



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department
Prepared by: Brittany Anderson

SUBJECT: COA2106-001 301 West Main Street (revisions to a previously approved design request for the Holler)

DATE: October 24, 2022

RECOMMENDATION

HPC to consider the applicant's design request of new structure and relocating the existing shipping container as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is seeking design review approval of the following:

1. To build a 20' X 20' structure that will be located where the existing container kitchen sits and will serve as the new kitchen structure. The proposed structure will match the existing materials of the main structure which includes gabled metal roof and board and batten.
2. To relocate the existing shipping container to the ground level and convert to additional bathrooms.

For more information regarding the project, please see the attached application.

An addition can add needed space to a building, but it can also radically alter the appearance of a building. The placement and design of additions should be contextual and should not detract from the form and character of the existing structure. An addition should also respect the character and scale of surrounding buildings. The following guidelines shall apply to building additions.



1. Locate additions to the side or rear of buildings, away from public view and not dominating the original building and site.
2. Do not use the same wall plane, roofline, or cornice line as the original structure.
3. Do not obscure or damage historic materials and character-defining features that characterize the original building.
4. Differentiate new construction from the old, but ensure the addition is compatible in scale and architectural features.
5. Use materials, architectural features, and colors that are compatible with the original building.
6. Respect the proportions of the building to which an addition is being made, including height, mass, rhythm of openings, and roof shape.
7. Do not add full floors as rooftop additions. This permanently alters the original building form.
8. Do not add porches, staircases, or balconies on front or side façades where none originally existed.
9. Match porch roofing materials with that of the main roof system.

Building placement is important to ensure new buildings respect the established rhythm of development along a street. Along traditional commercial streets, such as Main Street, the continuous street wall of buildings establishes a visual character and frames the street. Along streets with residential buildings, following the established development pattern ensures new buildings respect the existing character. The following guidelines shall apply to building placement.

1. Align new construction with the setback and spacing of adjacent buildings. However, avoid using noncontributing, newer buildings
1. as examples to follow when designing new construction projects.
2. Window size and placement, as well as storefront openings and height, should be consistent with surrounding historic building facades.
3. Locate on-site parking beside or behind buildings. Use side driveways and alleys to access parking areas.
4. Locate accessory structures such as garages, carports, and sheds in side or rear yards, back from the front wall's plane.

Once the form and building placement is established for a new building - including accessory structures – its appearance should be refined so that architectural elements such as materials, size and placement of openings, trim, cornices, and other decorative features are compatible with the broader context. The following guidelines shall apply.

1. Design building style and features (including roof form) to be compatible with those of surrounding historic buildings. However, designing a building to exactly replicate neighboring historic buildings is discouraged.
2. Design the building façades so there are no blank walls.



3. Use unpainted brick as the predominant exterior material.
4. Use simple color schemes: neutral or earth tone hues for the building surface, and colors that match or complement the dominant neutral building material of the structure for the cornices and framing.
5. Refer to Chapter 5 for guidance on appropriate treatments for specific building features.

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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.

The relocation of historic buildings should always be viewed as a last resort - to be taken only after all reasonable attempts have been made to retain the building at its original site. When a building is moved into the historic district, it must be compatible with nearby buildings in terms of all criteria that apply when new construction is being proposed.

A decision by the HPC approving or denying a COA for the relocation of a building, structure or object shall be guided by the standards listed below:

Contribution to Present Setting

Does the historic character and aesthetic interest of the building, structure or object contribute to its present setting?

Plans for the Area

Are there definite plans for the area to be vacated and what will the effects of those plans have on the character of the surrounding area?

Potential for Significant Damage

Can the building, structure or object be moved without significant damage to its physical integrity?

Relocation Area

Is the proposed relocation area compatible with the historical and architectural character of the building, structure, site, or object?



CONCURRENCES
FISCAL IMPACT
ALTERNATIVES

Attachments - COA2106-001 Application (Revision 10.19.2022)

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*: Gordon Faulmann/Jeff Hagadone -GoCantonGA Ent Telephone: 678-451-4568
Email: gordy@thehollercanton.com
Mailing Address: 3314 Eebenzer Farm Rd, Marietta GA 30066

*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: 301 W. Main St, Canton GA 30114
Land Lot(s): LL:0166 DIS:14 Sec 2
District/Section: _____ Map #: 14-0167-0081 Parcel #: 91N16138
Zoning: CBD Present Use: Residential Medium Density

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 /	☐ Installation of screen or	☒ Alteration	☐ Site Features
		☐ New Construction	☐ Demolition



Community Development Department

110 Academy Street, Canton, Georgia 30114

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Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- ☐ Letter of Intent
- ☐ Site plan
- ☐ Architectural elevations
- ☐ Landscape plan (vegetation not required)
- ☐ Description of materials
- ☐ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- ☐ Letter of Intent
- ☐ Architectural elevations or sketches
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building
- ☐ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes

- ☐ Letter of Intent
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Fences, Walls, and Systems

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Architectural elevations or sketches
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Signs

- ☐ Letter of Intent
- ☐ Approved sign application
- ☐ Site plan or sketch of site
- ☐ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be "to scale".

Reduced site plans, surveys, architectural drawings...etc. will not be accented.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

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.

1. Build 20'x20' structure matching the current main structure materials. Gabled metal roof, Board & Batten Where existing container kitchen currently sits. This will be our new kitchen structure.

2. Move shipping container to ground level and convert to additional bathrooms.







PROJECT CODE SUMMARY

APPLICABLE CODES:

APPLICABLE CODES REFERENCED (WWW.DCA.GA.GOV):

- INTERNATIONAL BUILDING CODE 2018 W/ GA AMENDMENTS
- INTERNATIONAL FIRE CODE 2018
- INTERNATIONAL PLUMBING CODE 2018 W/ GA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE 2018 W/ GA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE 2018 W/ GA AMENDMENTS
- NATIONAL ELECTRICAL CODE 2020
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 W/ GA AMENDMENTS
- NFPA 101 LIFE SAFETY CODE AS ADOPTED BY THE GA STATE FIRE MARSHAL
- GEORGIA ACCESSIBILITY CODE & DEPT. OF JUSTICE ADA STANDARD
- CITY OF CANTON UNIFIED DEVELOPMENT CODE

BUILDING CODE INFORMATION:

OCCUPANCY: A-2 - ASSEMBLY DOMINANT, WITH MERCANTILE

CONSTRUCTION TYPE: TYPE V-B, NON-SPRINKLERED (NFPA 13 SYSTEM), & FIRE ALARM

BUILDING HEIGHT: 1 STORY, EXISTING
20' (40 FT MAX PER IBC TABLE 504.3)

SEPARATION OF OCCUPANCIES: Non-separated (COMPLIES WITH IBC 508.3)

TENANT AREA: 1905 S.F. - INTERIOR AREA
2803 SF - EXT. PATIO (DINING AND RETAIL PATRON USE, NO LIVE ENTERTAINMENT), COVERED 1183SF, UNCOVERED 1620SF
158 SF - AUXILIARY KITCHEN (COMPLIES WITH IBC 503.1.3 - TYPE V-B CONSTRUCTION)

LIFE SAFETY CODE INFORMATION

OCCUPANT LOAD: USE OF AREA	DESIGN
BAR 100 - ASSEMBLY (228S.F./15 PER OCC)	= 16

BACK BAR 100A - BUSINESS (64 S.F./150 PER OCC)	= 1
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OFFICE 101 - BUSINESS (143S.F./150 PER OCC)	= 2
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DINING 102 - ASSEMBLY (333S.F./15 PER OCC)	= 22
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HALL 103 - CIRCULATION (65 S.F./NA)	= 0
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CLOSET 104 & STOR 106A - STORAGE (24S.F./500 PER OCC)	= 1
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WOMEN'S RESTROOM 105 - BUSINESS (81S.F./150 PER OCC)	= 1
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MEN'S RESTROOM 106 - BUSINESS (47S.F./150 PER OCC)	= 1
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RETAIL A 107 - MERCANTILE (374SF/30 PER OCC)	= 13
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RETAIL B 108 - MERCANTILE (290SF/30 PER OCC)	= 10
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BAR PATIO 109 - ASSEMBLY (735SF/15 PER OCC)	= 49
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BAR PATIO PATIO CIRCULATION (390 S.F.)	= 0
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KITCHEN 110 - BUSINESS (158S.F./150 PER OCC)	= 2
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BAR ENTRY 111 - CIRCULATION (179 S.F./NA)	= 0
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RETAIL ENTRY 112 - CIRCULATION (68 S.F./NA))	= 0
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RETAIL PATIO 113 - MERCANTILE (990 S.F./30 PER OCC)	= 30
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RETAIL PATIO CIRCULATION (441 S.F.)	= 0
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TOTAL OCCUPANT LOAD: = 148

MAX. TRAVEL DISTANCE: 75'-10" PROVIDED (COMPLIES WITH 200' MIN. PER NFPA 101 2018 12.2.6.2)

EGRESS DOOR WIDTH: 34" MIN. AT EACH EXIT PROVIDED (COMPLIES WITH 32" MIN. PER NFPA 101 2018 7.2.1.2.3.2)
34" AT BUILDING ENTRY/EXIT EGRESS DOOR

EGRESS CORRIDOR WIDTH: 44" MIN. PROVIDED (COMPLIES WITH NFPA 2018 12.2.3.8)

NUMBER OF EXITS: 5 EXITS PROVIDED (COMPLIES WITH 2 EXITS REQ'D PER NFPA 101 2018 12.2.4.2)

EXIT SEPARATION: 23'-5" PROVIDED (COMPLIES WITH NFPA 101 2018 7.5.1.3.3, 1/3 THE MAX. OVERALL DIA. DIMENSION OF AREA, 70'-4")

MAX. COMMON PATH: NA (COMPLIES WITH 100' MAX. PER NFPA 101 2018 38.2.5.3.1)

DEAD END CORRIDOR: NA (COMPLIES 50'-0" MAX. PER NFPA 101 2018 38.2.5.2.1)

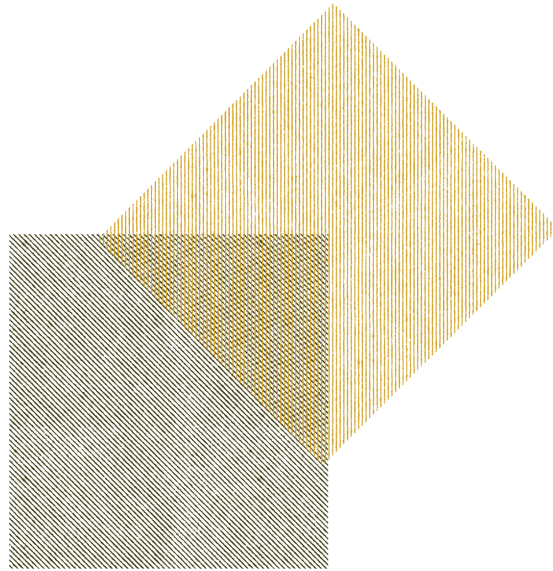
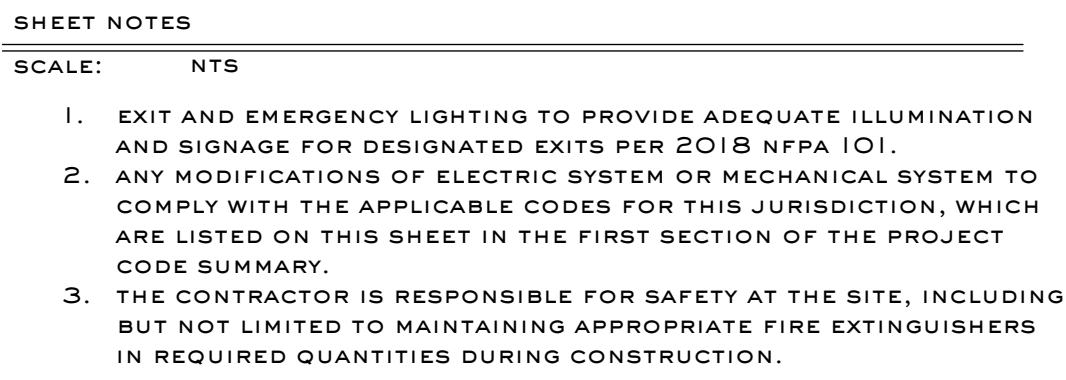
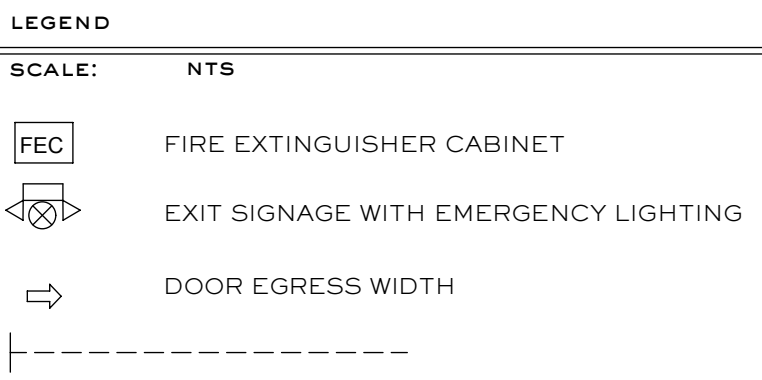
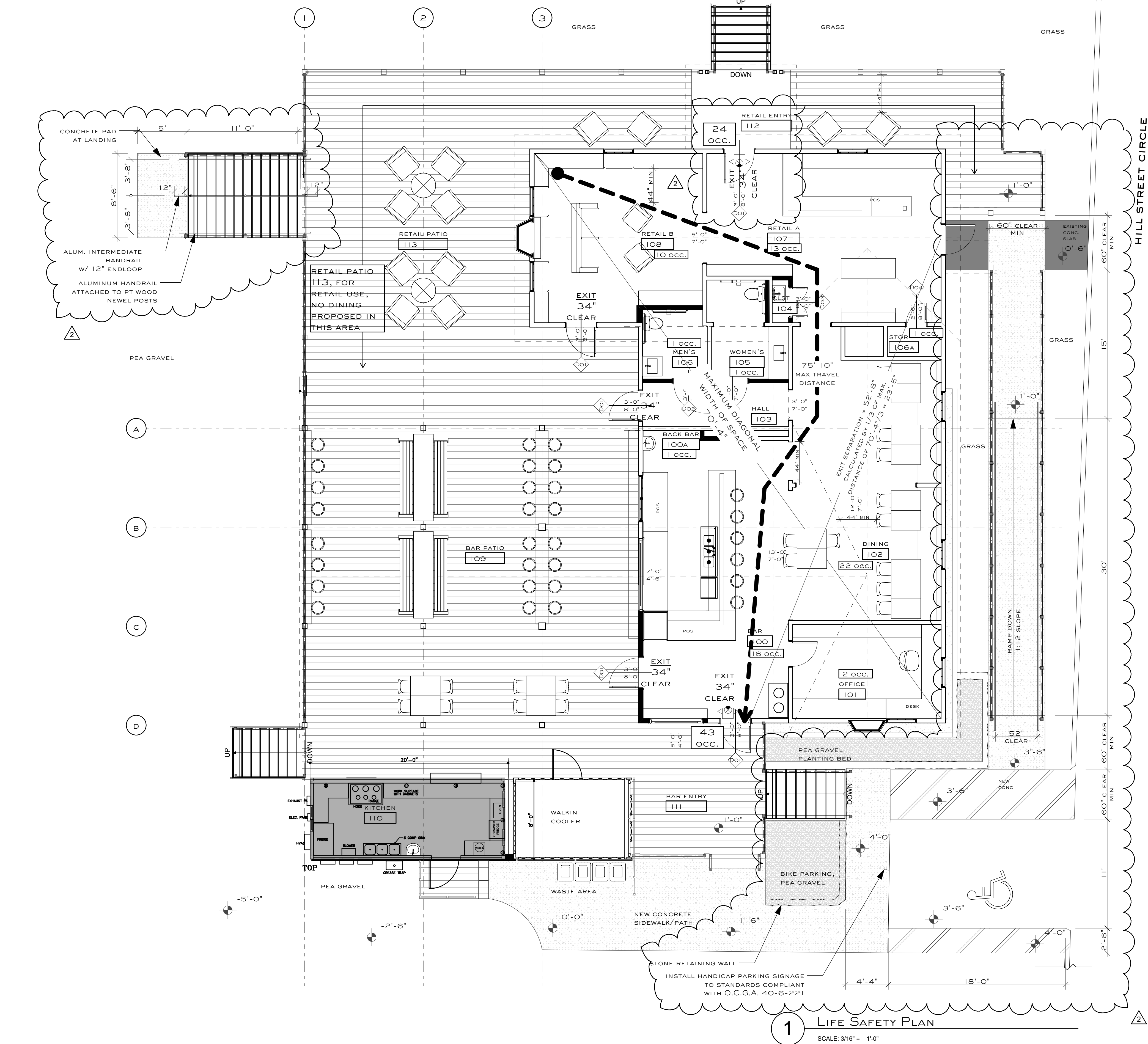
MIN. PLUMBING: 148 OCCUPANTS = 74 WOMEN/74 MEN

WATER CLOSETS: TOTAL WCs REQ./PROVIDED = 2 WCs
(1 ACCESSIBLE PER SEX) (COMPLIES W/ IPC TABLE 403.1 & ADA 213.2 ADVISORY)

LAVATORIES: 2 ACCESSIBLE LAVATORIES PROVIDED, (2 REQ'D)

ADA SEATING NOTE:

ADA ACCESSIBLE SEATING PROVIDED FOR MIN. 5% OF ALL SEATS SHOWN AND WITHIN ALL AREAS FOR PATRON USE. NO ADA LOWERED SEATING AT BAR COUNTER PER 2010 ADA 206.2.5 EXCEPTION #2, BAR SERVICE IS CONSIDERED SAME SERVICE AS TABLE SERVICE.



BUNKER
DESIGN HOUSE

Kandace Walker-Bunda
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p: 646.401.2077

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



09.03.21

The Holler
Commercial Renovation

301 West Main Street
Canton, Georgia 30114

revisions:

no.	date	description
1		Construction Permit Set
		Response to City of Canton Comments & Owner Modifications, Revision 1
2	06.24.22	Owner requested modifications to approved ADA Ramp/Parking/Stair Modification

job number: 210510

date of issue: 06.06.22

drawing name:

LIFE SAFETY/CODE
COMPLIANCE

drawing no.:

A0.0

RELEASED FOR CONSTRUCTION

REFERENCE IMAGERY

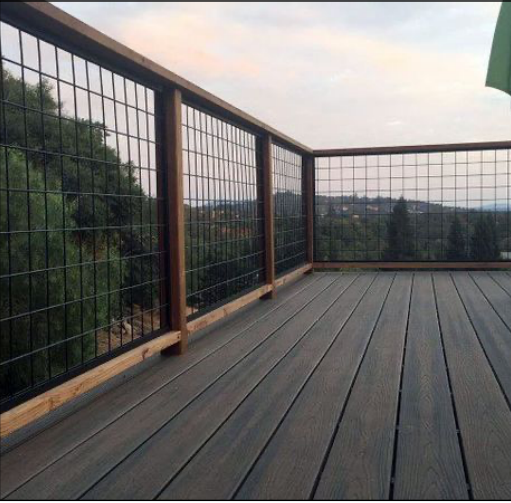


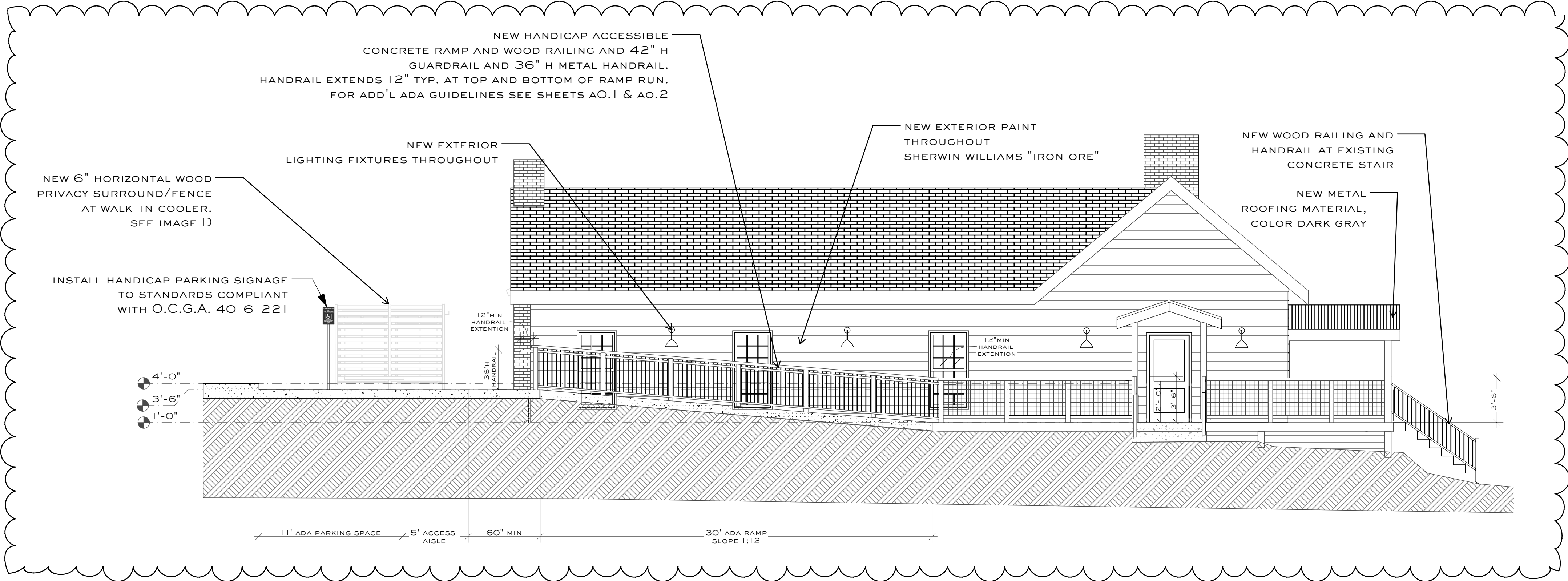
IMAGE A



IMAGE B

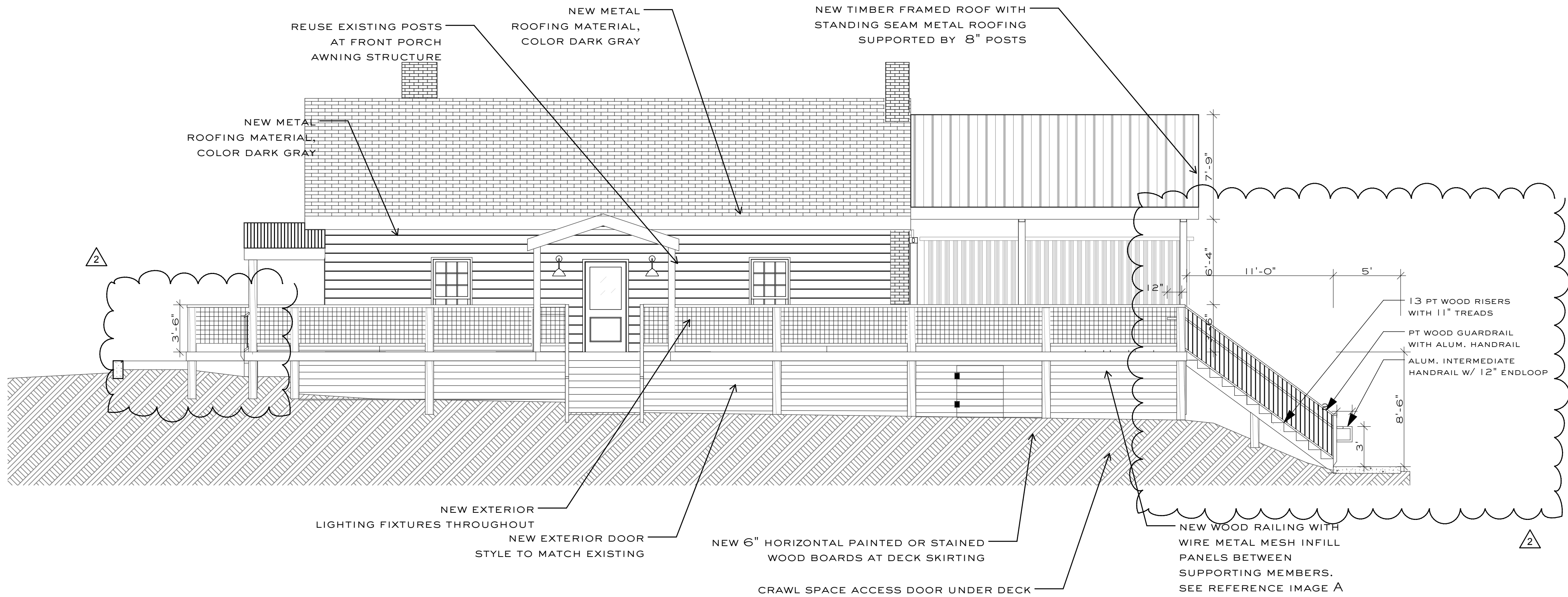


IMAGE D



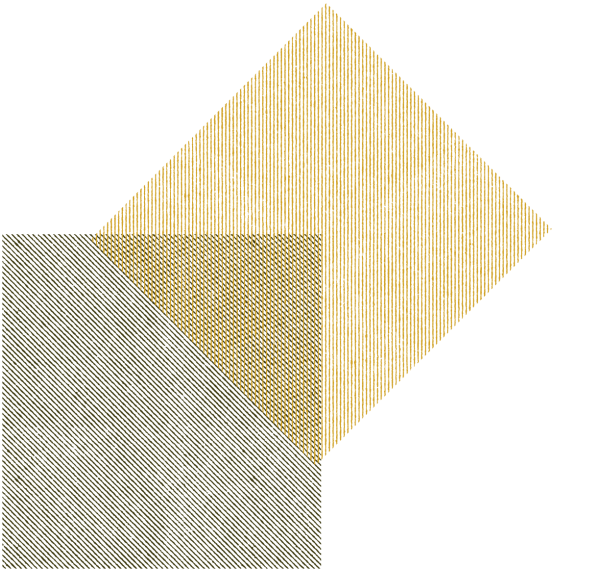
2 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION

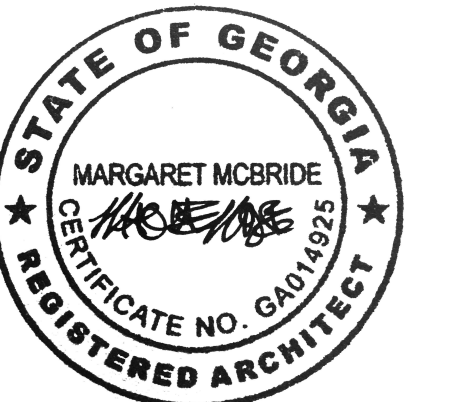
SCALE: 3/16" = 1'-0"



BUNKER
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job number: 210510

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drawing name:

PROPOSED EXTERIOR
ELEVATIONS

drawing no.:

A4.O

RELEASED FOR CONSTRUCTION