



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2507-135 271 Jarvis Street (Design Request of Minor Changes to an Existing House)

DATE: July 24, 2025

RECOMMENDATION

HPC to consider the applicant's design request of minor changes to an existing house located at 271 Jarvis Street as submitted and guided by the City's Historic District Design Guidelines and the City's Unified Development Code.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting approval to replace the current siding with Hardie plank fiber cement siding and apply a new coat of exterior paint. The applicant is proposing to use Valspar Pale Bloom for the house, Valspar Elephant Gray for the door, and Valspar Dusky Morn for the trim.

SIDING AND GABLES

1. Do not remove, replace, reduce, cover, or alter original siding material.
2. If replacement is necessary due to severe deterioration, replace only where siding is deteriorating by removing as little of the surrounding material as possible. Replace only what is damaged with the same wood type, wood grain direction, mortar composition and profiles of material in design. Use fastening equipment such as nails or screws that will not rust.



3. With paint, a traditional color scheme is generally no more than three colors. Neutral or earth tone hues are recommended for the "field" of siding, with the trim, eaves, and framing incorporating colors that complement and contrast.
4. If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, clapboards, shakes, stucco patterns, or bricks should be proportionate to the original and to the surroundings homes. Wood framing is preferred for the walls in most residential homes.
5. If material is damaged and requires sealant, only use those recommended for the treating older materials and that come from a qualified restoration chemical source.
6. Do not paint unpainted natural historic brick or stone. Do not treat historic wall material until it is found that moisture is not coming from "rising damp" in the foundation or roof leaks.

For more information regarding this project, please see the attached application and supporting documentation.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2507-135 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 City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) 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 THE 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.

Contact Information:

Applicant Name*: Kahina Edwards Telephone: 404-578-3682
Email: Kahinaedwards@yahoo.com or kedwards@coastalstatesbank.com
Mailing Address: 1215 Herty Dr Maroetta, GA 30062

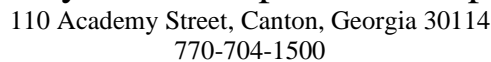
*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 271 Jarvis St Canton 30114
Land Lot(s): LL 195; 14TH D (Land Description)
District/Section: East Downtown/ Residential Map #: 465320 Parcel #: 91N21 147
Zoning: R-3 Present Use: Residence

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input checked="" type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
TYPE OF REVIEW:			
OTHER:			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	



of the home. We will be using Hardie Plank. Please see attached letter of intent and photos of the home.



Community Development Department

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

CERTIFICATE OF APPROPRIATENESS APPLICATION IMPORTANT DATES

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY

**DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL

Kahina Edwards

271 Jarvis St

Canton, GA 30114

kahinaedwards@yahoo.com or kedwards@coastalstatesbank.com

404-578-3682

07/09/2025

Community Development Department

110 Academy St

Canton, GA 30114

Subject: Letter of Intent for Exterior Renovation – Siding and Paint Update

Dear Members of the Community Development Department,

I am writing to formally inform you of my intent to make exterior updates to my home located at **271 Jarvis St.**

Specifically, I plan to replace the current siding with **Hardie Plank fiber cement siding** and apply a new coat of exterior paint. The selected Hardie Plank product is designed to closely resemble traditional wood siding in both profile and texture, while offering enhanced durability and weather resistance. I believe this material will preserve the historic character of the home while ensuring long-term structural integrity.

I am currently in the process of selecting paint colors that are historically appropriate and in keeping with the architectural style of the home and the surrounding neighborhood. I will be happy to provide samples and additional documentation, including photographs and material specifications, upon request.

Please consider this letter as my formal notice of intent, in accordance with the requirements of the Historic District Guidelines. I respectfully request the Commission's guidance on any further steps needed to proceed, including any review or approval meetings.

Thank you for your time and your continued commitment to preserving the architectural heritage of our community. I look forward to working with the Commission to ensure this project aligns with the goals and standards of the district.

Sincerely,

Kahina Edwards

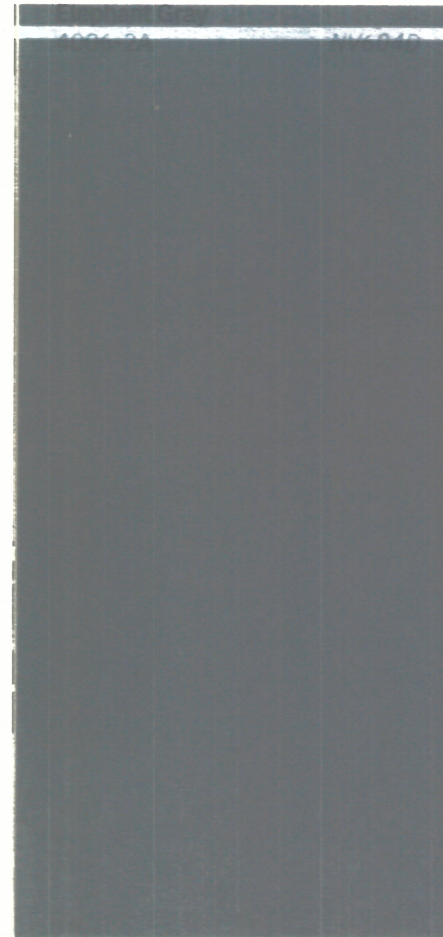
Pale Bloom
7002-8

NV709B

Dusk Morn
8004-7A

NV407A

Proposed Changes:
Changing siding to Hardie Plank
and using these colors for new paint.



House

door

Trim

valspar valspar.com

House



7002-8
Pale Bloom

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lighting conditions, sheen and surface.

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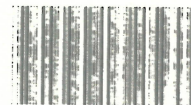
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door



4006-2A
Elephant Gray

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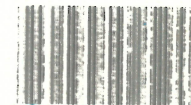
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Trim



8004-7A
Dusky Morn

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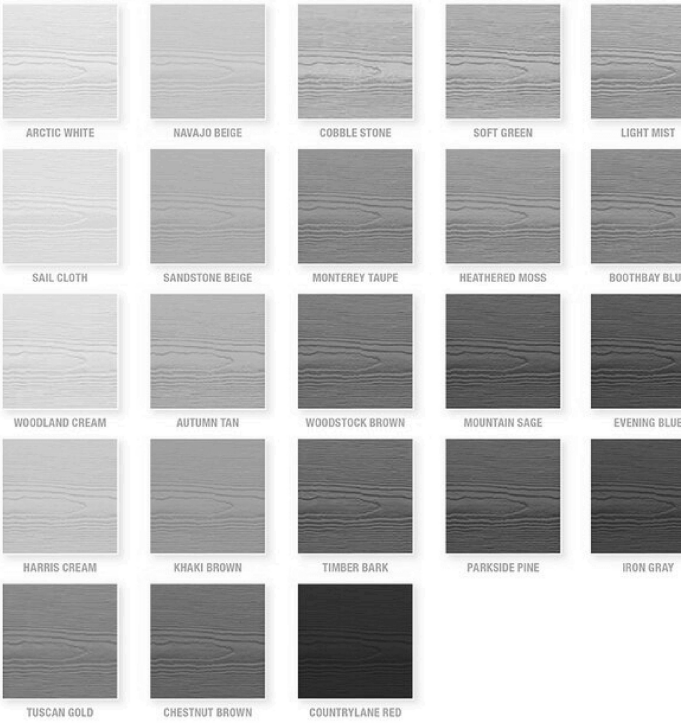
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PLANK, PANEL, BATTEN AND SHINGLE COLORS




PLANK, PANEL, BATTEN AND SHINGLE COLORS



James Hardie HardiePlank 0.312-in x 5.25-in x 144-in Parkside Pine Fiber Cement Lap Siding
Item #656097 | Model #983101

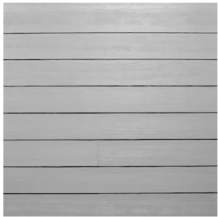


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James Hardie Primed HZ10 Straight Fiber
Cement Cedarmill Lap siding Primed
8.25-in x 144-in

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