



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2604-042 – Design Request for Proposed Exterior Renovations to an Existing Building at 361 East Main Street**

DATE: 04/09/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for proposed exterior renovations to an existing building at 361 East Main Street as submitted and guided by the City of Canton's Historic District Design Guidelines.

DISCUSSION

The Applicant is proposing several exterior renovations to the existing building at 361 East Main Street. The scope of work includes replacing all rotten and / or damaged wood siding with matching smooth-finish lap siding. Also, new gutters and downspouts consistent with the building's architectural style will be installed. Lastly, 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 Design Guidelines.

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. 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's 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 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.

ATTACHMENTS – COA2604-042 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: 361 E Main St, Canton, GA, 30114
 Land Lot(s): LL 166 14TH D
 District/Section: 14/2 Map #: 14N16 Parcel #: 91N16007
 Zoning: GC Present Use: Commercial

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
TYPE OF REVIEW:		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
OTHER:			
<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 / Main Street Program **RE: Letter of Intent for Exterior Rehabilitation – 361 E Main St**

To the Members of the Commission and the Main Street Manager,

This letter serves as a formal statement of intent for proposed exterior improvements at **361 E Main St**. My goal is to address essential maintenance while preserving the building's historic character within downtown Canton.

Project Scope The project focuses on stabilizing the building envelope and restoring its aesthetic through three key actions:

- **Moisture Management:** Installation of a new gutter and downspout system to redirect water runoff and protect the historic masonry and foundation from long-term damage.
- **Siding Restoration:** Repair and replacement of deteriorated siding. All materials will match the existing profile and dimensions to ensure architectural consistency.
- **Façade Refinement:** Full exterior repainting using a palette consistent with the Canton Historic District design guidelines and the building's 1920s era.

Community Commitment These improvements are designed to enhance the Main Street pedestrian experience and ensure the property remains a well-maintained asset. All work will be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

I am also seeking participation in the **Main Street Façade Improvement Program** to ensure these upgrades meet the highest standards of quality and preservation. Thank you for your time and for your dedication to our city's heritage.

Sincerely,

Mark Magana

[770-547-9495] [maganama904@gmail.com]

Description of Proposed Changes

This project involves the functional and aesthetic maintenance of the exterior of 361 E Main St. We will be installing a new gutter system to improve water drainage and protect the historic foundation, repairing damaged siding sections to restore the building's envelope, and repainting the entire façade in a period-appropriate color scheme. All changes are designed to preserve the existing architectural character of the property while ensuring its long-term structural integrity.

Description of Materials

- **Gutters:** 6-inch seamless aluminum gutters and downspouts.
 - *Finish:* Factory-painted [Insert Color, e.g., White or Dark Bronze] to match existing trim.
- **Siding:** [Insert Material, e.g., Cedar or Smooth Fiber Cement] lap siding.
 - *Profile:* 6-inch exposure to match existing historic siding dimensions and smooth texture (no faux-wood grain).
- **Paint:** Exterior-grade [Insert Brand, e.g., Sherwin-Williams] acrylic latex paint.
 - *Body Color:* [Insert Color Name/Number]
 - *Trim Color:* [Insert Color Name/Number]
- **Fasteners:** Galvanized or stainless steel nails/screws to prevent rust staining on the new siding.



