



HISTORIC PRESERVATION COMMISSION MEMORANDUM

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **Proposed Updates to Historic District Design Guidelines and Historic District Residential Design Guidelines**

DATE: 07/07/2026

REPORT IN-BRIEF

Staff are proposing several updates to the City of Canton's Historic District Design Guidelines and Historic District Residential Design Guidelines. These changes consist of incorporating previously approved amendments, correcting graphical errors and expanding administrative approval purview. A comprehensive list of changes is below:

Historic District Design Guidelines

- 1) Added approved holiday lighting and seasonal ornamentation exemption.
- 2) Changed the following items from requiring HPC-approval to administrative-approval:
 - a. ~~Accessory structures~~
 - b. ~~Additions~~
 - c. ~~Awnings / canopies~~
 - d. ~~Doors~~
 - e. ~~Railings~~
 - f. Ramps
 - g. ~~Shutters~~
 - h. Signs
 - i. Utilities
 - j. ~~Windows~~
- 3) Changed second wall sign requirement to only needing two façades, but sign must be on second façade.
- 4) Corrected "sign math" graphic to reflect permitted sign types and quantities.
- 5) Removed double post sign standards to reflect Central Business District (CDB) zoning district standards.

Historic District Residential Design Guidelines

- 1) Added approved holiday lighting and seasonal ornamentation exemption.
- 2) Changed the following items from requiring HPC-approval to administrative-approval:
 - a. ~~Doors~~
 - b. ~~Fences and walls~~
 - c. Ramps
 - d. ~~Residential accessory dwellings~~
 - e. ~~Residential additions~~
 - f. ~~Windows~~
- 3) Added approved fence guidelines.

Per the HPC's adopted bylaws, these proposed updates must appear before the HPC in writing at least one meeting before any vote may be taken on them. Please note that just because an item may be reviewed administratively does not mean it must be. Administrative approvals involve the input of the Community Development Director and Planning and Zoning Manager.

At the regularly scheduled meeting on July 6, 2026, the HPC requested the crossed-out items be taken out of consideration for administrative-approval in the proposed Historic District Design Guidelines and Historic District Residential Design Guidelines updates.