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## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

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FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2506-126 168 Railroad Street Tract 3 (Design Request of a Garage Addition)

DATE: June 27, 2025

### RECOMMENDATION

HPC to consider the applicant's design request of a garage addition located at 168 Railroad Street Tract 3 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 design approval of a retaining wall installation on the property. The retaining wall will be installed behind the water meter as shown in the picture provided. This retaining wall will replace the existing cross ties in the yard. The proposed retaining wall will be approximately 3ft and will be wood timber.

### **RESIDENTIAL ADDITIONS**

*When constructing an addition to a historic home, it is important to realize that many historic buildings cannot support additions. Often, to get the desired addition, major reconstruction of very significant features is required. Adding these major building features, such as removal of small features, has the potential to degrade the historic residential environment. A building's structural integrity and the height, scale and massing of surrounding building are paramount when determining whether a dwelling can support an addition.*



#### *Views from the Public Right-of-Way:*

1. If small roof rooms, decks, cupolas, skylights, mechanical screening, or egress structures are added, ensure they are not readily visible from the public streets, prominent pedestrian viewpoints, or scenic vistas. The HPC may require illustrations showing the additions as they would be seen from other vantage points and will suggest the appropriate scale of additions to roofs.

#### *Home Additions in Context:*

1. If additional square footage is necessary, designing the new addition to the rear of the structure is preferred to adding another story if space is available to the rear of the building. This will not interfere with the original form of the home as seen from the public right-of-way.
2. Inset new walls from the corner and lower roofs when framing additions from the side of the home, allowing the original form of the historic structure to be "read."
3. Use of new construction material is permitted and welcome. Offset board or brick pattern slightly. Being able to differentiate the new from the old is important.
4. Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings, and general type of materials), with the goal of complimenting the existing homes in the adjacent neighborhood area.

#### *Rooftop Additions:*

Adding to, or preferably into, roof areas can be a functional way to increase space or add living space to residential rehabilitation in established neighborhoods.

1. Ensure roof additions or connections into existing roofs do not adversely alter water runoff.
2. Use a like form of roofing material.
3. Ensure loads are positioned over load-bearing interior support.
4. Do not add full floors as rooftops additions. This permanently alters the original building form.
5. Do not add through roofs just for the interior aesthetics of expanding interior ceiling height.
6. Do not remove important structural members of the building to build in new roof access – choose an interior room to construct stairs.
7. Do not add dormers to the front or sides of a roof, visible from the street where none originally existed.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2506-126 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\*: PIEDMONT LAND GROUP OF GEORGIA LLC Telephone: 4703713380

Email: [vtorres.gamesa@gmail.com](mailto:vtorres.gamesa@gmail.com)

Mailing Address: 5025 Deen Rd, Marietta, Ga. 30066

\*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: 168 Railroad Sr, Canton, Ga.

Land Lot(s): LOT 3

District/Section: \_\_\_\_\_ Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Zoning: CBD Present Use: Single-family detached dwelling

#### 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    |
|   |  | <input type="checkbox"/> Commercial           | <input type="checkbox"/> Residential   |
| <b>TYPE OF REVIEW:</b>  |  |   |  |
| <b>OTHER:</b>   |  |   |  |
| <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.*

A new addition at the property located at 168 Railroad St. Canton, Ga. 30114. The proposed project involves approximately 324 square feet. This will include a metal black structure attached to the house. The new addition carport is being constructed to an alternative to a garage providing shelter from rain, snow and sun without the enclosed walls. Metal carports are known for their durability and ability to withstand harsh weather conditions. Also, Academy Street has a steep incline for long term parking, for that reason, the carport is necessary and a safe option that protects the vehicles from parking in the street and it protects the street traffic.



**CERTIFICATE OF APPROPRIATENESS APPLICATION  
IMPORTANT DATES**

| <b>SUBMITTAL DEADLINE</b> | <b>MEETING DATE</b> |
|---------------------------|---------------------|
| 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

Piedmont Land Group of Georgia  
5025 Deen Rd, Marietta, Ga. 30066  
470 371 33 80  
vtorres.gamesa@gmail.com  
June 5<sup>th</sup>, 2025

**City of Canton**  
**Community Development Department**  
**110 Academy St. Canton, Ga. 30114**

**Subject: Letter of Intent to Request a Building Permit for a Carport.**

Dear Community Development Department.

This letter is to express my intent to request a building permit for the construction of new addition attached to the house (a carport) at the property located at 168 Railroad St. Canton, Ga. 30114.

The proposed project involves the construction of a carport, totaling approximately 324 square feet. This will include a metal structure attached to the house, with a clear polycarbonate roof with Trex similar as wood and vertical supports. All the metal will be black.

Purpose of the Carport:

The carport is being constructed to an alternative to a garage providing shelter from rain, snow and sun without the enclosed walls. Metal carports are known for their durability and ability to withstand harsh weather conditions. Also, Academy Street has a steep incline for long term parking, for that reason, the carport is necessary and a safe option that protects the vehicles from parking in the street and it protects the street traffic.

Supporting Documents:

Relating to this proposal, please find attached the following supporting documents:

- Site plan
- Drawings

I look forward to your approval.

Thank you, Sincerely,

Valentin Torres  
Piedmont Land Group of Georgia LLC

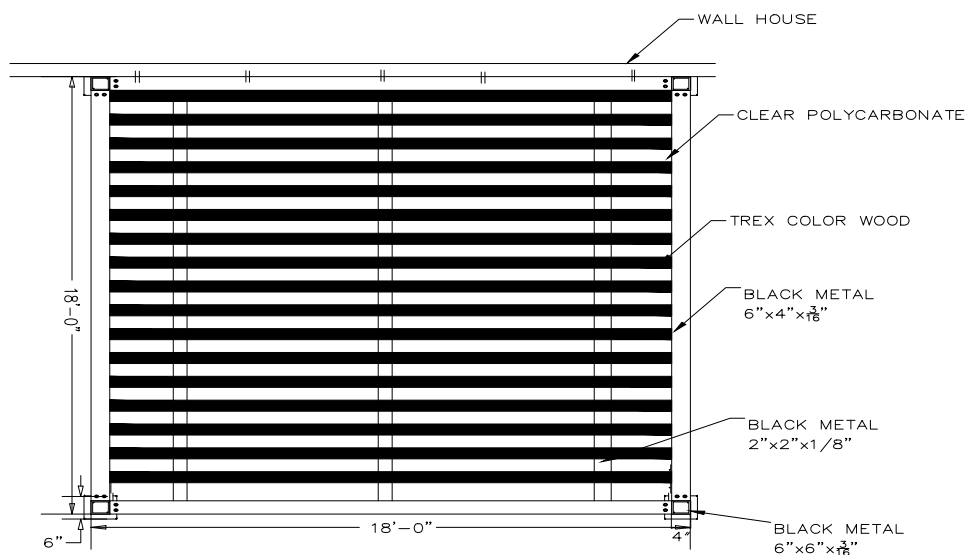
Description of a carport at the property located at 168 Railroad St. Canton, Ga. 30114.

The proposed project involves the construction of a carport, totaling approximately 324 square feet. This will include a metal structure attached to the house, with a clear polycarbonate roof with Trex similar as wood at the ceiling and in the left side. It will have four posts as a vertical support. All the metal will be black.

OWNER:  
GAMESA PROPERTIES LLC

[illegible]

A 101

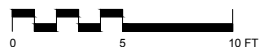


ARCHITECTURAL PLAN

1  
A 101

FRONT ELEVATION

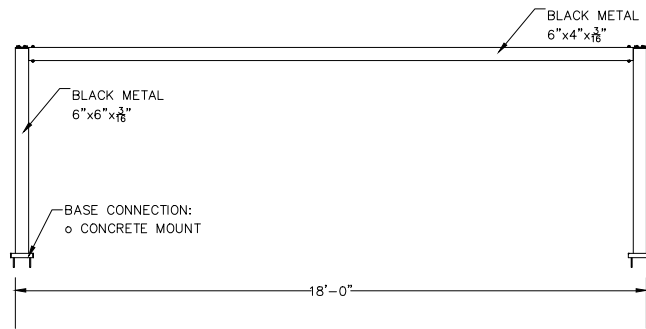
1/4" = 1'-0"



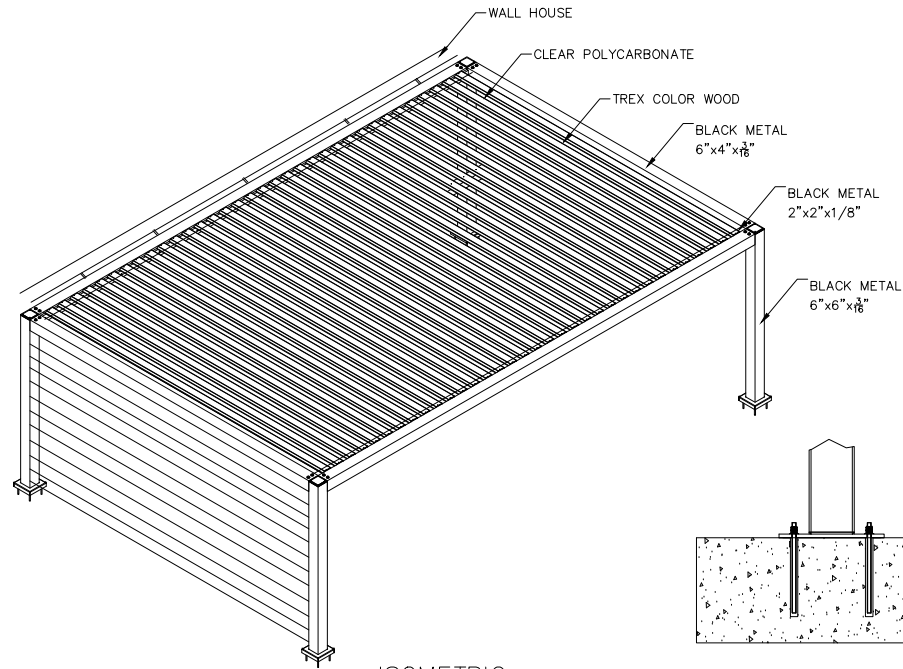
OWNER:  
GAMESA PROPERTIES LLC

[illegible]

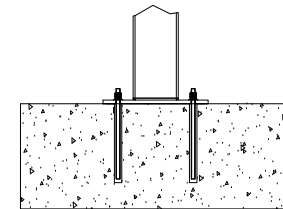
A 102



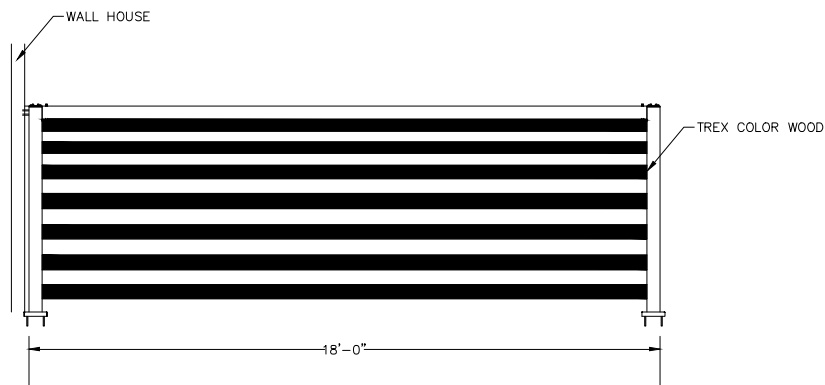
FRONT ELEVATION



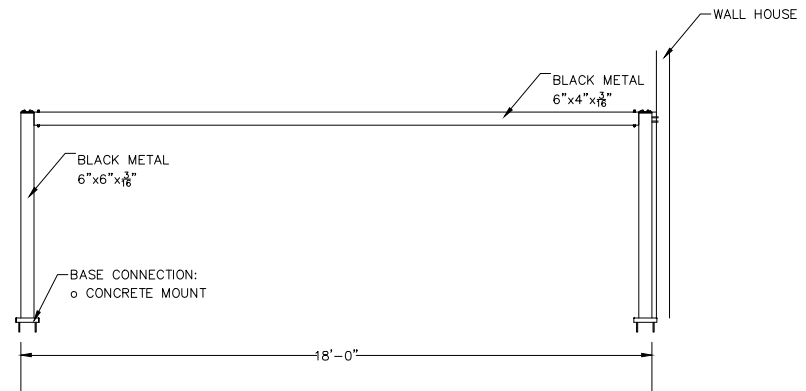
ISOMETRIC



CONCRETE MOUNT



LEFT ELEVATION



RIGHT ELEVATION

1  
A 102

## DETAILS



PIEDMONT LAND  
GROUP OF GEORGIA  
LLC

## ADDITION PROPOSAL

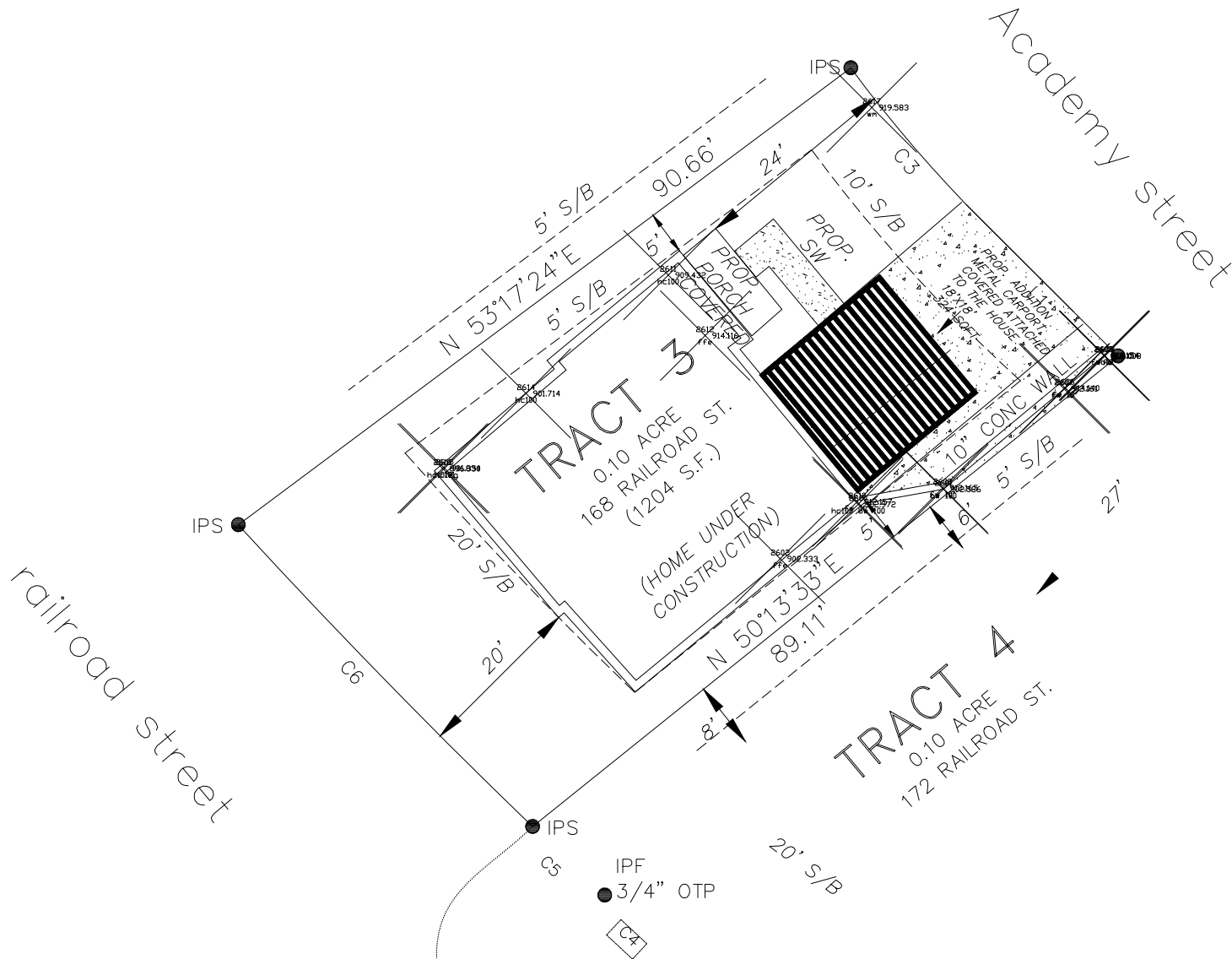
168 RAILROAD ST,  
CANTON, GA. 30114

OWNER:  
GAMESA PROPERTIES LLC

[illegible]

## PLAN SITE

P 101



1  
P 101

## PLAN SITE

$$1/4'' = 1'-0''$$

