



20251082

Application for a Certificate of Appropriateness (COA)

| | | | |
|-------------------|---------------------|---------------|--|
| Applicant: | | Phone Number: | |
| Email Address: | | | |
| Subject Property: | 303 Kennesaw Ave NW | Parcel ID: | |
| Property Owner: | | Phone Number: | |

Type of Project Proposed:

- ☐ Demolition
☐ New Construction/Infill
☐ Additions
☐ Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

please see attached

Sincerely,

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: _____ Date: 12/2/25

***Applicant/Owner/or Representative Must Be Present at the Historic Preservation Commission Meeting**

| To be completed by STAFF ONLY | |
|--------------------------------------|----------------------------------|
| HPC Hearing Date: _____ | City Council Hearing Date: _____ |
| APPROVAL | DENIAL |
| Conditions: _____ | |
| | |
| Chairman's Signature | Date |

Project Description

303 Kennesaw Ave Chimney Restorations

Our 1843 property contains six original open brick flue chimneys, four with decorative crowns. Two of these chimneys have non-original terra-cotta chimney pots. A recent inspection identified two key issues:

1. **Non-original terra-cotta chimney pots** were added later in the home's history and were improperly installed on open brick flues, causing instability and creating a safety hazard.
2. Several chimneys exhibit **structural weakening, leaning, and crown deterioration** due to age, weather exposure, and incompatible past repairs.

The following work is proposed to restore stability, preserve historic architectural character, and correct non-original additions.

Scope of Work

1. Removal of Non-Original Terra-Cotta Chimney Pots (2 chimneys)

The two chimneys on the right elevation currently have terra-cotta chimney pots that were never designed for open brick flue systems. Because open flues cannot support these pots or the 3" mortar bedding they require, the pots have begun to lean and pose a structural and safety risk.

These pots will be **carefully removed**, and the underlying masonry will be inspected and repaired as needed.

2. Reinforcing and Stabilizing All Six Chimneys

To ensure long-term safety and structural integrity, each chimney will be reinforced using methods and materials that match the **original design, thickness, mortar composition, and visual texture**. The chimneys are masonry brick, but the exterior is painted stucco.

Work will include:

- Repointing using **mortar matched in color, texture, hardness, and joint profile** to the historic mortar (materials list attached).
- Strengthening the internal structure where needed while retaining the **original exterior dimensions and appearance**.

- Reconstructing or resetting crown sections using historically appropriate masonry techniques.

All reinforcement work will preserve the historic profile, proportion, and character of the chimneys.

3. Restoration of Existing Decorative Masonry Crowns (4 chimneys)

Four chimneys retain original decorative masonry crown details that show varying degrees of wear.

These crowns will be:

- Cleaned
- Repaired in-kind
- Repointed with matching mortar
- Stabilized using reinforcement where necessary
- Retained in their **full original design**

Only deteriorated portions will be replaced, using matching materials.

4. Fabrication of New Matching Crowns (2 chimneys)

Two chimneys currently lack the original decorative crown detail.

We will fabricate **two new crowns** to match the surviving original examples. These new crowns will replicate:

- the same design profile
- the same overall dimensions
- the same thickness and proportions
- the same brick type or the closest possible match
- matching mortar composition and joint finish

This will unify all six chimneys and restore their original architectural consistency.

5. Installation of 24-Gauge Metal Chimney Caps

All six chimneys will receive new **24-gauge metal chimney caps**, which are:

- lightweight
- appropriate for open brick flue systems
- securely anchorable
- visually low-profile
- fully reversible

These caps provide essential protection from rain, animals, and debris, reducing moisture intrusion and extending the life of the historic masonry.

Preservation Rationale

- All work is **in-kind repair**, respecting original materials, design, proportions, and craftsmanship.
- Non-original, unsafe elements (terra-cotta pots) are being removed.
- New additions (two crowns + metal caps) are fully compatible and **reversible**, consistent with preservation best practices.
- Reinforcement is being done only to ensure safety and prolong the life of the existing historic fabric.
- Material samples and technical specifications are attached for review.

A detailed inspection and safety recommendation from our chimney specialist, Charles Gilliam, is included as supporting documentation.



303 Kennesaw Ave., Marietta, GA

Tue, Dec 2, 2025 at 7:54 PM

This email is regarding the two chimneys on the right elevation of the house. These two chimneys have fired terra-cotta chimney pots on them. Though they look beautiful from the ground, they were never designed to go on an open brick flue chimney design.

All six of your chimneys are open brick flue chimneys. Chimney pots are designed to fit over (or attach to) terra-cotta flue systems. Then they are to be embedded into no less than three inches of high fiber concrete or mortar.

Per our inspection, it is clear that the chimney pots are failing/leaning because they cannot be properly installed into a masonry crown system (because you have an open brick flue system.)

These chimney pots are a danger to anyone living on the property, working on the property or simply walking underneath this area. I highly recommend the removal of these chimney pots. They need to be replaced with chimney caps that are a fraction of the weight and are able to be anchored into the brick.

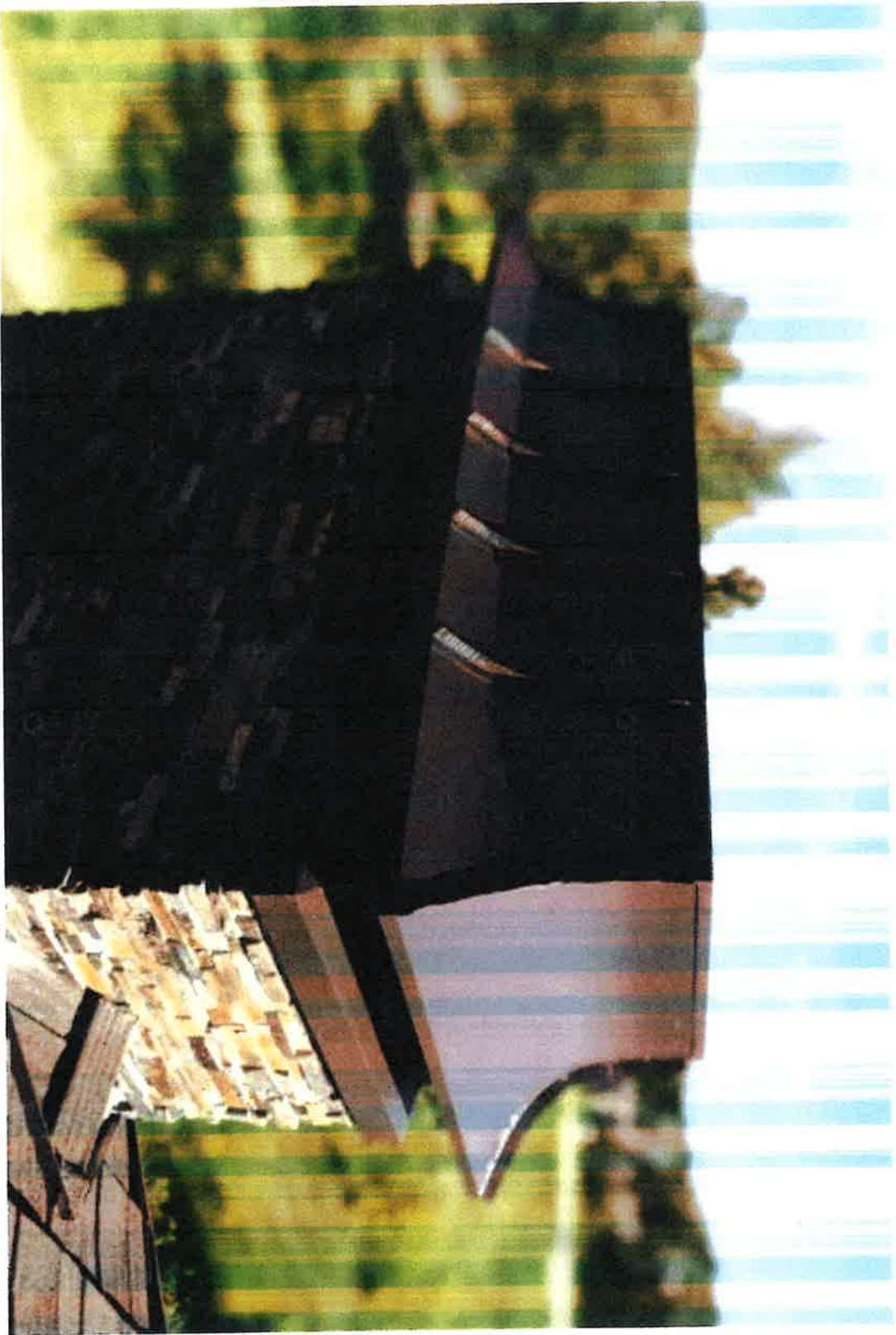
A metal 24 gauge chimney cap will also keep the weather and the debris out. This will ensure a longer life for your historical home.

If you need any further detail, please feel free to reach out to me at

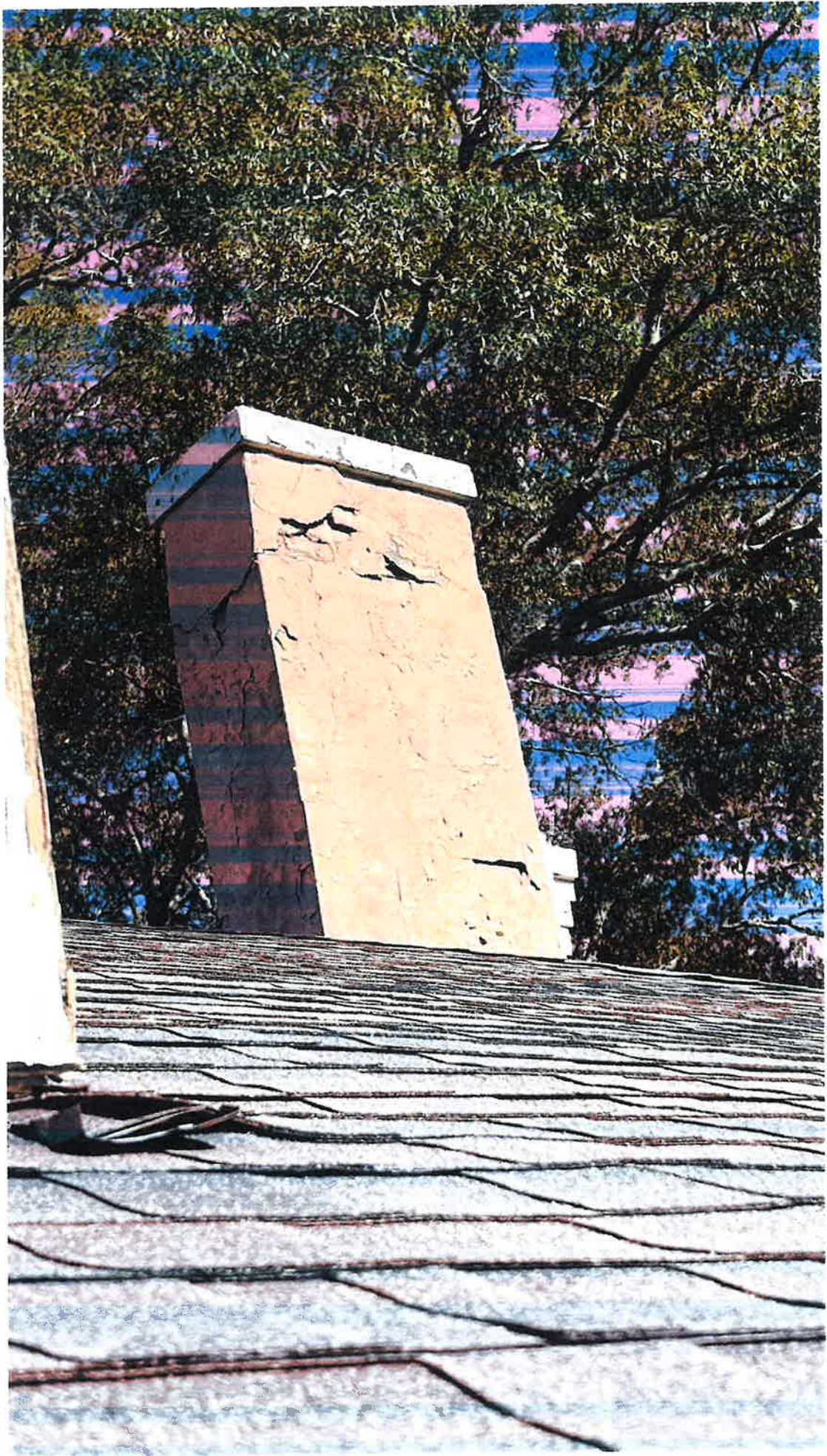
Sincerely,

Sent from my iPhone

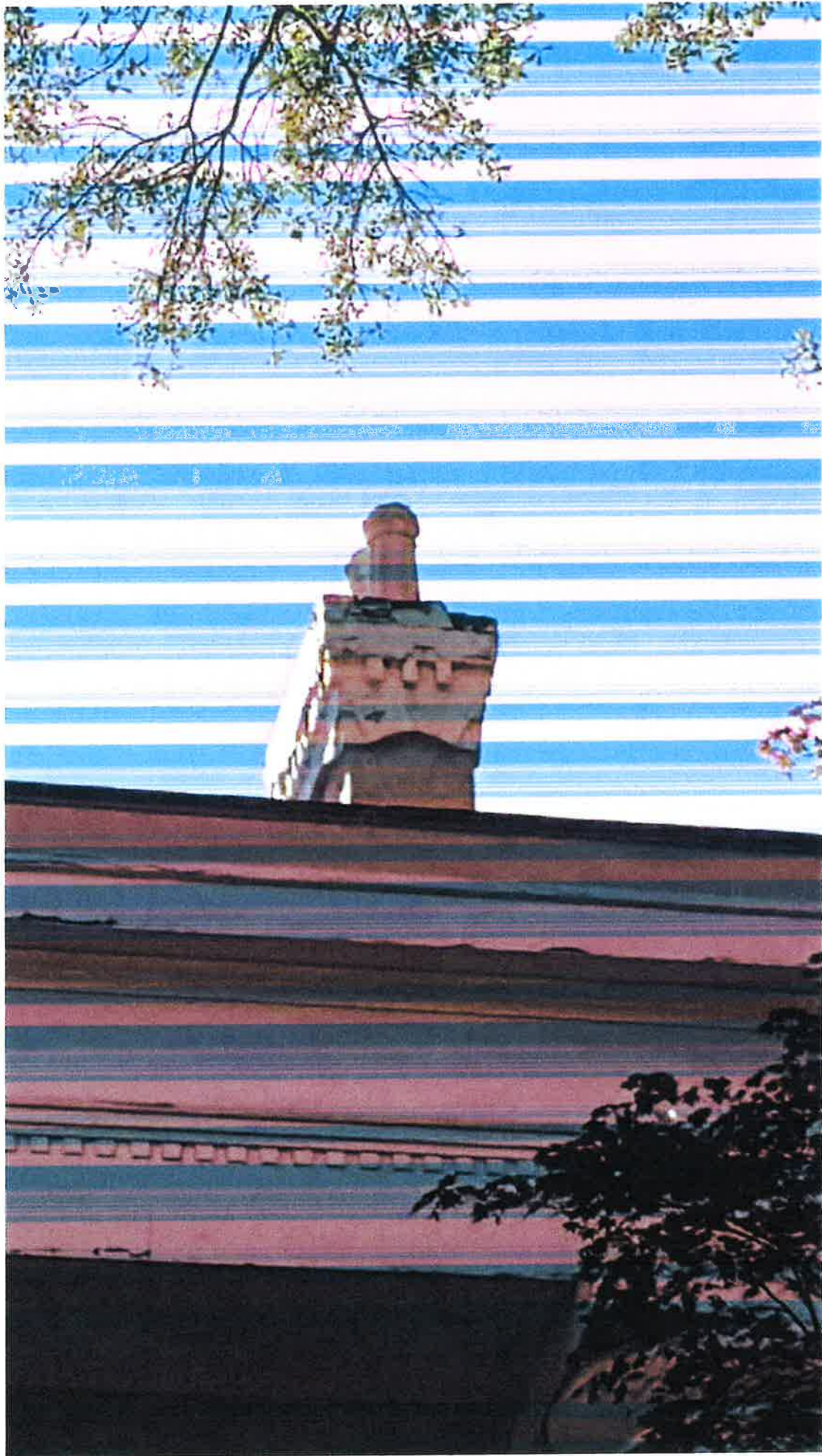
proposed
new design for caps



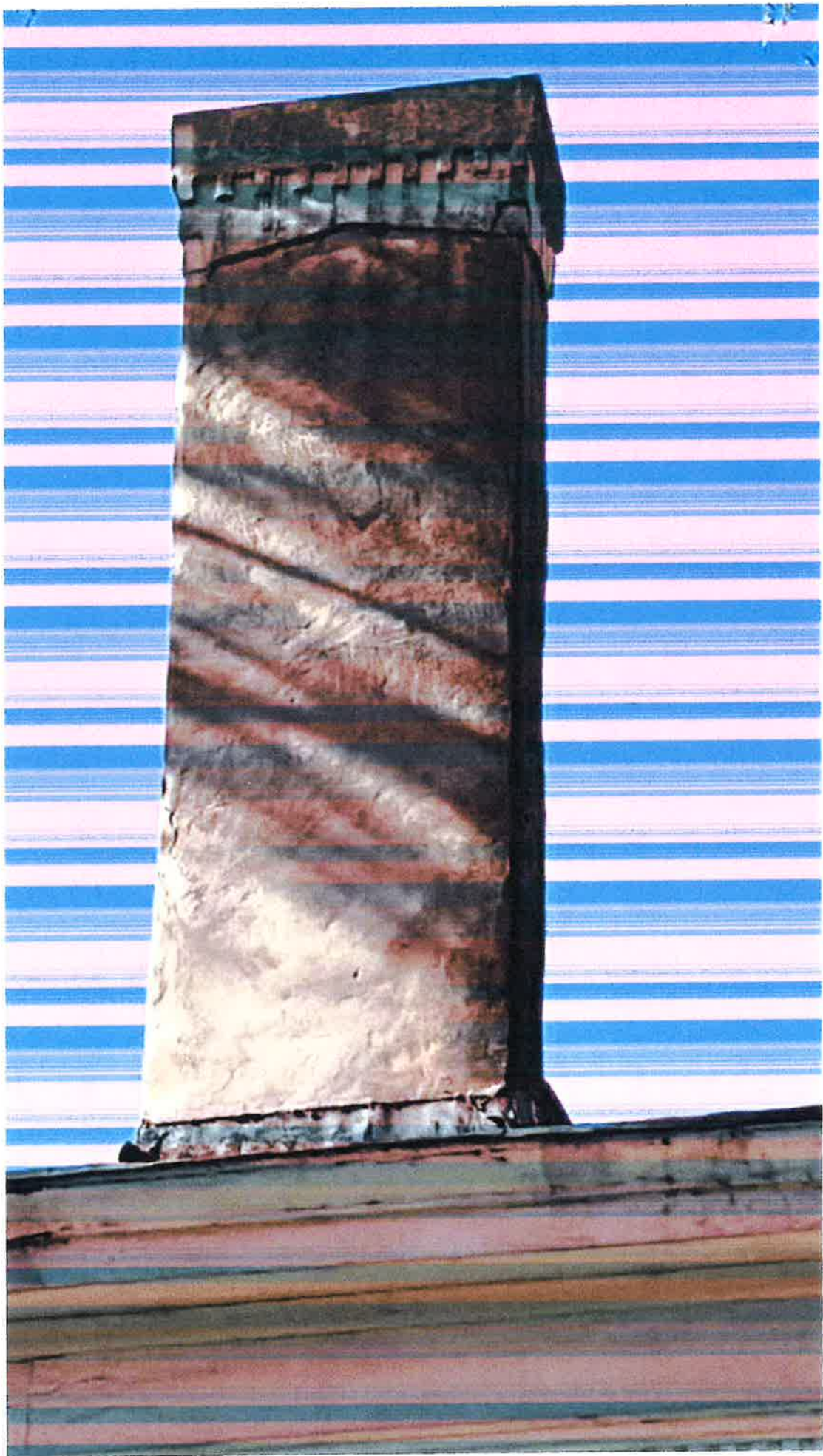
This
will be
decorative
white
molding
to match
existing.



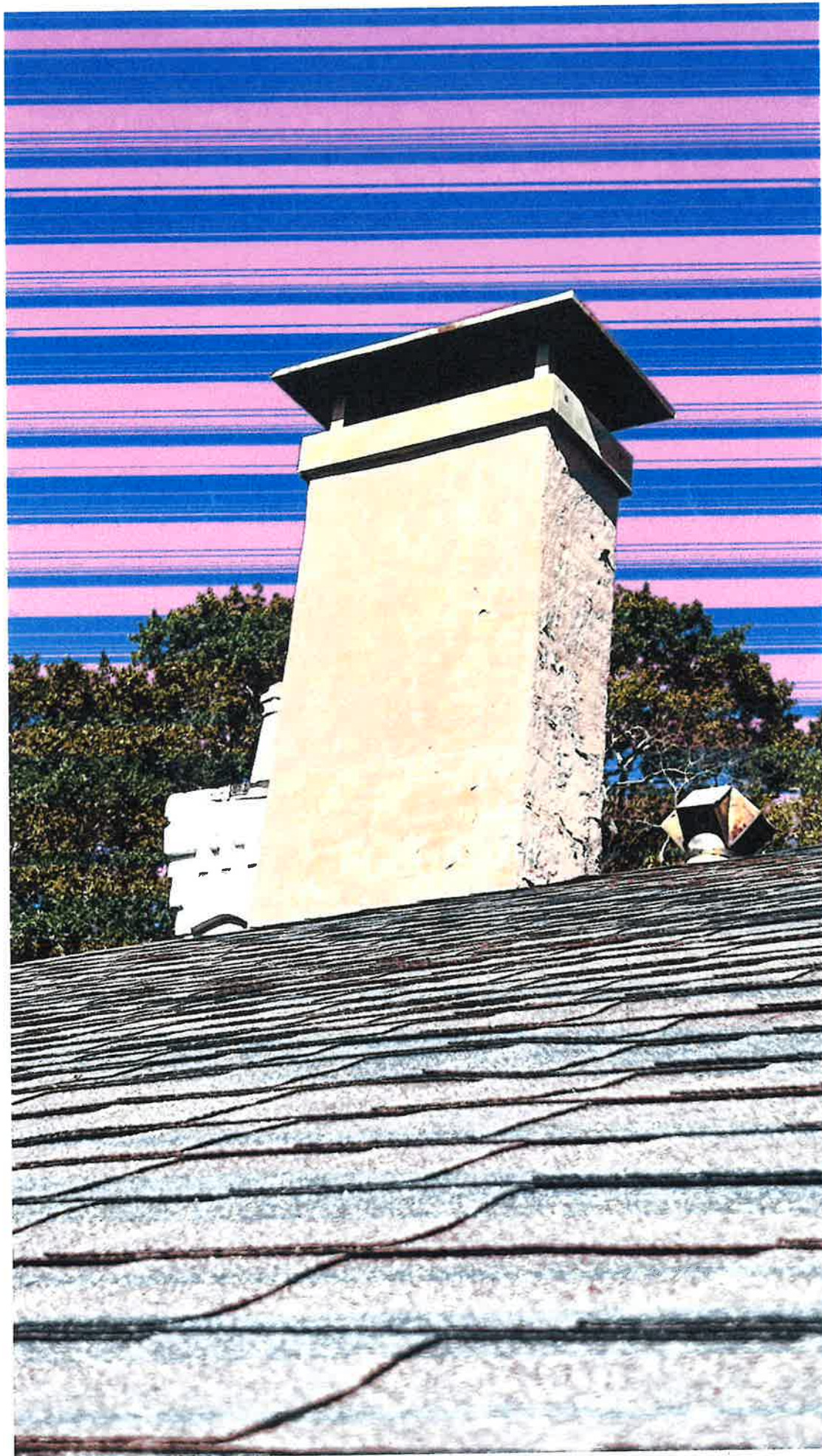
leaning chimney



example of terra-cotta pots



example of existing decorative molding to be replicated



existing chimney w/o decoration or pots



Existing chimneys w/o decoration or pots