

Local Historic District Designation Form

1. Name of Property

Historic name: Kennesaw Avenue Historic District

2. Location

The Kennesaw Avenue Historic District is roughly located within the first block of Kennesaw Avenue north of North Marietta Parkway. It is comprised of seven parcels on the west and seven parcels on the east side of Kennesaw Avenue, with one small, unbuildable lot on Maple Avenue.

3. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Number of Resources within District

	<u>Noncontributing</u>	<u>Contributing</u>
Developed Parcels	0	14
Vacant Parcels	1	0
Total Parcels	1	14
Primary Structures	0	14
Secondary Structures	9	6

4. Function or Use

Historic Functions: DOMESTIC/single dwelling
Current Functions: DOMESTIC/single dwelling

5. Description

Architectural Classification:

Late 19th and early 20th Century American movements.

Materials:

Foundation: Brick
Exterior Material: Wood; Vinyl; Stucco
Roof: Asphalt

Description

The Kennesaw Avenue Historic District is located approximately 1/3 of a mile northwest of the Marietta Square and is relatively flat. The district is approximately 11 acres in size and contains 15 parcels, one of which is a vacant, unbuildable lot which provides rear access to 271 Kennesaw Avenue. The lots on the west side of Kennesaw Avenue are larger and deeper while the lots on the east side, which backup to the railroad tracks, are smaller and shallower. The front setbacks from Kennesaw Avenue are uniform and there is a sidewalk running on both sides of Kennesaw Avenue.

Prevalent two-story house types in the Kennesaw Avenue Historic District are the Georgian house and Queen Anne house. There are also a few examples of one-story house types such as bungalow, gabled ell cottage, and Georgian cottage.

Georgian House

The Georgian house was popular in Georgia from the early nineteenth century into the twentieth century, with greatest periods of popularity being 1850-1860 and 1900-1930. The Georgian plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly so; the roof is usually hipped but sometimes gabled; and chimneys are sometimes in the exterior walls but usually in the interior of the house between each pair of rooms.

Queen Anne House

The Queen Anne House type was popular in Georgia during the 1880s through the 1890s. It is characterized by a square main mass with projecting gables on the front and/or side and a dominant pyramidal roof. The rooms are arranged asymmetrically, and there is no central hallway. The roof is either pyramidal or hipped, and the chimneys are usually found in the interior of the house. The principal façade often has a number of bays, with a central entryway, and features such as wraparound porches and decorative woodwork.

Bungalow

A bungalow is often mislabeled as a house style. This house form is long and low with irregular floor plans within an overall rectangular shape. Porches are common in this type of house, as are low pitched roofs with wide overhanging eaves. The bungalow was most popular in Georgia between 1900 and 1930.

Gabled Ell Cottage

The gabled ell cottage was most popular in Georgia from 1875-1915. The house plan is T- or L-shaped and usually, though not always, has a gabled roof. The gabled ell cottage consists of a gable-front projection at one end of a recessed wing that is parallel to the façade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing.

Georgian Cottage

A four-room symmetrical house with a central hall, usually hip-roofed with interior or end chimney, the Georgian Cottage was possibly the most enduring house type in Georgia. Houses of this type were built throughout Georgia's history well into the twentieth century, but the greatest concentration of this type was from the 1850s-1890s.

The residential structures in the Kennesaw Avenue Historic District represent a number of

architectural styles dating from the mid-nineteenth century through the mid-twentieth century that reflect different periods of Marietta's growth and development. As a historically affluent area, Kennesaw Avenue contains a large number of high style representations on the west side of the street as well as many vernacular interpretations that dominate the east side of the street. High style houses usually sit on larger lots than those in the vernacular tradition, often with deep setbacks from the street. Vernacular houses, especially those situated on the east side of Kennesaw Avenue, have less lot space and are closer together. Due to the railroad tracks that run parallel to Kennesaw Avenue, the lots on the east side also have steep grades behind the houses. Following is a description of some of the most common architectural styles in the district.

Greek Revival characteristics are dominated by full-height prominent columns that usually form a full-width porch. Wide plain entablatures and heavy cornices encircle the houses. Roofs are either hipped or front gabled with a low pitch. Chimneys are not prominent. Proportions are large and severe. A symmetrical, rectangular form, symmetrical façade and centered entrance are also common characteristics. Windows are generally double hung with six-over-six window panes. Elaborate door frames contain transom windows, sidelights and pilasters. Vernacular interpretations of this style tend to have simplified details, such as square rather than round columns. Structure is generally made from a wood frame. Almost all houses in the Greek Revival style were painted white. The Archibald-Howell house is a high-style example of the Greek Revival style within the Kennesaw Avenue Historic District.

Italianate style homes are characterized by either a symmetrical or asymmetrical floor plan with a low-pitched hipped or gabled roof line. Prominent overhanging eaves showcase decorative brackets that emphasize the cornice. Windows are typically tall, narrow and larger on the first floor than upper levels to emphasize the vertical lines characteristic of this style. Windows might exhibit stylistic detail such as rounded tops, flat arches or squared hood moldings. Bay windows are common. Doors and windows are often paired. One-story porches and balconies are also prevalent in Italianate-style homes. A centered cupola or a square tower might dominate an Italianate building. Conventional wood frames with stucco or smooth masonry are typical building materials. Tower Oaks is an example of a home with Italianate influences within the Kennesaw Avenue Historic District.

Queen Anne (1880s-1910) style represents the most popular of the nineteenth century architectural styles in Georgia. Common characteristics of Queen Anne style focus on the steep, irregular, intersecting gabled and/or hipped rooflines that may display towers, turrets and dormers. Projecting upper floors and bay windows vary the wall surface of a typical Queen Anne structure, as does the use of variegated building materials like decorative shingles that provide texture. These uses of projections, recesses, and textures emphasize the orchestration of light and shadow upon the façade. Extensive porches and verandas with turned posts and balustrade spindles are common. Chimneys are also prominent with corbelled and patterned brickwork. Windows are large, usually one-over-one panes, with glazing, stained or leaded glass being common. The importance of stylistic details is apparent through the abundant use of brackets, roof cresting and intricate gable ornamentation. There are multiple examples of high style Queen Anne houses in the Kennesaw Avenue District, such as 267 Kennesaw Avenue and 285 Kennesaw Avenue.

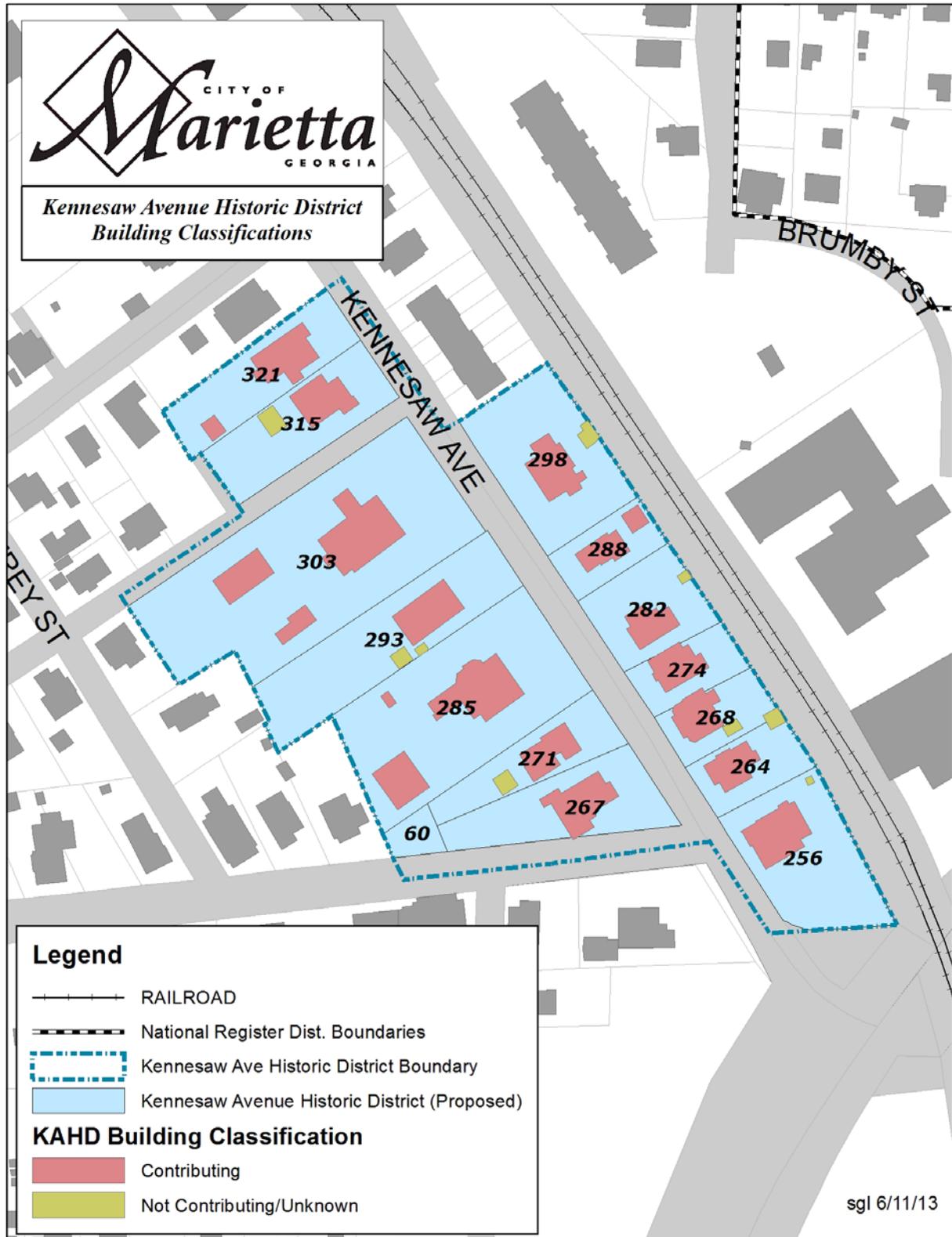
Folk Victorian style is a simplified version of popular Victorian-era decorative detailing such as Queen Anne, Italianate and Gothic Revival. This style was common in both urban and rural Georgia

from the 1870s to the 1910s. Rooflines on Folk Victorian houses are predominately gabled with a moderate slope. Porches are a prevalent feature. Decorative features were borrowed from Victorian-era architectural styles and added onto roof gables, porches, cornices and around window and door openings. More often, Folk Victorian houses have symmetrical facades and smooth, unbroken wall surfaces. Building materials are usually clapboard and detailed elements include jig-sawn woodwork such as brackets, spindle work, porch posts and gingerbread.

High Victorian Eclectic is an intentional combination of two or more styles that were prevalent in architectural trends during the Victorian Era, roughly 1837-1901. This style is exceptionally rare to Georgia, found only in the state's larger cities, and was usually architect-designed and built between the 1890s and 1910. High Victorian Eclectic houses are unique to themselves. Typical features that were borrowed from other architectural styles and applied to facades include: various roof forms, decorative brackets and stick work, slender and turned porch posts, variegated wall materials, and multi-paned windows. Kennesaw Avenue has one house that fits into this category (321 Kennesaw Avenue).

Colonial Revival characteristics include side gabled or hipped roof with dormers, topping a symmetrically arranged block building and floor plan. Entrances are centered and emphasized with pediments upheld by pilasters or columns. Front porches are common. Doors are often surrounded by transoms, sidelights and/or fanlights. Classical cornices with dentils or modillions are common. Windows are double hung with six-over-six or nine-over-nine panes and may be accentuated by shutters. Construction is usually a wood frame with clapboard finish but may also be masonry or masonry-veneer. Kennesaw Avenue has several houses with elements of the Colonial Revival.

6. District Map



7. Resource Listing

256 Kennesaw Avenue
Foster Hepberger
Tax Parcel: 16-11590-0050
GNAHRGIS Resource ID: 203693

Contributing (Architecture)

- c. 1890
- No academic style
- Gabled Wing Cottage (Gabled Ell)
- Historic landscape features – designed planting bed/arranged plantings



264 Kennesaw Avenue
Wallace Kuhlman Jenkins
Tax Parcel: 16-11590-0060
GNAHRGIS Resource ID: 203692

Contributing (Architecture)

- c. 1901
- Style: Folk Victorian
- Queen Anne Cottage



267 Kennesaw Avenue
Tax Parcel: 16-11580-0980
GNAHRGIS Resource ID: 203691

Contributing (Architecture)

- c. 1904
- Style: Queen Anne
- Queen Anne House (two story)
- Historic landscape features – designed planting bed/arranged plantings



268 Kennesaw Avenue
Tax Parcel: 16-11580-0920
GNAHRGIS Resource ID: 203689

Contributing (Architecture)

- c. 1909
- No academic style
- Georgian Cottage



271 Kennesaw Avenue
Tax Parcel: 16-11580-0970
GNAHRGIS Resource ID: 203690

Contributing (Architecture)

- c. 1914
- No academic style
- Gabled Wing House (Gabled Ell)



274 Kennesaw Avenue
Tax Parcel: 16-11580-0910
GNAHRGIS Resource ID: 203688

Contributing

- c. 1909
- No academic style
- Georgian Cottage
- There is a large addition to the rear;
probably historic



282 Kennesaw Avenue
Tax Parcel: 16-11580-0900
GNAHRGIS Resource ID: 203686

Contributing (Architecture)

- c. 1909
- No academic style
- Central hallway cottage



285 Kennesaw Avenue
Tower Oaks
Tax Parcel: 16-11580-0960
GNAHRGIS Resource ID: 203593 / 13440

Contributing (Architecture)

- c. 1914 / 1882
- Unknown/Unknown
- Queen Anne / Second Empire / Italianate
- Historic Privy
- Historic Carriage house



288 Kennesaw Avenue
Tax Parcel: 16-11580-0890
GNAHRGIS Resource ID: 203589

Contributing (Architecture)

- c. 1914
- No academic style
- Building style unknown
- Historic free-standing garage



293 Kennesaw Avenue
Starr McClure House
Tax Parcel: 16-11580-0950
GNAHRGIS Resource ID: 203591

Contributing (Architecture)

- c. 1884
- No academic style
- I-house (two story)
- The house may have been a hall parlor with a side gable addition in the front.
- Historic landscape features – designed planting bed/arranged plantings



298 Kennesaw Avenue
Tax Parcel: 16-11580-0880
GNAHRGIS Resource ID: 203586

Contributing (Architecture)

- c. 1914
- Style: Queen Anne
- Queen Anne House
- Historic landscape features – designed planting bed/arranged plantings



303 Kennesaw Avenue
Archibald Howell Home
Tax Parcel: 16-11580-0940
GNAHRGIS Resource ID: 203584

Contributing (Architecture)

- c. 1865
- Style: Greek Revival
- Central Hallway
- Historic Carriage House
- Historic Pool House
- Historic landscape features – designed walks and driveways; designed planting bed/arranged plantings



315 Kennesaw Avenue
Tax Parcel: 16-11470-0210

Contributing

- c. 1920-1929
- Craftsman / Colonial Revival
- David Cullison Survey (1994) CO-M-77



321 Kennesaw Avenue
Tax Parcel: 16-11470-0190
GNAHRGIS Resource ID: 203585

Contributing (Architecture)

- c. 1914
- Style: High Victorian Eclectic
- Queen Anne House (two story)
- Historic outbuilding
- Historic landscape features – designed fencing and walls (ornamental); designed planting bed/arranged plantings



60 Maple Avenue
Tax Parcel: 16-11580-1410

Noncontributing

- Driveway accessing rear of 285 Kennesaw Ave



8. Statement of Significance

Official has considered the significance of these properties in relation to other properties:

- () nationally
- () statewide
- (X) locally

Applicable National Register Criteria:

- C. Properties embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

Areas of Significance:

ARCHITECTURE

Period of Significance:

c. 1865 - 1929

Significant Dates:

1975: Area included within neighborhood nominated as a National Register Historic District (Northwest Marietta).

9. Areas of Significance

The Kennesaw Avenue Historic district is significant under National Register Criteria C in the area of architecture. The structures within the district are outstanding examples of many popular house types and architectural styles prevalent during the mid-19th century through the mid-20th century. House types represented in the Kennesaw Avenue Historic District are the Georgian house, Queen Anne house, bungalow, gabled ell cottage, and Georgian cottage. Prevalent house styles include Greek Revival, Colonial Revival, High Victorian Eclectic, Folk Victorian, and Queen Anne.

Background

The Kennesaw Avenue Historic District is located in northwest Marietta less than a mile from the city's historic square. The district was listed on the National Register of Historic Places in 1975 as part of a much larger district called the Northwest Marietta Historic District.

In the 1830s Marietta was selected as the home base of the newly formed Western and Atlantic Railroad. By 1845, this railroad operated between Atlanta and Adairsville, with service to Chattanooga five years later. This increase in rail capacity led to an economic boom in Marietta, and its success was evident on Kennesaw Avenue.

The Archibald Howell House, 303 Kennesaw Avenue, was built in the late 1840s and is Greek Revival in style. This design may have been influenced by the Connecticut architect Willis Ball who helped design several Greek Revival homes in Roswell, Georgia a few years earlier.

In the summer of 1864 the Civil War came to Marietta with the Battle of Kennesaw Mountain. During this battle and the subsequent occupation of Marietta, the Archibald Howell House was used by both Union and Confederate generals as headquarters. After the Civil War this home was briefly

used as the Harwood Female Seminary before being purchased by a Moultrie Sessions and being extensively remodeled.

After the Civil War, Kennesaw Avenue continued to develop, as did the city of Marietta. James R. Brumby built his home, Tower Oaks, at 285 Kennesaw Avenue in 1882. Brumby was a Confederate veteran who considered moving to South America after the war. However, he ended up marrying a girl from Marietta and establishing the Brumby Chair Company in the late 1870s. The Brumby Rocker factory (not within the district boundaries) was located on Kennesaw Avenue near Brumby’s home and provided hundreds of jobs, making it one of the largest employers in Cobb County at the time.

This development continued throughout the end of the nineteenth century and into the early twentieth century, with industry moving into Marietta. The Marietta Knitting Company, Glover Machine Shop, Brumby Chair Company, McNeel Marble Company, and finally the Bell Aircraft Corporation (now Lockheed Martin) are just some of these industries. This boom in industry resulted in a boom in population. The Kennesaw Avenue Historic District also experienced growth during this time with several homes built between 1900 and 1930.

The historic homes in the district are in good condition and are occupied by private residents.

10. Major Bibliographical References

- City of Marietta tax and parcel information
- Kennesaw Avenue Design Guidelines – approved by the Marietta Historic Preservation Commission on January 10, 2013 and the Marietta City Council on March 6, 2013.
- *2006 Kennesaw Avenue, Find It Historic Resources Survey* (NARGIS)
- *1994 Historic Resources Survey by David Cullison*
- David T. Agnew and Elizabeth Z. Macgregor, “Northwest Marietta Historic District Nomination Report,” National Register of Historic Places Nomination Form, April 7, 1975. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta.
- Georgia Historic Preservation Division. “Residential Architectural Styles in Georgia.” *Georgia’s Living Places: Historic Houses in Their Landscaped Settings*. 1991. http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch_20080521100904_optimized.pdf
- Georgia Historic Preservation Division. *House Types in Georgia*. 1991. <http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>

11. Geographical Data

Acreage of Property: Approximately 11 acres

Latitude/Longitude Coordinates

- | | |
|-----------------------------|---------------------------|
| 1. Latitude: 84°33'15.445"W | Longitude: 84°33'15.445"W |
| 2. Latitude: 84°33'13.077"W | Longitude: 33°57'35.261"N |
| 3. Latitude: 84°33'11.66"W | Longitude: 33°57'33.47"N |
| 4. Latitude: 84°33'10.199"W | Longitude: 33°57'34.28"N |
| 5. Latitude: 84°33'5.363"W | Longitude: 33°57'27.734"N |
| 6. Latitude: 84°33'7.103"W | Longitude: 33°57'27.637"N |

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- | | |
|------------------------------|---------------------------|
| 7. Latitude: 84°33'7.991"W | Longitude: 33°57'28.67"N |
| 8. Latitude: 84°33'12.134"W | Longitude: 33°57'28.358"N |
| 9. Latitude: 84°33'16.071"W | Longitude: 33°57'31.545"N |
| 10. Latitude: 84°33'14.583"W | Longitude: 33°57'32.424"N |

Verbal Boundary Description

The Kennesaw Avenue Historic District is roughly located within the first block of Kennesaw Avenue north of North Marietta Parkway. It is comprised of seven parcels on the west and seven parcels on the east side of Kennesaw Avenue, with one small, unbuildable lot on Maple Avenue.

12. Form Prepared By

Name:	Shelby Little	Title:	Urban Planner
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Signature:		Date:	

13. Marietta Historic Preservation Chairman

David Freedman, Chairman

Date
