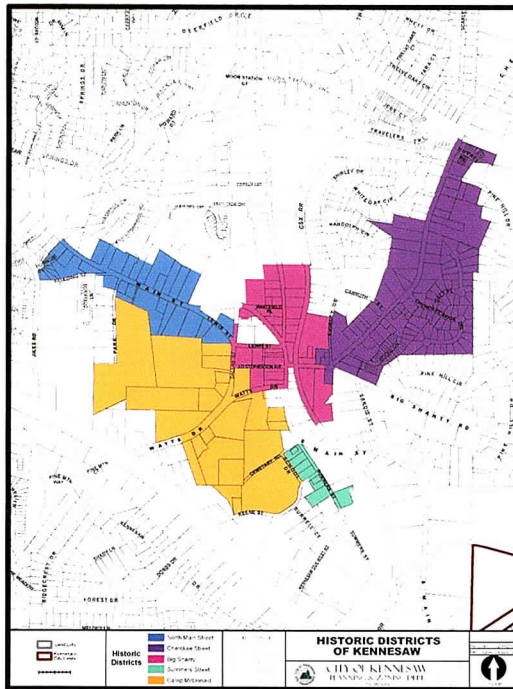


Design Guidelines are available from the Kennesaw Planning and Zoning Department.

***Historic Property Designation, Recognition, Prestige and Plaques.** To receive a historic property designation you must complete an application with the city. The Kennesaw HPC will then hear the request at the regularly scheduled meeting. Meeting times and dates are available online at www.kennesaw-ga.gov.

Properties designated as Historic Properties or Sites are eligible to display official plaques in recognition of their historic status. For many people the best incentive for preserving a historic property is knowing that future generations will enjoy that heritage for years to come because of their contribution to preservation



Historic District Map

The purpose of the Historic Preservation Commission is to promote historic preservation, educate the public about the importance of historic preservation, monitor the condition of all historic properties and structures, and to review and provide decisions on all Certificate of Appropriateness applications which involve changes in exterior architectural appearance or exterior environmental appearance within the historic districts.

“Certificate of Appropriateness”

The City of Kennesaw has local preservation ordinances requiring exterior changes to structures and properties located within the historic districts be reviewed by the Historic Preservation Commission or a city staff member. The Certificate of Appropriateness process insures that changes to the historic structure or property comply with local ordinances and design standards. After review and approval of the changes, a “Certificate of Appropriateness”, also called a COA, is issued for the project. The COA is a notice stating that the proposed work complies with our local ordinances and design standards. Contact the Planning and Zoning department for information about the COA process.

Kennesaw Planning and Zoning Department

2529 J.O. Stephenson Ave.

Kennesaw, GA 30144

Phone: (770) 590-8268

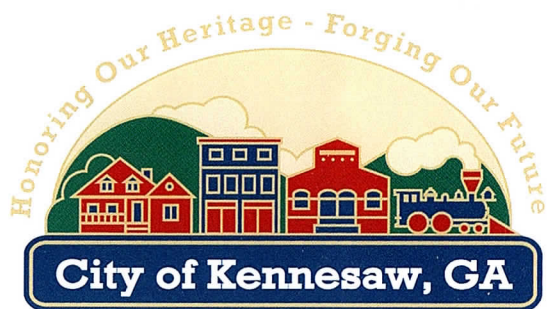
Fax: (770) 429-4548

www.kennesaw-ga.gov



Preserving Kennesaw's Rich History





Kennesaw, originally known as “*Big Shanty*” traces its origins to the 1830’s when it began as a shanty town for workers building the in Western & Atlantic RR. Big Shanty was the starting point of Andrews Raid in which a group of union raiders stole a train pulled by the locomotive *General*. The train steamed 87 miles towards Chattanooga. Along the way, the raiders cut telegraph wires and dismantled tracks before abandoning the train just north of Ringgold, Ga. The raid was immortalized in the Walt Disney Movie, “*The Great Locomotive Chase*”.

Kennesaw was incorporated in 1887. In the ensuing years, it was in many ways a typical small town built along railroad tracks. Kennesaw now boasts a population of 29,783 per the 2010 census and Kennesaw State University, the third largest university in Georgia, is about 3 miles from our downtown.

The benefits of having a property or structure designated as a Historic Property.

***Eligibility for Preferential Property Tax Assessment.** When coupled with state or national register status, historic property owners can apply for preferential property tax assessment through the Cobb County Tax Assessors office. For information call 770.528.3100 or visit www.cobbassessor.org reference “landmark historic property tax abatement program”.

***Eligibility for Rehabilitation Income Tax Credits and Tax Freeze Programs.** Owners of certified historic structures can take advantage of federal and state income Tax Credits and an eight and half year property tax freeze if rehabilitation is done in accordance with the National Park Service and Department of Natural Resource’s standards for rehabilitation. Please contact the Tax Coordinator at the Historic Preservation division of DNR for more information, or visit their website at www.gashpo.org.

***Protection of Property Investment.** Ensuring that the neighborhood and surrounding area around your property is protected from inappropriate or negative changes has become an important incentive for people. Having your property or neighborhood designated as a historic building or Historic District enable design guidelines and a review process that helps maintain the appearance, setting, and value of your property. Local government preservation programs established by local ordinances can provide that type of “property investment protection”. This property protection can result in higher resale values. Studies done in several states have documented a greater increase in value of designated historic buildings, especially within local historic districts, when compared to similar non-historic properties.

The Certificate of Appropriateness- How it works

Overview: The Certificate of Appropriateness (COA) process consists of the evaluation of proposed work on the exterior of any historic structure or property. All work, regardless of scope, must be reviewed and approved by the HPC or a designated member of city staff. Examples of tasks requiring a COA are building demolition, modifications, or additions, tree removal, roof replacement, and sign installation. A COA is not required for typical maintenance tasks, such as painting, unless the task alters the structure’s physical exterior. Also, interior improvements or restoration do not require a COA.

To assist you with planning your project, Historic District Design Standards are available from the city.

The Process:

1. Before you begin a project consult with a city staff member in the Planning and Zoning Department. City staff can advise you on the requirements of your project and any necessary procedures.
2. If required, complete the COA application. Include detailed information about your project.
3. If the COA application requires HPC approval, you will be asked to attend an HPC meeting to review your project. If the COA does not require HPC approval, city staff will provide instructions to complete the process.
4. Upon project approval, a COA will be issued. Work may begin once permits are issued or other requirements are met. Permits cannot be issued until a COA is approved.

This brochure has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.