



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department
Prepared by: Brittany Anderson

SUBJECT: COA2210-112 130 East Main Street (Design Request of Exterior Modifications for the Jones Building)

DATE: October 21, 2022

RECOMMENDATION

HPC to consider the applicant's design request of exterior modifications for the Jones Building as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting the following exterior modifications:

1. Proposed new exterior storefront with doors, sidelights, and transom at the Church Street entry.
 - a. Storefront system to match existing storefront at corner entry. Proposed storefront height at the transom to increase from 8" to 18" for additional sight lines from interior space to Cannon Park.
 - b. 5-6 courses of brick above the existing opening to be demolished with a new steel lintel/plate (1/8" thick) addition for structural support.
2. Proposed poured concrete ADA platform with stair down to sidewalk and stainless-steel handrail at the North Street entry.
 - a. Existing exit/entry door to be elevated ~14" to be on-grade with new platform.
 - b. ~4-5 courses of brick to be removed above the existing opening with a new steel lintel/plate (1/8" thick) addition for structural support.
 - c. Existing door to be reused.

For additional information regarding the applicant's request, please see the attached application.



Entrances should be designed to be transparent and encourage pedestrian access from the street. When applied, these conditions allow for merchandise, dining areas or office space to be visible from the street; allow natural light into the building; and create real or perceived activity along a street. The following guidelines shall apply to the treatment of storefront entrances/storefronts.

1. Storefronts should consist of large, transparent glass display windows with bulkheads below. Transom windows above display windows or entry doors are also appropriate. The glass windows should provide areas to display merchandise or make visible office or dining space.
2. Preserve the entry ceiling height, door transoms, materials, or storefront plan original to the building. Changes to entrances that have gained historic significance over time should also be preserved.
3. Preserve the entry exterior floor original to the building. Changes to an entry floor that has gained historic significance over time should also be preserved.
4. Maintain existing openings. The front and side of buildings should not have blank walls (no openings).

The sides and rear of a building can serve many functions including service access, a location for utilities as well as a secondary building entrance. Additionally, many side and rear façades face side streets or alleys and serve as a second “face” of a building. They can define the character along a side street as well as influence the perception of maintenance and safety in any area. The following guidelines shall apply to the treatment of side and rear façades.

1. Maintain service and utility access at the side or rear of buildings.
2. Use materials for service doors that are compatible with primary building materials and architecture.
3. Make secondary entrances visible from the street or parking lot. They should have a similar door treatment and design to the front entrance. Awnings and/or planters may also be appropriate to highlight the entrance.
4. Maintain side and rear doors and windows. Do not cover or fill in side or rear building openings. If an opening has been filled or covered, remove fill, or cover and restore original opening(s).
5. Do not install false, “Main Street” style storefronts on the rear façade.
6. Retain and repair (rather than replace) original balconies and fire escapes. If existing landings and railings are too deteriorated, replace with in-kind skeletal assembly to match the historic feature.
7. Do not install residential style doors.



The treatment and management of exterior materials and architectural features of buildings is important to preserve and enhance the character of the historic district. Over time, commercial buildings are altered or remodeled to enhance commercial competitiveness, reflect current design trends, or address maintenance issues. While some improvements use quality materials and sensitive design to maintain the architectural integrity of a building, other projects are misguided and destroy or remove important and historic elements of a building. The following guidelines shall be used for treating façades.

1. Retain all elements, materials and features that are original to the building, and do not cover building façades or fill in existing openings.
2. Remove any materials that have been added to cover the original façade materials and storefronts.
3. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornices.
4. When designing new elements, conform to the original building architecture and materials.
5. Design new elements that respect the architecture, material, and design of the building.
6. Do not create false historical appearances or introduce themes that alter the building's form or architectural style. Do not add elements where they never previously existed, such as mansard roofs, metal awnings, decorative shutters, dormers, or balconies.
7. Do not sandblast or use any abrasive cleaning methods, including pressure water cleaning, on historic materials.
8. Do not paint, add water sealers, or apply any surface treatment to unpainted masonry surfaces.
9. Use the National Park Service Preservation Briefs (see the Appendix for a listing) when undertaking cleaning, restoration, and rehabilitation projects.
10. Repair/repoint masonry with comparable mixes and materials to those in place. Duplicate the original material in composition, color, texture and method of application and joint profile.

Doors are often the primary focal point of entrances and serve as a functional and ceremonial element of a storefront. Because of their importance, they require special maintenance and treatment. The following guidelines shall apply to the treatment of doors.

1. Retained, restore, and maintain original doors.
2. If replacement parts are necessary, replace with parts that match original materials and architectural style of the building.
3. If replacement of original doors is necessary, replace with custom commercial doors. Residential doors are not appropriate for commercial storefronts and should not be used. Generally, 80% of a commercial door is glass and should match the treatment of display windows.



4. If a residential house has been converted to a commercial business, use residential door types. Commercial doors are not appropriate.

Transoms are the windows of a storefront above the display windows and entry door. Before the invention of electricity and air conditioning, they were a source of natural light and ventilation for a building. Today, they still serve as a source of natural light and a character-defining feature of storefronts. The following guidelines shall apply to the treatment of transom windows.

1. Retain, restore, and maintain original transom windows.
2. If replacement parts are necessary, replace with hardware that matches original materials and the architectural style of the building.
3. If complete replacement of original transom windows is necessary, frame in custom replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
4. To address heating and cooling leaks around transom windows, use interior storm windows and caulk open casement joints. This treatment preserves the original transom windows and profiles.
5. Do not use vinyl, plastic, or fiberglass parts, as these materials become brittle or can crack over time.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2210-112 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS

APPLICATION

Project # _____ (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
- Local Resources:** The Canton Historic District Design Guidelines document provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE, WITH THE EXCEPTION THAT ANY PROPERTY USED AS A SINGLE-FAMILY DWELLING IS EXEMPT FROM THIS REQUIREMENT.

Contact Information:

Applicant Name*: _____ Telephone: _____

Email: _____

Mailing Address: _____

*NOTE: If applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include owner's telephone number and mailing address.

Property Information:

Address: _____

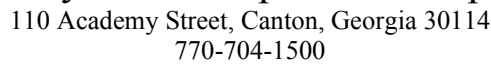
Land Lot(s): _____

District/Section: _____ Map #: _____ Parcel #: _____

Zoning: _____ Present Use: _____

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
☐ Removal of non-historic detached structure	☐ Installation of screen or storm doors	☒ Addition	☐ Signs
☐ Maintenance of / change in paint color	☐ Installation of screen or storm windows	☒ Alteration	☐ Site Features
		☐ New Construction	☐ Demolition
		☐ Restoration	☐ Relocation
OTHER:			
☐ Amendment to previous COA, Project #:		☐ Other (Description):	



Please divide the description if the proposed scope of work will involve more than one type of project.
Example: 1) Addition of storage and 2) installation of sign.



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION IMPORTANT DATES

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 13, 2021	JANUARY 3, 2022
JANUARY 17, 2022	FEBRUARY 7, 2022
FEBRUARY 14, 2022	MARCH 7, 2022
MARCH 14, 2022	APRIL 4, 2022
APRIL 11, 2022	MAY 2, 2022
MAY 16, 2022	JUNE 6, 2022
JUNE 13, 2022*	JULY 5, 2022*
JULY 11, 2022	AUGUST 1, 2022
AUGUST 15, 2022*	SEPTEMBER 6, 2022*
SEPTEMBER 12, 2022	OCTOBER 3, 2022
OCTOBER 17, 2022	NOVEMBER 7, 2022
NOVEMBER 14, 2022	DECEMBER 5, 2022
DECEMBER 12, 2022	JANUARY 3, 2023

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY



Kandace Walker-Bunda, Principal
October 17, 2022

City of Canton
Historic Preservation Committee
Attn: Brittany Anderson
brittany.anderson@cantonga.gov

Project Name: 130 East Main Street - Jones Building Tenant Upfit, Minor Exterior

HPC Letter of Intent

Brittany,

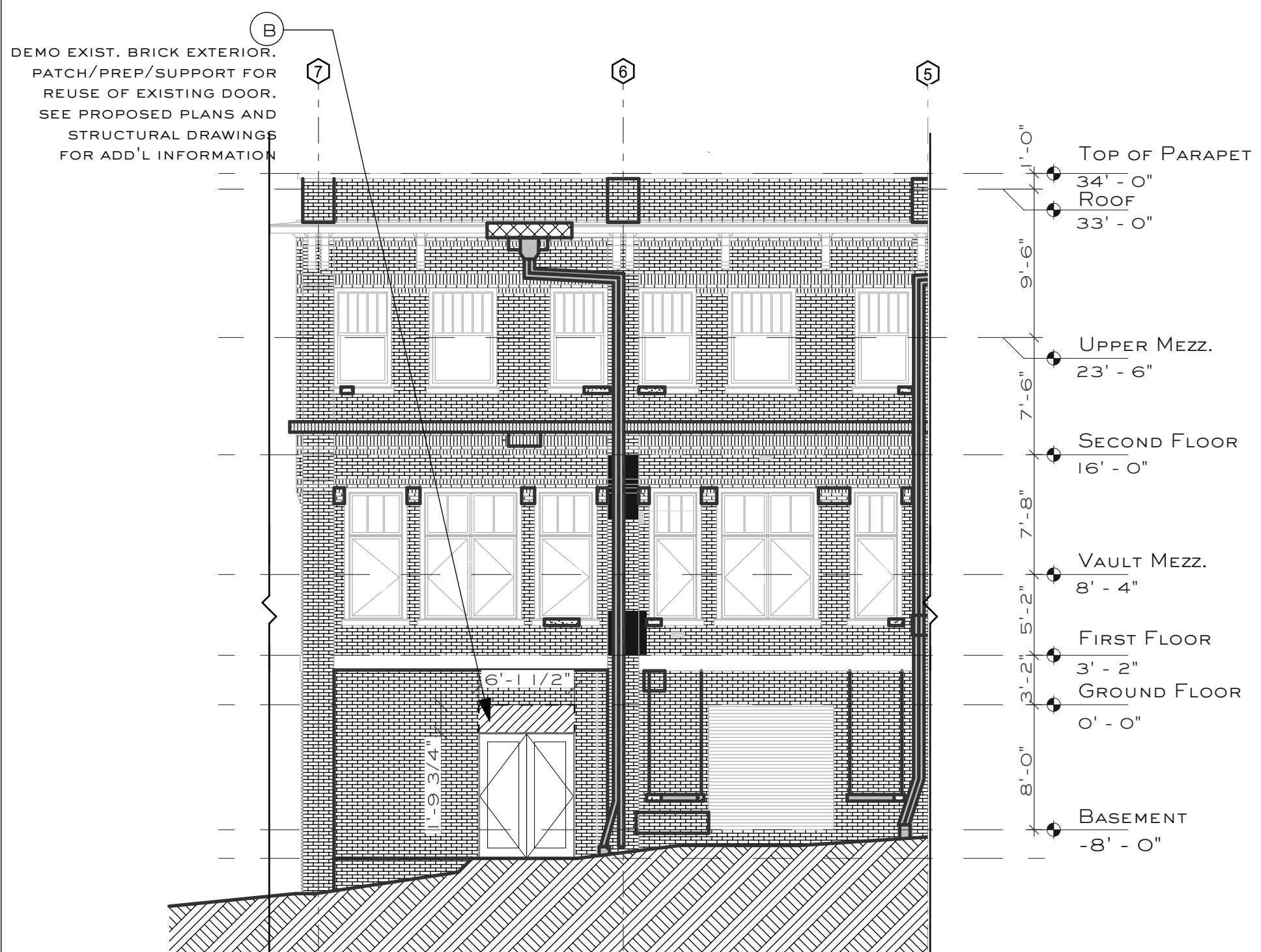
Please see below and attached to this letter the filled out application, summary of proposed exterior modifications and reference imagery along with drawings for your review.

The design intent of proposed exterior modifications is as follows:

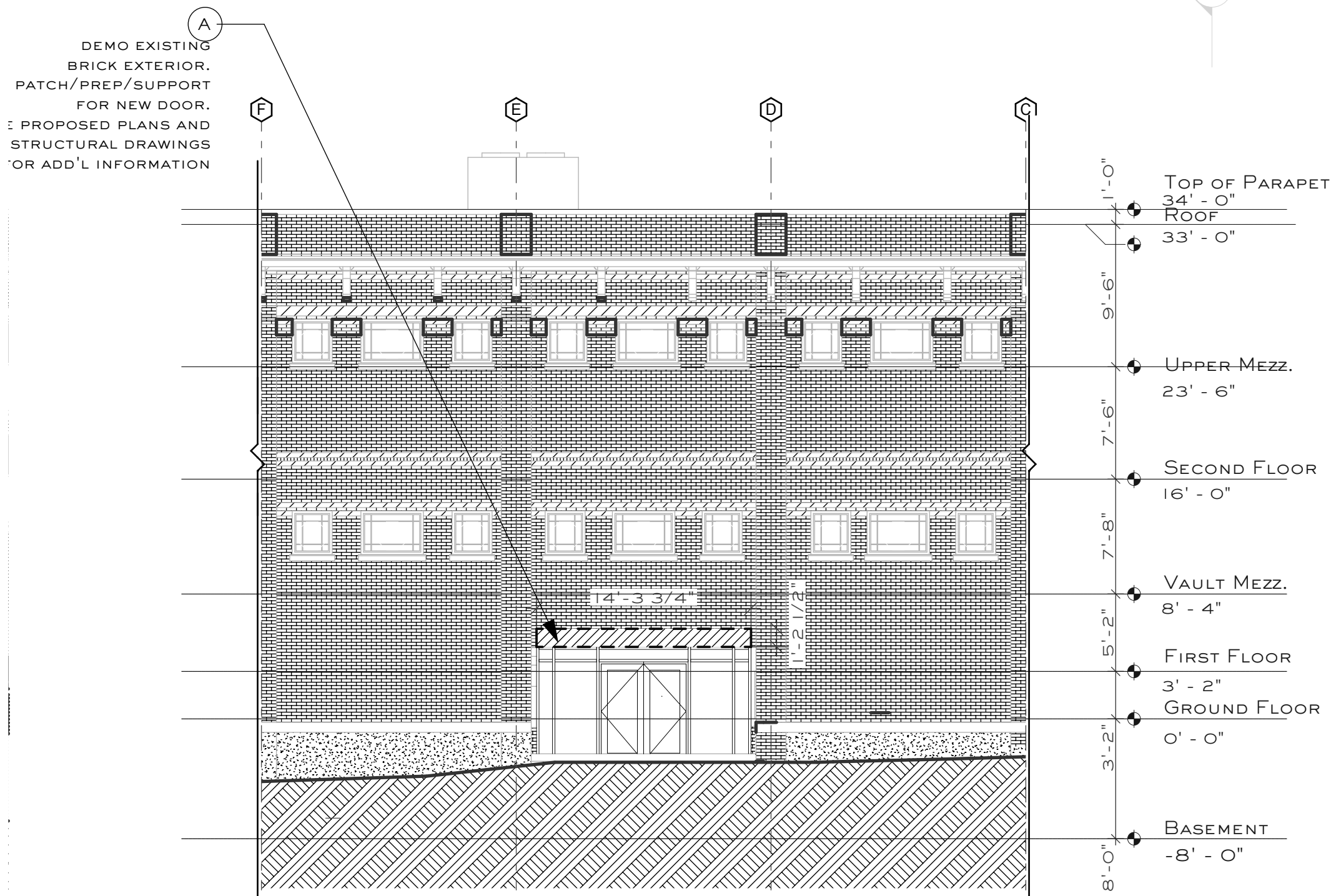
1. Proposed New Exterior Storefront with doors, sidelights and transom at Church Street Entry. Storefront system to match existing storefront at corner entry. Proposed storefront height at the transom to increase from 8" to 18" for additional sight lines from interior space to Cannon Park. 5-6 courses of brick above the existing opening to be demolished with a new steel lintel/plate (1/8" thick) addition for structural support.
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Thank you, in advance, for your consideration,

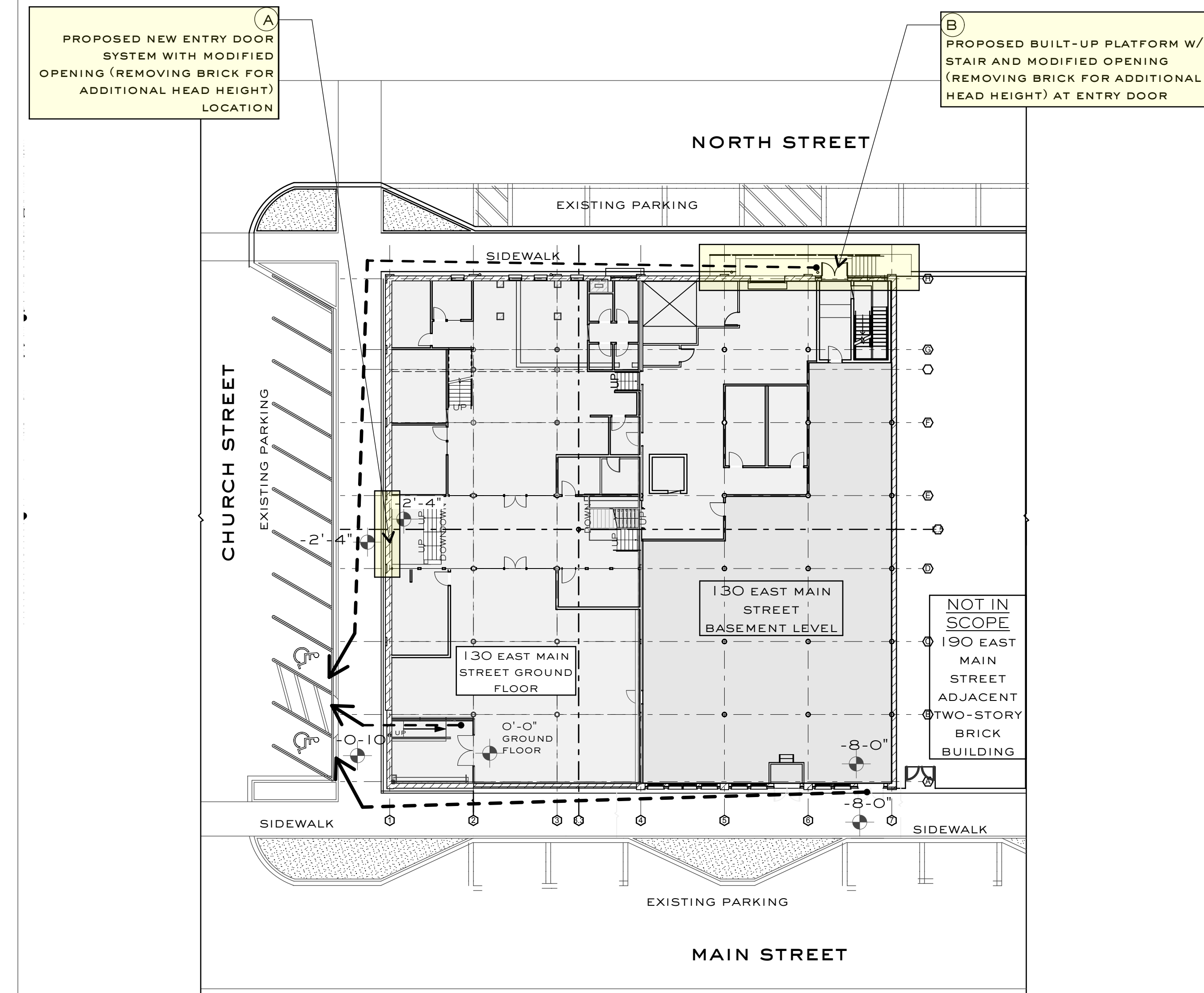
Kandace Walker-Bunda, Principal
Bunker Design
kandace@bunker.design
646.401.2077



3 DEMOLITION AT NORTH STREET
SCALE: 1/8" = 1'-0"



4 DEMOLITION AT COMMON ENTRY DOOR
SCALE: 1/8" = 1'-0"



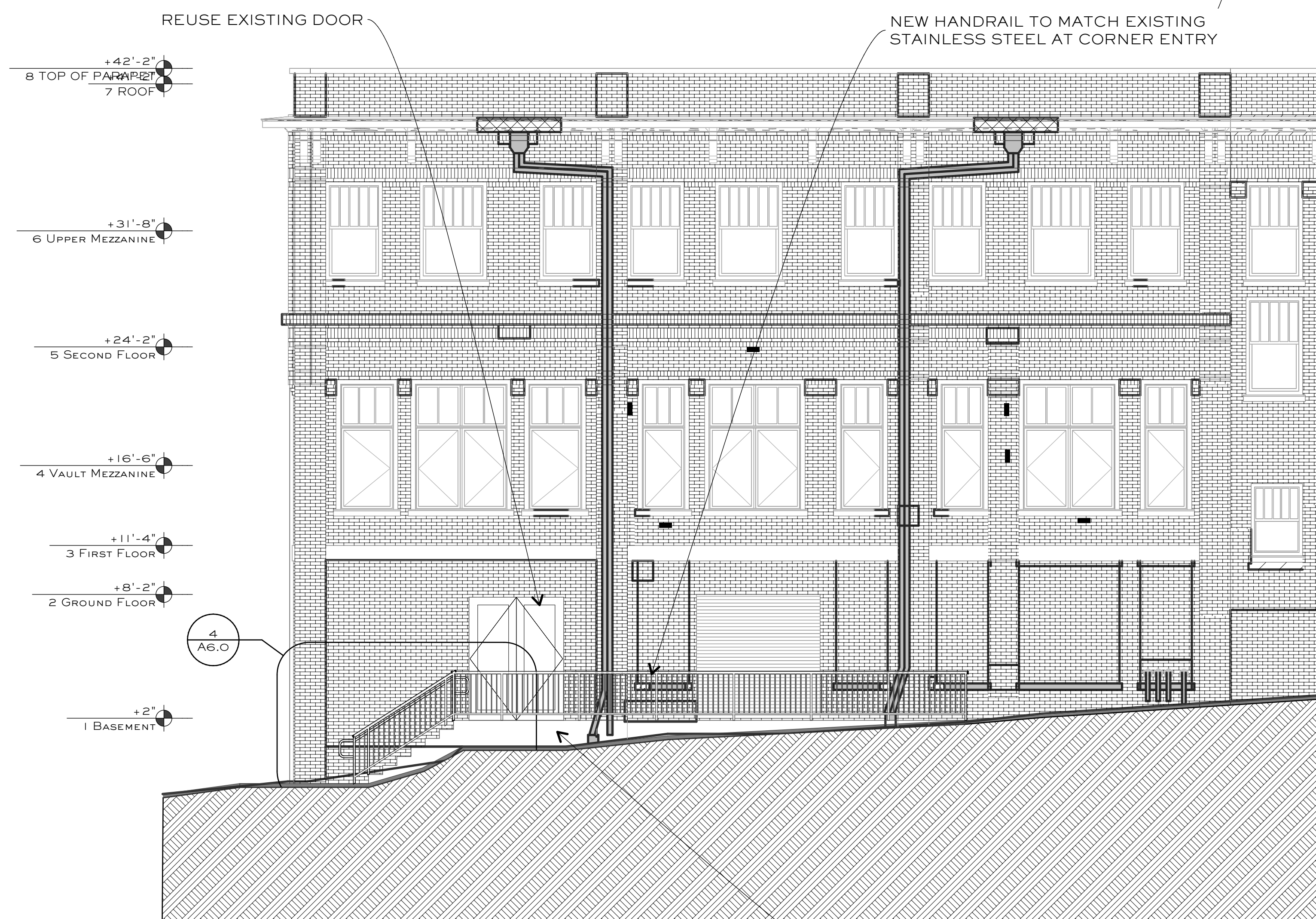
9 EXISTING EXIT DOOR IMAGE - LOCATION "B"



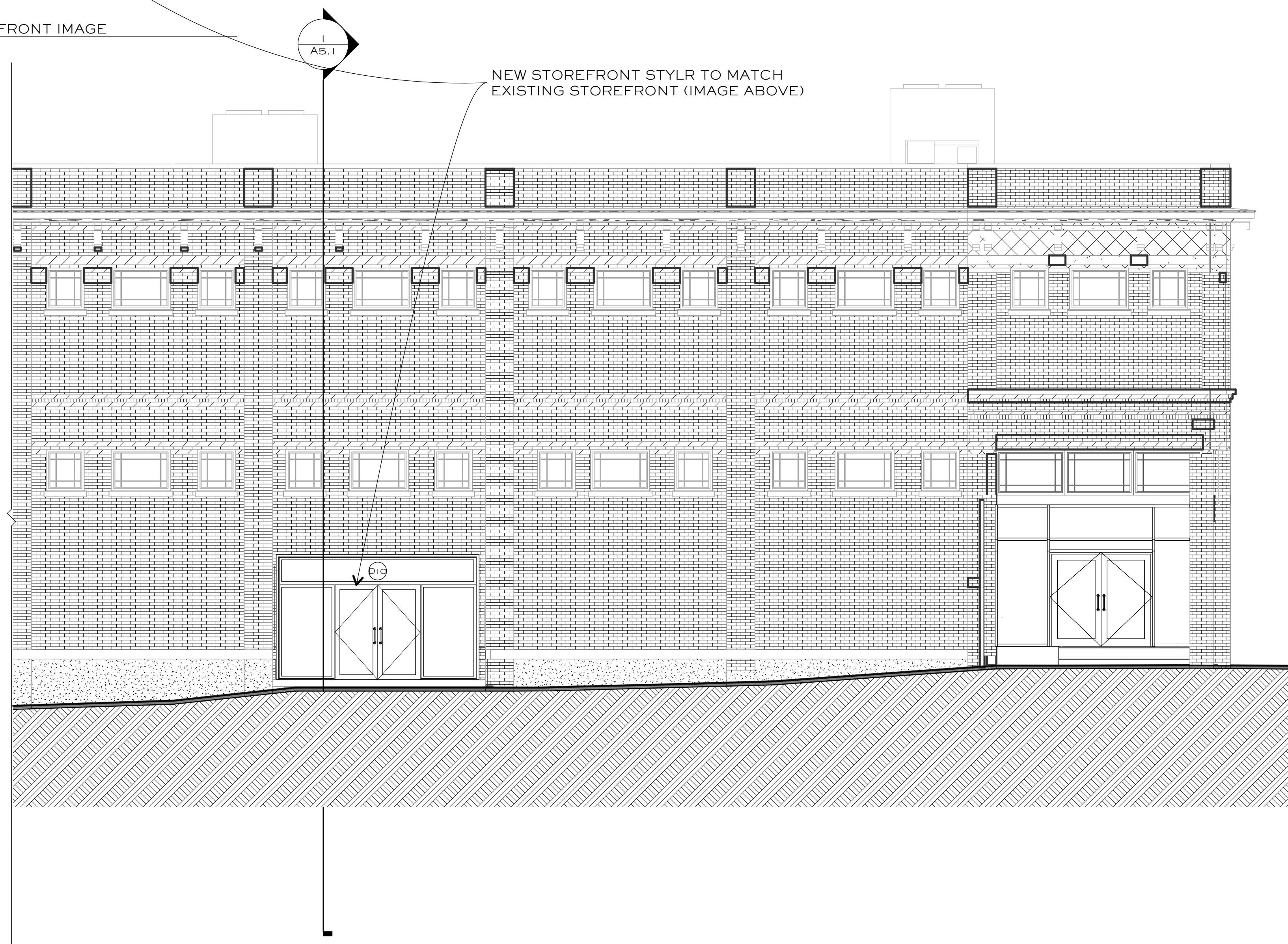
8 EXISTING STOREFRONT IMAGE - LOCATION "A"



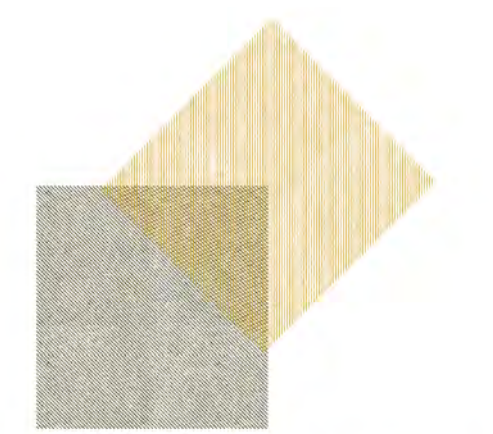
7 EXISTING STOREFRONT IMAGE



5 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



6 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



BUNKER
DESIGN HOUSE

Maggie McBride, RA
e: maggie@bunker.design
p: 404.402.1316

Kandace Walker-Bunda
e: kandace@bunker.design
p: 646.401.2077

The Jones
Mercantile Building
Tenant Fit Up

130 East Main Street
Canton, GA 30114

revisions:		
no.	date	description
	9/9/22	Permit Submission, City of Canton
	10/17/22	HPC SUBMITTAL

job number:	210115
date of issue:	10/17/22
drawing name:	

HPC REVIEW SHEET

drawing no.:

HPC



2 HR
PARKING

