in, you drive past the parking deck and we’ve got it centered up to where when you pull in, there’s a little bit of a bend in that road and then you go straight on that drive lines up with this front elevation. What we are going for is a neoclassical turned the night through 20th century architecture with those kind of big arch windows give it like an old, early 1900s bank vibe. All the windows on the front will be Quaker. He proceeds through the powerpoint with pictures of the outside of the townhomes and multifamily spaces.
- Commissioner Ferguson asks if all the mechanicals will be stored on the roof.
- Mr. Cunningham responds with yes you won’t be able to see them but there will be ground mounted transformers all over the property as needed by Georgia Power.
- Commissioner Butler asks if this project is in the historic district or is it edging to it.
- Mr. Simmons responds with no its not the historic district doesn’t come down that far. He goes on to say “We realized when we did the Central Business District ordinance that it is important that you have that continuity that architecture as you head into town especially on the gateway. So South Main Street is that gateway and we want to continue that theme down South Main, including the extension of the park, those amenities that they mentioned before, we thought that was very important and when you come into town its not a shock to see modern architecture. I think this is a great opportunity to transition into mainstream”.
- Commissioner Greene asks if the other side of Main Street is a part of the Central Business District too.
- Mr. Simmons says no but the strategy is were hoping with all the recent projects we will garner attention to areas such as this that we would like to see redeveloped.
- Mr. Cunningham goes back to the presentation showing the landscape plans. He says they will come back to talk about this once grading has been completed and weather permits them and they can get a feel for what they are in for. They will walk the site with the landscape architect to see if any changes needs to be made based on the plans. Mr. Cunningham doesn’t feel the plans will change drastically but will give an update on that at the next discussion. He continues to go through the site plan pages and gives a breakdown of what is displayed.
- Commissioner Gallagher asks if there are any additional screening from the residential area between the residents and the post office, other than the landscaping you’re going to install, are you putting any stockade fencing or anything like that.

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- Mr. Cunningham responds and says they are going to provide taller Evergreen shrubs around the perimeter. They plan to install a lot more shade trees especially in the courtyard areas.
- Commissioner Ferguson asks if they will come back with a final landscaping plan and the species of trees to ensure it meets the city and HPC guidelines scheme.
- Mr. Cunningham states he is unsure of the exact codes of landscape requirements for the HPC and city but he will ensure he goes over it with his team and make sure those species are included in the final landscape plan.
- Commissioner Gallagher states that upon looking at the documents provided by the applicant he did not see any landscaping planting schedule that met the HPC guidelines and refers him to Section 5.1.08 to be reviewed and incorporate that into the final plan.
- Mr. Cunningham assures the Commission he will get with his team and come back in a couple months with their final plan.
- Vice-Chairman Gallagher says “I think it would be best to get an another update due to the scale and scope of the project being it is very large project on final landscape plan as well as updates and also renderings as you move forward with the retail space, so we can get an idea of what that will look like.”
- Mr. Cunningham says there are installing the water and sewer and putting in the grade and the future users will have to come in and receive permits.
- Vice-Chairman Gallagher asks Mr. Simmons since the applicant is not really going to engage with the final design of the retail spaces shouldn't they come back with plans.
- Mr. Simmons states yes it is an overall condition of the project that each phase would have to come back to HPC for architectural review, elevations as well as the landscaping. So yes, they can work in phases but they have to come back to HPC for review.
- Commissioner Butler asks if there is a timeframe as to when the townhomes will be getting started.
- Mr. Cunningham says there hoping to be ready to get started by July or August for the civil scope to be complete but can't speak for Traton Homes and their timeframe but they want to get started as soon as possible.
- Commissioner Butler asks if everything will be graded and have removal of trees or just be a big open grass space, what is the plan for that.
- Mr. Cunningham states the two first blocks coming off Duncan would be graded and they would do landscaping up until the padding and grass seeded and landscaping up until the townhome lots. He says 60 % of the frontage of the property or more will remain in the natural state.
- Vice-Chairman Gallagher asks if there are any more questions or comments. After no response he calls for a motion to approve this review architectural renderings of this project.
- Commissioner Butler makes a motion to approve the architectural drawings for this project with the understanding that applicant will bring back final drawings

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and landscape plan for HPC to review especially along Main Street. Also making sure landscape standards are within HPC standards.

- Second by Commissioner Blandford
- All in favor, 4-0. Motion passes.

V. COAA Approval by City Staff and HPC Chair

- None

VI. Discussion

- Commissioner Greene thanks Andrew Bramlett for the pamphlets he passed out to everyone at the last HPC meeting on January 20, 2023.
- Commissioner Greene makes a code enforcement inquiry regarding a property within the historic district with maintenance issues on Cherokee Street. He also inquires about a property building a fence and artificial turf on Moon Station/Whitfield that has not had any activity for a month.
- Mr. Simmons informs the commission about the code enforcement team being very busy with calls and doing their best to clean up and address problems across the city. He says he will relay all info to code enforcement.
- Commissioner Butler makes an inquiry regarding a vacant property that is for sale at 2759 Main Street and it looks as if the porch is a safety hazard.

VII. Public Comments

- None

VIII. Staff Comments

- Mr. Simmons lets staff know we are still working on the RFP and looking forward to getting that completed this year. He says he looks forward to working with everyone and praises Vice-Chairman Gallagher for a job well done today.

IX. Adjourn

- Meeting adjourns at 8:56 a.m.

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