



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2503-092 291 East Main Street (Design Request of Minor Exterior Modifications to an Existing Building)

DATE: March 27, 2025

RECOMMENDATION

HPC to consider the applicant's design request of minor exterior modifications to an existing building located at 291 East Main Street as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting to install accent lighting in the eaves of the building. The applicant provides that the lights will be warm white mostly to match the City's landscape lighting in the downtown area. The intent is to change the color to correspond with national holidays such as red/white/blue for July 4th, green/gold for St. Patrick's Day, and pink for Valentine's Day. There is no intent for the lights to flash.

GENERAL FAÇADE STANDARDS

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.

ENTRANCES/STOREFRONTS

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).



RESIDENTIAL-TO-COMMERCIAL CONVERSIONS

As downtowns grow, many residential buildings at the edges or along major streets extending from downtown experience pressure to convert to commercial uses. If zoning allows for this transition from residential to commercial uses to occur, it is still important to preserve the residential character. Residential structures can be adaptively re-used to accommodate uses such as restaurants, home businesses or professional offices while maintaining their architectural character. The following guidelines shall apply.

1. Preserve residential building type and architectural style, including materials, openings (doors and windows, including shutters) and roof shape/pitch; retain and repair (rather than replace) if needed.
2. Locate parking to the side or rear of the building. Do not construct parking pads in the front yard.
3. Preserve, maintain or restore original chimneys and materials, including chimney caps.
4. Retain and repair (rather than replace) deteriorated cladding materials. Do not install synthetic or nonhistoric materials over, or in place of, existing brick or wood siding.
5. Install screen doors and storm doors that are compatible with the original door and with the architectural style of the building.
6. Match storm window frames with the original design and color of existing windows. Use removable storm windows.
7. Locate mechanical systems so as to not detract from the historical integrity of the building.
- 8. Do not install lighting fixtures that are incompatible with the building's architectural style or residential character.**
9. Preserve garages and other accessory buildings that are original to the main house.
10. Preserve original porches and features, including stairs, railings and roof shape. See also "Porches and Patios."

Additionally, per Section 103.05.04.E. *Illumination*, the following should be considered for lighting:

1. No sign shall give off light which glares, blinds, or has any other such adverse effect on traffic.
2. The light from all illuminated signs shall be established in such a way that adjacent properties and roadways are not adversely affected and that the light shall not be of any intensity or brightness which will interfere with the peace, comfort, convenience and general welfare of residents or occupants of adjacent properties and roadways.
3. No illuminated sign shall be constructed or maintained within 75 feet of the property line of any single-family dwelling.
4. No series, lines or rows of electric lights shall be allowed. Bare bulb illumination and illumination of flashing or moving lights shall also be prohibited.
5. No colored lights shall be used at any location or in any manner as to be confused with, or construed as, traffic control devices.



6. Neither direct nor reflected light from primary light sources shall create a hazard to the motoring public.
7. An externally illuminated sign, where allowed, shall have concealed wiring and controls, and shall have shielded and screened external light sources.
8. An internally illuminated sign, where allowed, shall completely shield the source of light from direct view.

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

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2503-092 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*: Josh Bagby Telephone: (404) 702-5893
 Email: josh@providenceprojects.com
 Mailing Address: 291 E Main St, Canton, GA 30114

*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: 291 E Main St, Canton, GA 30114
 Land Lot(s): _____
 District/Section: _____ Map #: _____ Parcel #: _____
 Zoning: _____ Present Use: _____

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 checked="" type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input 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
TYPE OF REVIEW:		<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
OTHER:			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	



Community Development Department

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

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 accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

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

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

I was unaware that HPC review was required prior to installing accent lighting in the eaves of our new location. Seeking retroactive approval.

The lights will largely be the warm white color to match the City's landscape lighting in downtown. We ~~intend~~ intend to have them change color to correspond with national holidays (ex. Red/white/Blue for July 4th, green & gold for St. Patrick's Day, Pink for Valentine's). We do not intend to have them flashing.

They have been up since shortly after Christmas. The goal was to have them blend into the existing downtown ambiance & add more charm for the holidays.
Thanks!
Josh



Enbrighten WiFi VIBE Color-Changing Permanent Outdoor Eternity Eave Lights, 72 Lights, 100ft. White Cord

New

\$249.99

IN STOCK
SKU#: 81103

affirm Klarna

As low as \$23 / month or interest-free ⓘ

Other Options

50ft. Light Set, White

100ft. Light Set, Black

50ft. Light Set, Black

150ft. Light Set, White

150ft. Light Set, Black

QTY

- +

ADD TO CART

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Pay with **amazon** >>

USE YOUR AMAZON ACCOUNT

Free standard shipping for contiguous U.S. orders of \$50 or more.

50% of our brand's net profits go to causes providing aid to those in need.





Features

- Lighting Meets Lifestyle —These Permanent outdoor exterior lights feature RGBWIC LEDs to provide dedicated adjustable white light to perfectly match your home's exterior lighting and the full spectrum of true, rich colors
- All-in-One Kit — Six 16.5ft. white strands, 72 total LEDs, patent-pending mounting brackets with 3M VHB tape, cord clips, screws, power supply and 10ft. extension cable are included to enjoy straight out of the box
- Smart App — Pair to your 2.4GHz Wi-Fi through the Enbrighten app to accentuate your home with millions of color combinations, modes and effects plus schedules, automations and individual LED control create unique outdoor holiday décor or accent lighting
- Lifetime DIY Installation — Simply snap the lights into the mounting brackets, which secure permanently with screws as well as high-quality tape, and link, flex or cut strands to create the layout of your dreams; 200ft. maximum length
- Ultimate Permanent Lights — These premium LEDs are created to last; the entire system meets ETL and NEC requirements for outdoor lighting, and its all-weather rating with -4°F to 131°F operating temperature ensures year-round enjoyment
- 50% of net profits from Enbrighten purchases go to causes providing aid to those in need

Downloads

Specs

Enbrighten VIBE Eternity Lights are designed to transcend other permanent outdoor lights. They're built to make your home's lights an extension of your personality — lighting meets lifestyle. Each LED puck is expertly crafted using the highest quality RGBWIC LEDs, providing true-color illumination with full, rich colors. Perfect for every holiday, event or season, your dream lighting setup has endless color combinations, dynamic modes, customizable effects and more. Streamlined and simple, everything is controlled through the free Enbrighten app available in the Apple App Store and on Google Play.

Eternity Lights are created to last a lifetime. Weatherproof and rated for the elements, they'll only come down when you want them to. Using the patent-pending clips with included screws and premium 3M VHB tape, the strands are easily installed as eave lights, holiday lights, pergola lights, balcony lights and more. The subtle LED pucks are virtually invisible when installed and envelope your space in a cascade of color when on. For added flexibility, connect multiple strands or extensions up to 150ft. (200ft. for less output). You can even cut the end of the strand to fine-tune your setup. For your lifestyle, for forever — Enbrighten VIBE Eternity Lights.

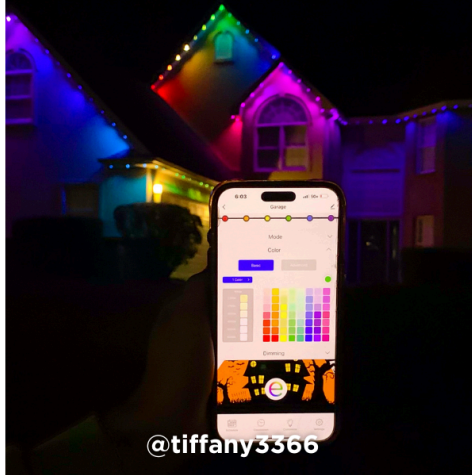
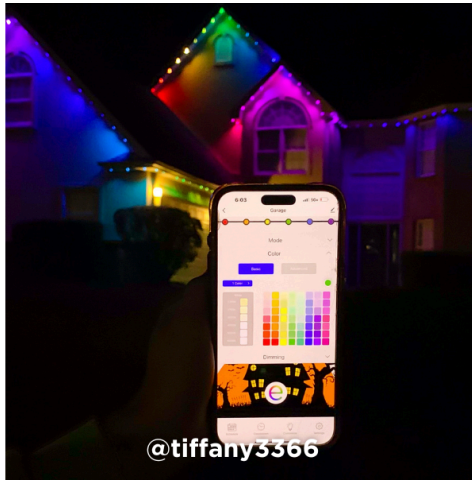
TWICE TWICE VIP Award VIP Award WINNER WINNER

TWICE VIP Awards - Outdoor Tech & Appliances: Outdoor Lighting | Enbrighten Eternity Lights

Real-Life Style

Post your #enbrightenstyle and mention @enbrightenbrand in your caption





enbrighten® VZB

Permanent Outdoor Lights



works with alexa

works with Google Home

Lifetime Guarantee



Manual control using the power supply or the Enbrighten app



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Permanent Outdoor Lights



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Lifetime Guarantee



Manual control using the power supply or the Enbrighten app





No Falling Lights


Tape and screws included

Cuttable

All-Weather IP Rating

Simply Plug In

Operating Temperature
-4°F to 131°F
-20°C to 55°C



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enbrighten[®] VS. Others
VZD

Lifetime Warranty	✓	✗
200ft. Linkable	✓	✗
ETL on Full Product	✓	✗
Cuttable	✓	✗
Mounting Clips with Screws	✓	✗
RGBWIC	✓	✗
Black and White Models	✓	✗

Voice Control

"Turn on patio lights."



enbrighten[®] VS. Others
VZD

Lifetime Warranty	✓	✗
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RGBWIC	✓	✗
Black and White Models	✓	✗

Voice Control

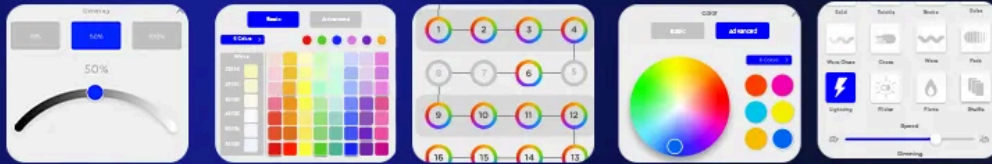
"Turn on patio lights."



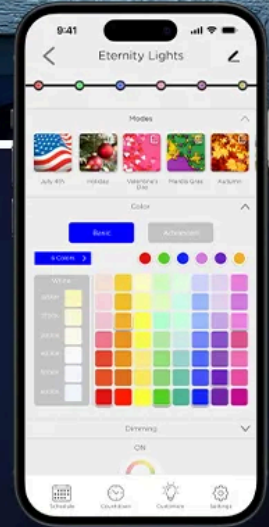
Color Changing • White Select • Dimmable

Perfect for every holiday, event or season

Let Your Style Shine



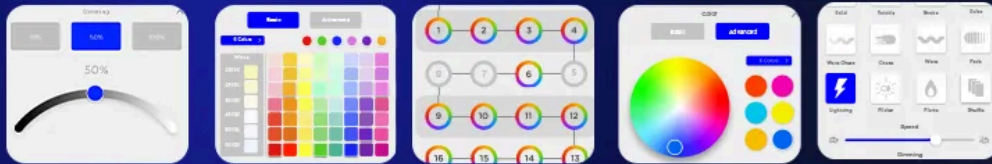
Diverse customization through the Enbrighten app creates a unique lighting experience



Color Changing • White Select • Dimmable

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Diverse customization through the Enbrighten app creates a unique lighting experience

