



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2605-091 – Design Request for Proposed Exterior Renovations to an Existing Building at 211 Jarvis Street**

DATE: 05/19/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for proposed exterior renovations to an existing building at 211 Jarvis 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 211 Jarvis Street. The scope of work includes adding a front-entry stoop with an architectural shingle gable roof; creating two louvered dormers on the front roof slope; replacing the existing flagstone walkway near the front porch with concrete; replacing the existing carport metal roof with an enclosed gable roof to match the house's; changing the carport's metal columns to match the proposed stoop's; and relocating an existing screen door facing Coker Street to the house's south elevation.

All proposed materials are to match those of the existing home and consist of cementitious lap siding and architectural singles.

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 porches, patios and decks, generally:

- 1) Preserve, maintain, or restore original porches and features, including location, outline, height, roof pitch, and detailing.

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- 2) Do not enclose front porches with permanent walls.
- 3) Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained.
- 4) Add balustrades where none existed originally only when necessary for safety and use appropriate material in a design compatible with the house style.
- 5) Do not replace porch steps with materials other than the original.

For columns and fenestration:

- 1) Preserve architectural decoration such as brackets, dentils, gingerbread, "fish-scale" shingles, window hoods and lintels and trim work or molding.
- 2) If original columns do not exist, replacements can be ordered in contemporary materials such as fiberglass-reinforced-plastic (FRP), however ensure that the finish is capable of applying paint, manufactured seams are not dominant, and the scale in diameter or width is adequate for the porch and the scale of the home.
- 3) Replace missing columns or millwork based on accurate duplication or close visual approximation of the original.
- 4) Generally, do not introduce or substitute any columns of any style not original to the building.

For roofing, generally:

- 1) Preserve the original main roof shape and pitch, eaves, rafters, overhang, and connection onto the home.
- 2) Maintain original size and shape of dormers if present.

For singles and coverings:

- 1) Preserve the original porch roof shape and pitch, eaves, rafters, overhang, and connection onto the home.
- 2) If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design, and composition of the original materials. 3.
- 3) Do not add dormers where none existed originally or to portions of the roof that are visible from the public right-of-way.
- 4) Porch roofing materials should match that of the main roof system. Retain matching roof materials where possible.
- 5) Preserve the underside materials and character of the style of porch.
- 6) Maintain the longevity of the original material if it is of a quality such as slate or metal where individual sections can be repaired.
- 7) When replacement is necessary and roof covering is proven to not be made any longer, substitute an approved "architectural" compatible roofing material. Composite shingle, with built-up material to maintain the look and dimension of slate or shake, can be found in dark color (gray or black) or earth tones. Recycled rubber products formed into slate shapes are installed in the same manner and fiberglass replacement terra-cotta are options.
- 8) Generally, do not use roofing materials of different color or composition than what has a visual appearance of what would have been originally used.

For landscape features and surfaces:

- 1) Make landscape features (personal amenities, lighting sidewalks, planting, etc.) visually compatible with the buildings and neighborhood.

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- 2) Construct free-standing gazebos, pergolas, fountains, or decks only in rear yards, when possible.
- 3) If a ramp must be constructed to access a home, do not remove, or alter any historic built-in features of the home or anchor the ramp into the home unless the connection is completely reversible to the original architecture of the home. Construct the ramp using materials that are in keeping with common materials of the home.
- 4) Avoid the use of ponds or water features in front yards unless there is historical evidence of one previously existing. If water features are used in rear yards, ensure that they have a system of movement, so water does not become stagnant.
- 5) Use permeable surfaces such as grass and gravel to assist drainage and avoid lot coverage with concrete.
- 6) Do not park vehicles or construct parking pads in front yards.

ATTACHMENTS – COA2605-091 Application



Community Development Department

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2605-091 (staff only)

- 1. Application Requirements: All applications must be complete and include required support materials...
2. Application Deadline: Applications and support materials must be submitted fifteen (15) business days prior...
3. Application Representation: The applicant or authorized representative of the applicant must attend the HPC meeting...
4. Building Permit Requirements: In addition to a COA application, building permits may be required from the Building Department...
5. 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...
6. Local Resources: The Canton City Map, The Canton Historic District Design Guidelines, and The Canton Historic District Residential Design Guidelines provides a boundary map...

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*: JEFFREY LEDFORD Telephone: 404-808-2828
Email: JLED968@GMAIL.COM
Mailing Address: 211 JARVIS 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: 211 JARVIS ST., CANTON, GA 30114
Land Lot(s): 166
District/Section: 14TH / 2ND Map #: 91N 21 Parcel #: 150
Zoning: R4 Present Use: SINGLE-FAMILY RESIDENCE

Scope of Work: (Check all that apply)

Table with 2 main columns: STAFF REVIEW and HPC REVIEW. Includes checkboxes for Signage, Eligible administrative review, Residential specimen tree removal, Addition, Alteration, New Construction, Restoration, Commercial, Specimen Tree Removal, Site Features, Demolition, Relocation, Residential, and OTHER: Amendment to previous COA, Project #: and Other (Description):

CANTON

Community Development Department

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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.*

- ADD A FRONT STOOP W/ ENCLOSED GABLE ROOF
- ADD TWO LOWERED DORMERS ON FRONT SLOPE FOR ATAC VENT.
- REMOVE EXISTING UNSAFE FLAGSTONE WALKWAY & REPLACE WITH CONCRETE FROM FRONT STOOP TO SIDEWALK
- REMOVE & REPLACE EXISTING CARPORT ROOF W/ ENCLOSED GABLE ROOF AND ADD COSMETIC COLUMNS TO MATCH HOUSE.
- RELOCATE EXISTING SCREEN DOOR TO SOUTH WALL & ENCLOSE WEST WALL OF SCREEN PORCH W/ MATERIALS MATCHING HOUSE.

MATERIALS:

- HARDIE PLANK SIDING
- ARCHITECTURAL ROOF SHINGLES FOR DWELLING & CARPORT
- CONCRETE FOR WALKWAY
- LUMBER FOR COLUMNS
- WINDOW TO MATCH EXISTING
- LOWERED PANELS FOR DORMER

Jeffrey S. Ledford
211 Jarvis Street
Canton, GA 30114
(404) 808-2828

May 18, 2026

Mr. Jakob Allen, City Planner
City of Canton
110 Academy Street
Canton, GA 30114
Via email: jakob.allen@cantonga.gov

Dear Mr. Allen,

Please accept this letter as my formal intent to request a Certificate of Appropriateness for exterior additions and modifications to my property located at 211 Jarvis Street, Canton, Georgia.

As the new owner of the property, I would like to make the following cosmetic improvements to enhance the curb appeal of the residence and ensure the property remains consistent with the character of the surrounding neighborhood.

The proposed improvements are as follows:

- Add a front-entry stoop with a gable roof
- Add two louvered dormers on the front roof slope for attic ventilation
- Remove the existing unsafe flagstone walkway at the front entrance and replace it with a concrete walkway extending from the front stoop to the public sidewalk
- Remove and replace the existing carport roof with an enclosed gable roof and add cosmetic enhancements to the metal columns to match the columns on the new front stoop. The material will match those on the house.
- Relocate the existing screened porch door from the west wall facing Coker Street to the south wall facing the rear yard, and enclose the west wall using materials that match the existing residence

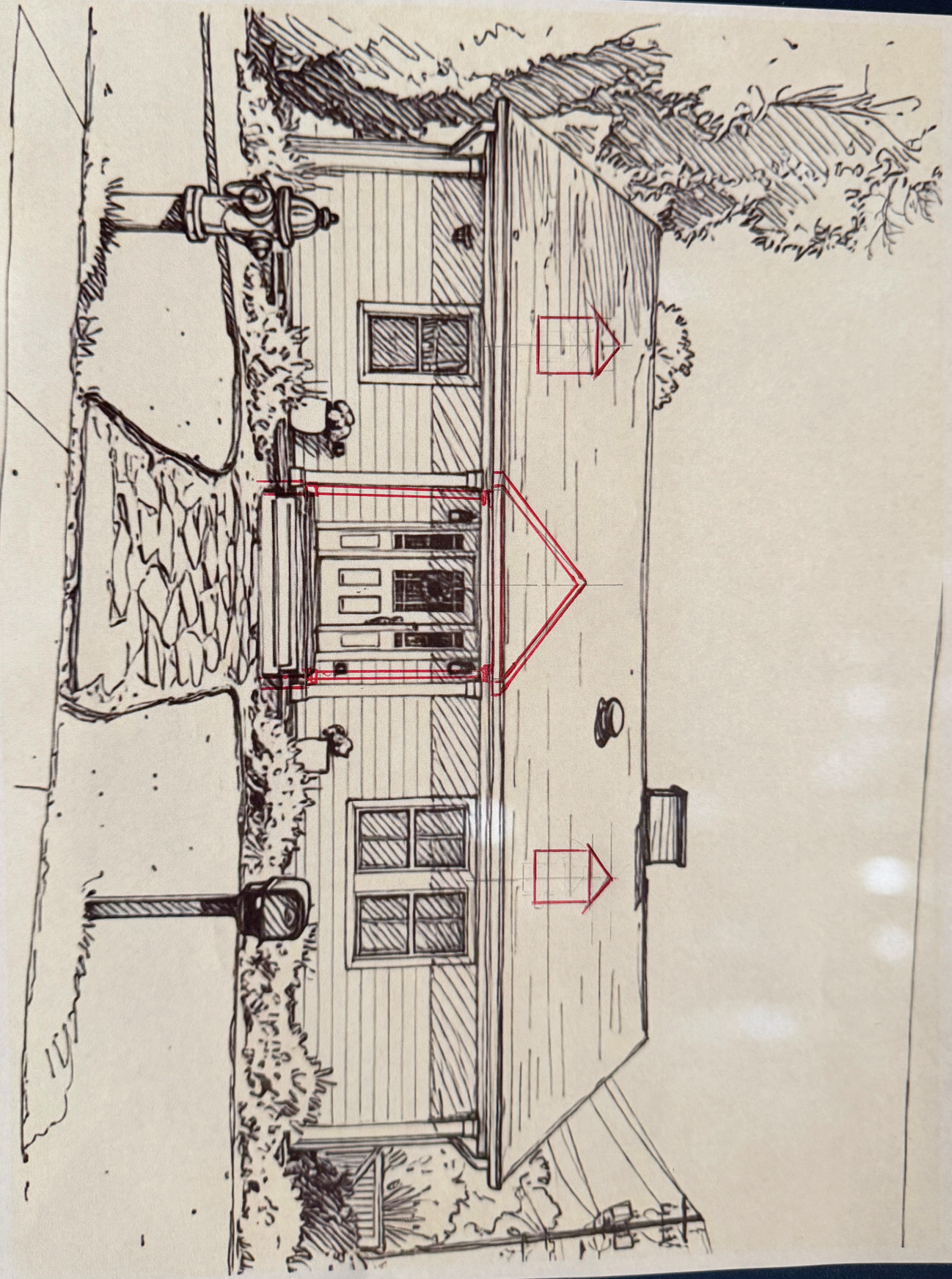
All new materials will match the existing materials of the home as closely as possible. Should an exact match for the roofing materials not be available, the entire front roof slope will be replaced with comparable materials to maintain a consistent appearance.

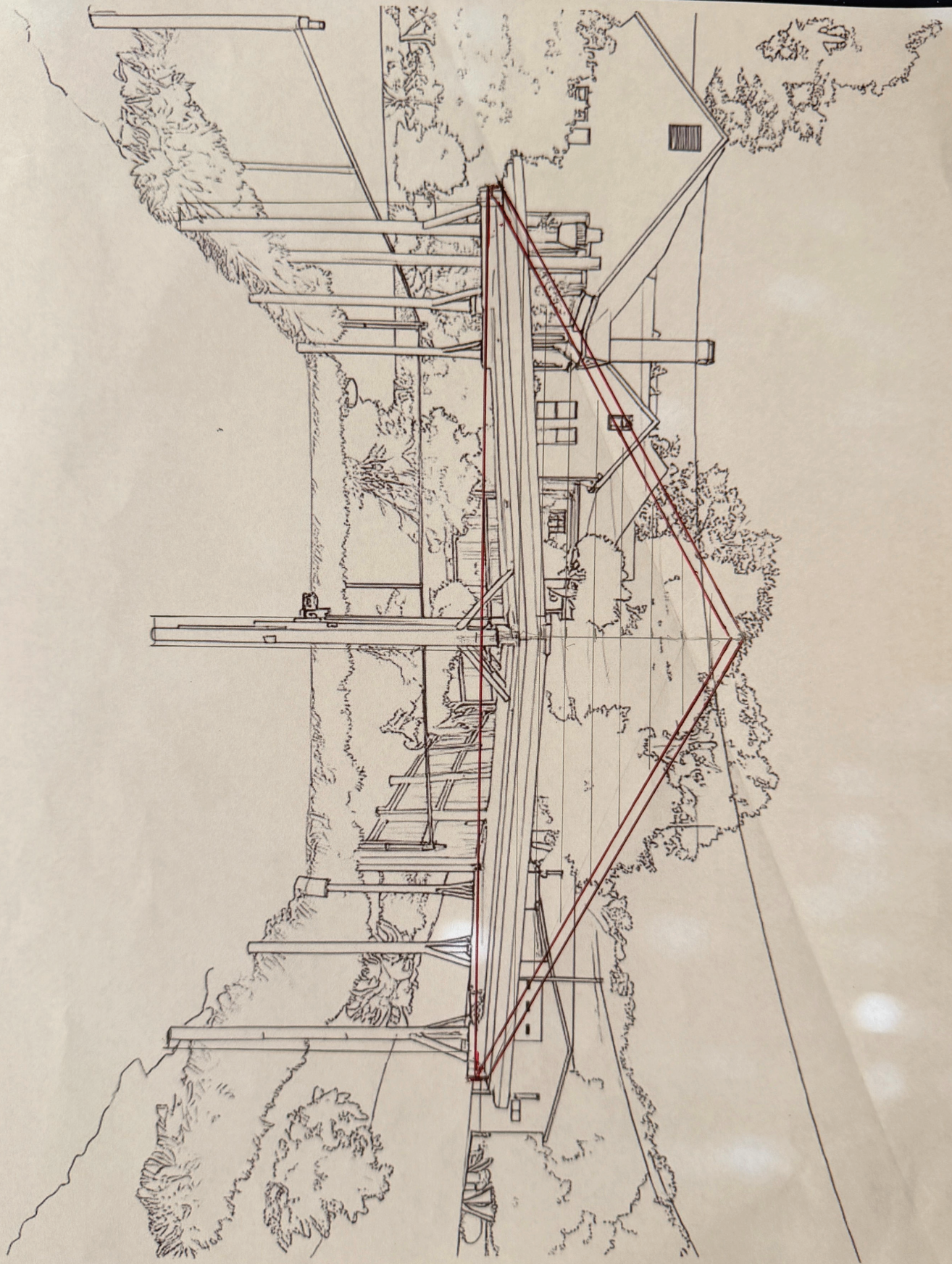
Please confirm receipt of this letter by return email and let me know if you have any questions or need additional information.

Thank you for your consideration.

Sincerely,

Jeffrey Ledford





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Description of materials:

Hardie plank siding

Architectural shingles for dwelling and carport roofs

Concrete for walkway

Lumber for columns

Window to match existing

Louvered panels for dormers



