

1. 5:30 P.M. Historic Preservation Commission 1.5.26

Documents:

[MHPC AGENDA 1.5.26 FINAL.PDF](#)

2. COA2026-01 Kennesaw Ave 303 Chimney

Documents:

[COA2026-01 KENNESAW AVE 303 CHIMNEY - REDACTED.PDF](#)

3. CoA2026-02 Kennesaw Ave 303 (Pool)

Documents:

[COA2026-02 KENNESAW AVE 303-POOL REDACTED.PDF](#)

4. 5:30 P.M. Historic Preservation Commission 1.5.26

Documents:

[HPC CALENDAR 2026 FINAL.PDF](#)



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

MARIETTA HISTORIC PRESERVATION COMMISSION

David Freedman, Chairman
Martin C. Kendall, Vice Chair
Rebecca Nash Paden
Christopher Campbell
Jim Trimble
Suzanne Dent
Steve Imler

Monday, January 5, 2026

6:00 PM

Marietta City Hall Council Chambers

CALL TO ORDER:

MINUTES:

20251085 Regular Meeting Minutes

Review and approve the Historic Preservation Commission December 1, 2025, regular meeting minutes.

BUSINESS:

20251082 303 Kennesaw Avenue-Chimney Repair & Restoration

Applicant, Kristen Bayer, is seeking approval for chimney repair and restoration:

- Removal of non-original terra cotta chimney pots (2 chimneys)
- Reinforcing and stabilizing all six (6) chimneys
- Restoration of existing decorative masonry crowns (4 chimneys)
- Fabrication of new matching crowns (2 chimneys)
- Installation of 24-gauge metal chimney caps

All work is in-kind repair; non-original unsafe elements (terra cotta pots) are being removed; new additions (two crowns and metal caps) are fully compatible and reversible consistent with preservation best practices. Detailed description of the project is provided with the application as well as material samples and technical specifications.

20251083 303 Kennesaw Avenue-Remove Existing Pool and Concrete Patio

Applicant, Kristen Bayer, is seeking approval to remove the existing plastic-liner pool, as well as the concrete patio surrounding it. All material will be removed, and new dirt will be brought in to fill the hole and the area will be re-sodded.

20260065 Deadlines and Meetings Calendar

Review final 2026 Historic Board of Review Deadlines and Meetings calendar.

20260066 2026 Spring Ramble

Provide update on 2026 Ramble events, encourage participation, share sponsorship acknowledgement letter.

ADJOURNMENT:



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

[REDACTED]

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

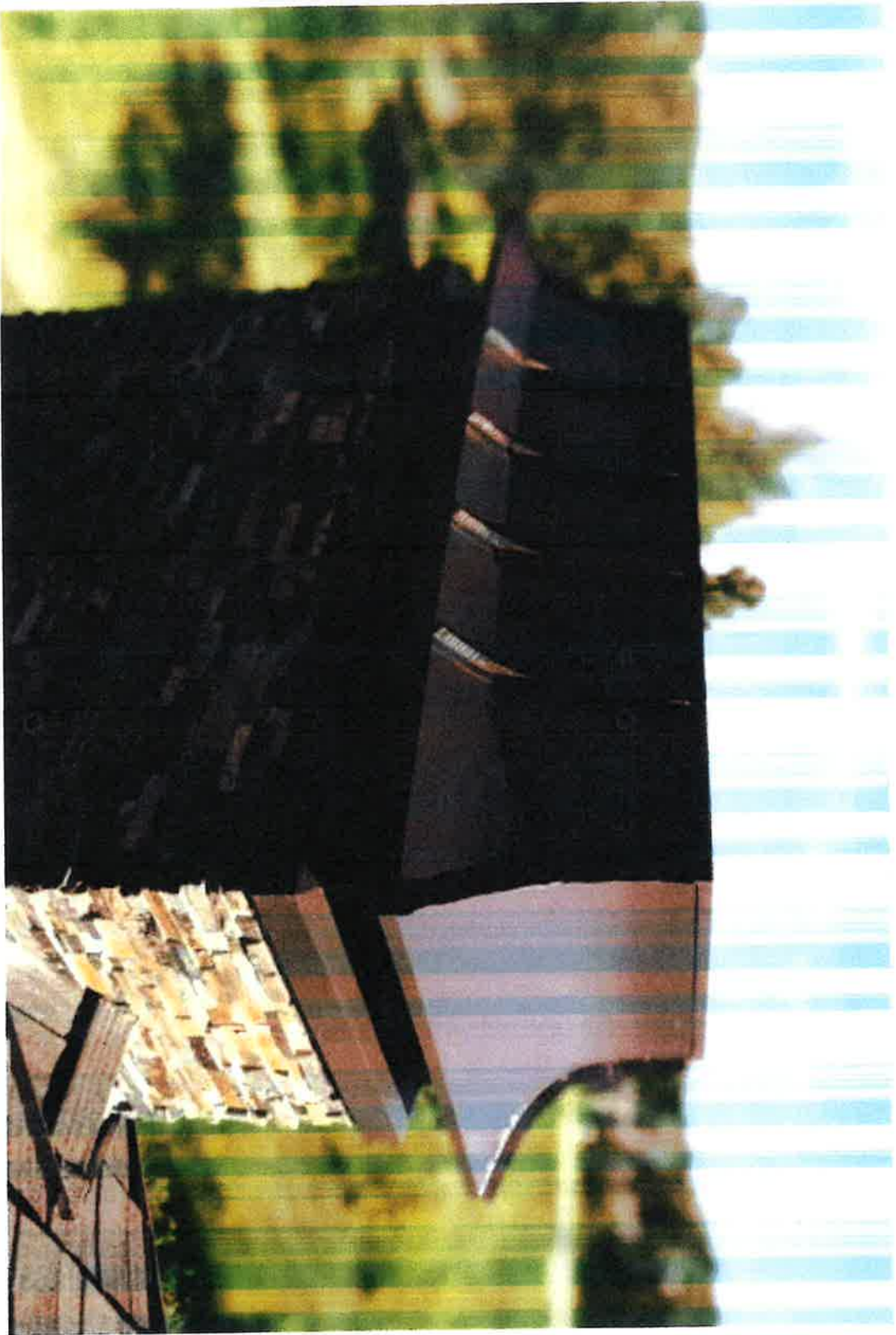
[REDACTED]

Sincerely,

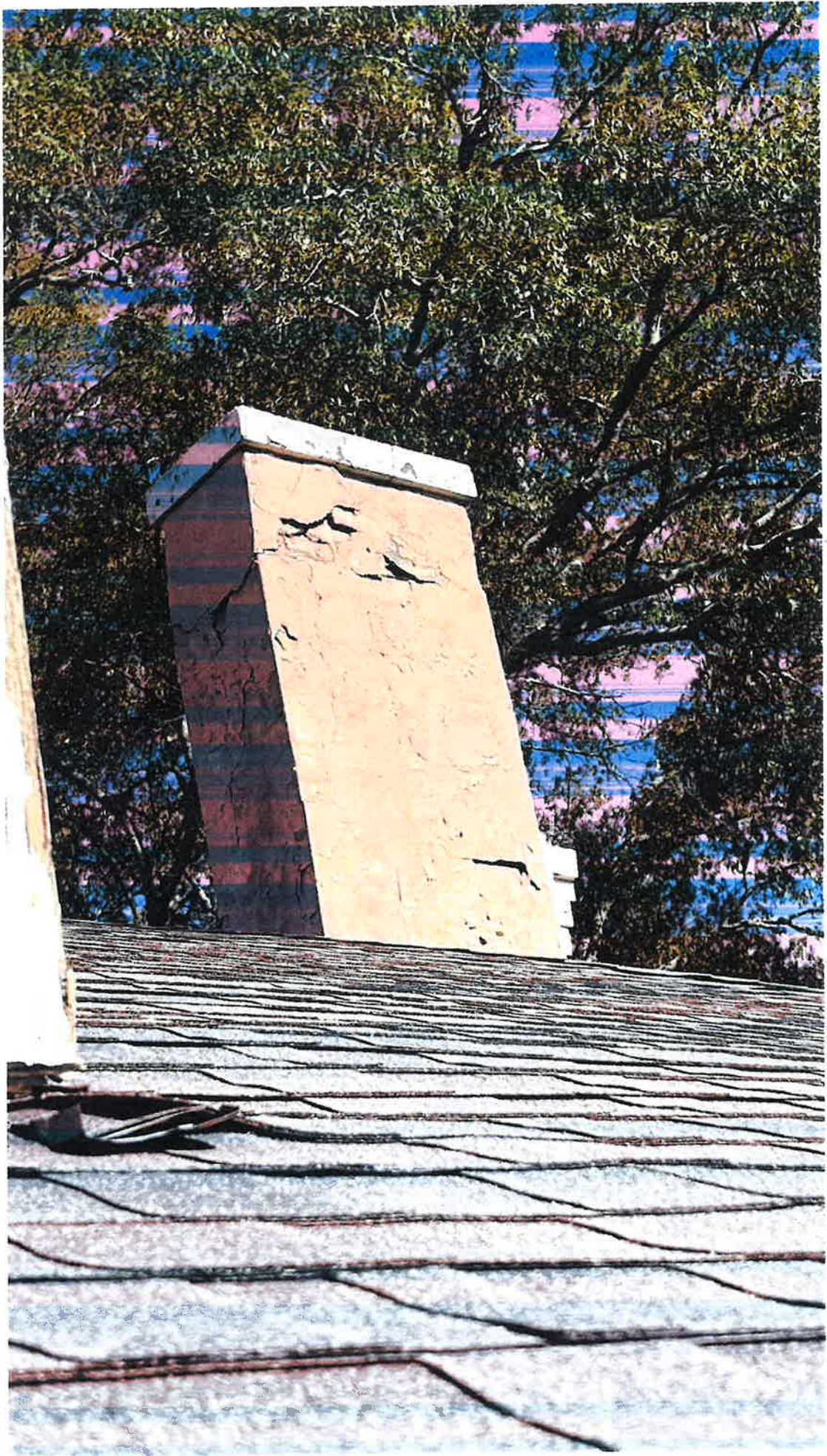
[REDACTED]

Sent from my iPhone

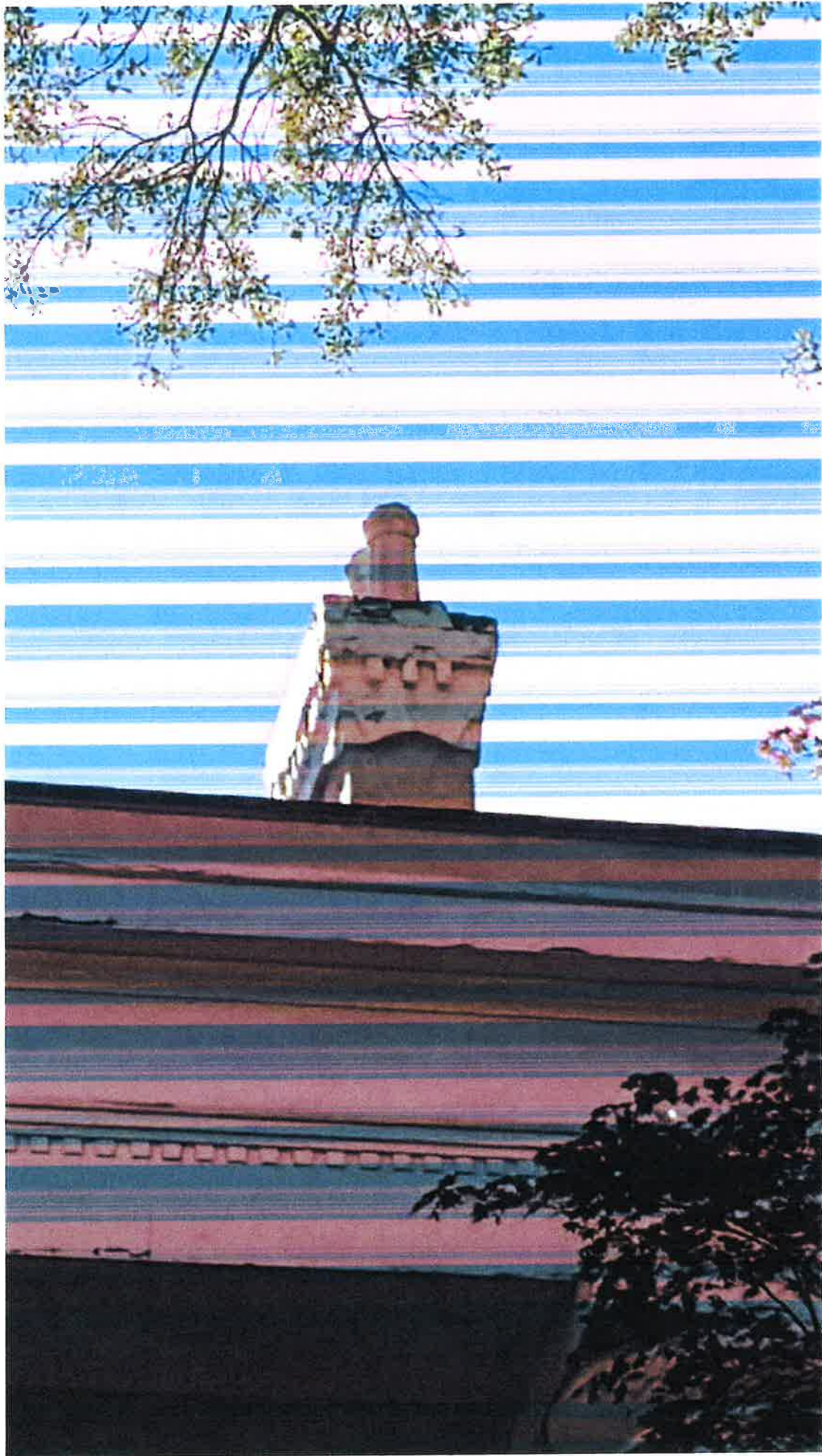
proposed
new design for caps



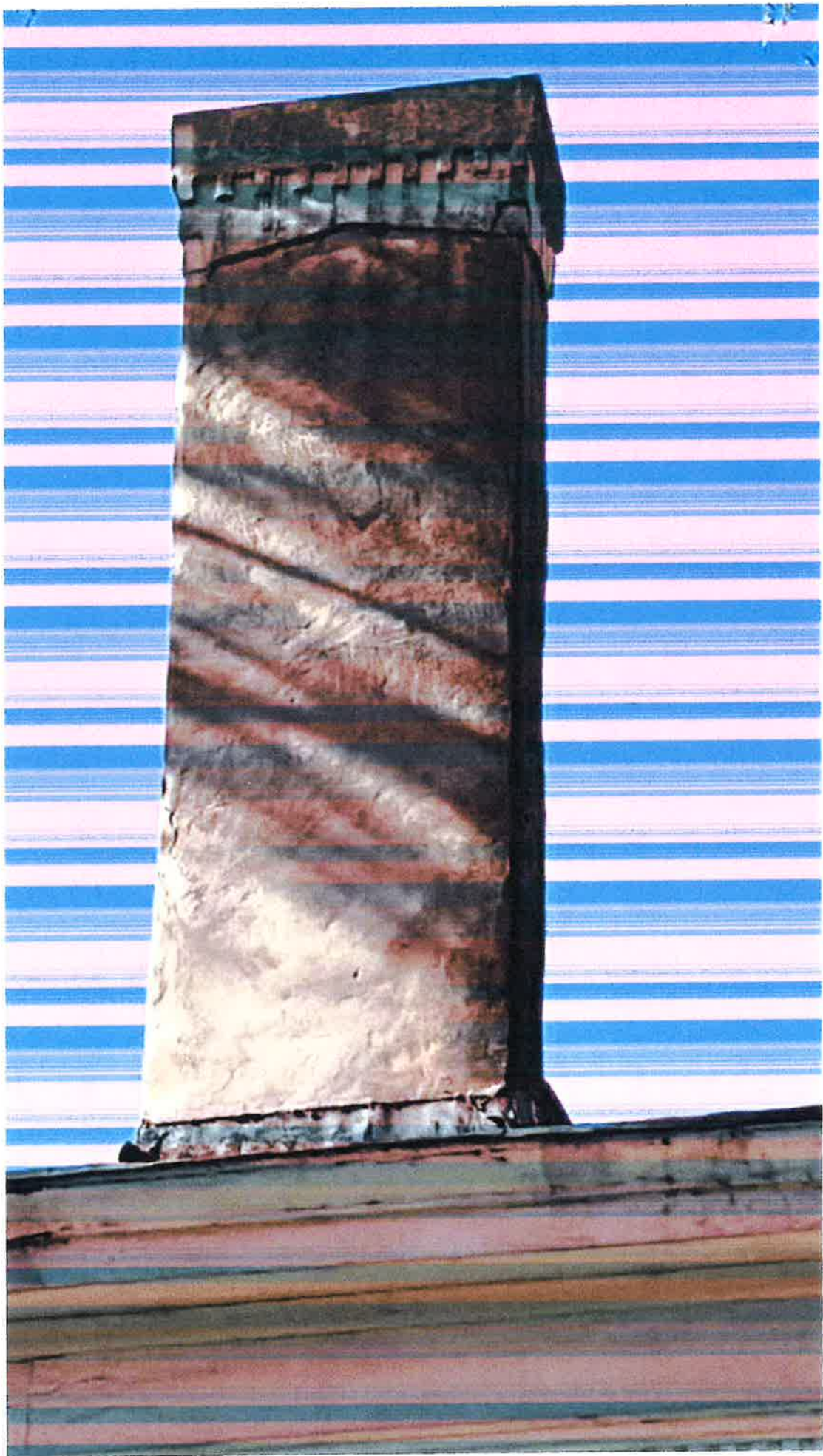
This
will be
decorative
white
molding
to match
existing.



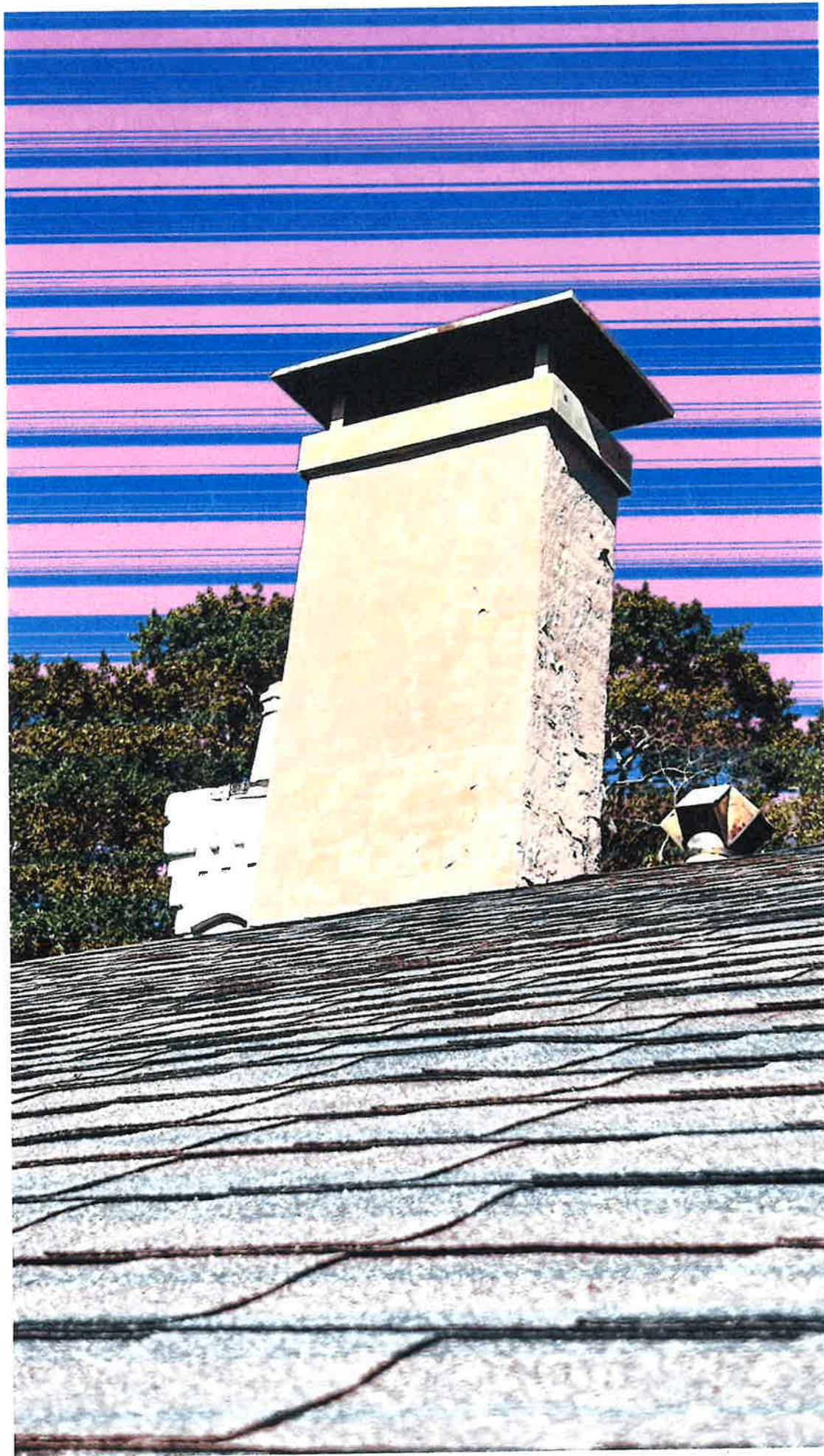
leaning chimney



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



20251083

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Email Address:			
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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):

We propose removing the existing plastic-liner pool, as well as the concrete patio surrounding it. The pool is unusable. We will remove all material, and bring in new dirt to fill the hole properly, and then re-sod the space.

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 _____	

This is the back facade
of the home. The pool is slightly
visible from Holland St (and it is unsightly).

garage
to
remain



← pool
house
to remain

↑
concrete
to be
removed

↑
plastic liner
pool to be
removed

Thank You!



Marietta Historic Preservation Commission 2026 Deadlines and Meetings Calendar

Deadline	Meeting Date
December 22, 2025	January 5, 2026
January 20, 2026	February 2, 2026
February 16, 2026	March 2, 2026
March 23, 2026	April 6, 2026
April 20, 2026	May 4, 2026
May 18, 2026	June 1, 2026
June 15, 2026	June 29, 2026 4:30 pm
July 20, 2026	August 3, 2026
August 17, 2026	August 31, 2026 4:30 pm
September 21, 2026	October 5, 2026
October 19, 2026	November 2, 2026
November 16, 2026	November 30, 2026 4:30 pm
December 21, 2026	January 4, 2027

All meetings are held at the following time and location unless otherwise noted:

6:00 P.M.
Council Chambers
205 Lawrence Street,
Marietta, Georgia

Important Information:

There is no fee associated with this application. Beware of scam invoices.

Incomplete applications will not be accepted.

Applicant/agent should be present for all public hearings.

Final decisions regarding new construction or total demolition are reserved for City Council.

Please call 770-794-5669 to confirm meeting dates and deadline dates.