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## HISTORIC PRESERVATION COMMISSION MEETING REPORT

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FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2604-043 – Design Request for Proposed Exterior Renovations to an Existing Building at 310 Archer Street**

DATE: 04/09/2026

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### RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for proposed exterior renovations to an existing building at 310 Archer Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

### DISCUSSION

The Applicant is proposing several exterior renovations to the existing building at 310 Archer Street. The scope of work includes replacing all rotten and / or damaged wood siding with matching smooth-finish lap siding. In addition, all siding, trim and exterior doors are to be re-painted with a “historically appropriate color palette.”

For additional information, please see the attached application.

### RELEVANT HISTORIC GUIDELINES AND STANDARDS

The following standards ought to be considered when reviewing this project to ensure it follows the City of Canton's Historic District Residential Design Guidelines.

For 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.

- 3) With paint, a traditional color scheme is generally no more than three colors. Neutral or earth tones 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 surrounding 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 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.

ATTACHMENTS – COA2604-043 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 12 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\*: Mark Magana Telephone: 770-547-9495  
 Email: maganama904@gmail.com  
 Mailing Address: 321 Archer Street, 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: 310 Archer St, Canton, GA, 30114  
 Land Lot(s): LL 166; 14TH D PB 50 PG 119  
 District/Section: 14 Map #: 91N16 Parcel #: 91N16020  
 Zoning: CBD Present Use: Residential

### Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Signage	<input type="checkbox"/> Eligible administrative review	<input type="checkbox"/> Addition	<input type="checkbox"/> Specimen Tree Removal
<input checked="" type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Residential specimen tree removal	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
<b>TYPE OF REVIEW:</b>		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<b>OTHER:</b>			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	



## Letter of Intent

**Date:** April 9, 2026

**To:** City of Canton Historic Preservation Commission **RE: Letter of Intent for Exterior Improvements – 310 Archer St**

To the Members of the Commission,

This letter serves as a formal statement of intent for the proposed exterior improvements at **310 Archer St**. My goal for this property is to perform a comprehensive exterior refresh that addresses aging materials while preserving the home's contribution to the neighborhood's aesthetic.

**Project Scope** The proposed work involves two primary phases of renovation:

- **Siding Replacement:** We will remove the existing deteriorated siding and replace it with high-quality [Insert Material, e.g., smooth lap siding]. The new siding will maintain the same profile and dimensions as the current material to ensure the architectural scale of the building remains unchanged.
- **Exterior Painting:** Upon completion of the siding repairs, the property will be professionally repainted. The selected color scheme will be respectful of the surrounding residential character and the standards of the Canton Historic District.

**Commitment to Quality** This project is an investment in the longevity of the property. By replacing failing materials with durable, period-appropriate alternatives, I aim to enhance the curb appeal of Archer Street and ensure the structure is protected from the elements for years to come.

All work will be performed with a focus on craftsmanship and adherence to local design guidelines. Thank you for your time and for your efforts in maintaining the beauty of our community.

Sincerely,

**Mark Magana** [770-547-9495] [maganama904@gmail.com]

## Description of Proposed Changes

The proposed work consists of a comprehensive exterior refresh focused on the building's envelope. We will remove existing deteriorated siding and replace it with smooth fiber cement lap siding that matches the current architectural profile and dimensions. Following the siding restoration, the entire exterior—including all trim and casings—will be repainted. The goal of this project is to revitalize the property's appearance and ensure long-term weather protection while maintaining the neighborhood's historic integrity

## Description of Materials – 310 Archer St

- **Siding:** [Smooth Fiber Cement] Horizontal Lap Siding.
  - **Texture:** Smooth finish (non-textured) to replicate the look of historic sanded wood.
  - **Profile:** [e.g., 5-inch or 6-inch] exposure to match existing siding dimensions.
- **Trim & Fascia:** Matching [e.g., Wood or Composite] trim boards for all window casings, door frames, and corner boards.
- **Paint:** Premium exterior-grade acrylic latex paint.
  - **Body Color:** [Insert Color Name/Number]
  - **Trim Color:** [Insert Color Name/Number]
  - **Accent Color (Shutters/Door):** [Insert Color Name/Number]
- **Hardware & Sealants:** \* Stainless steel or galvanized siding nails (to prevent rust bleeding).
  - High-stretch paintable polymer caulk for all joints to ensure a weather-tight seal.



