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# HISTORIC PRESERVATION COMMISSION MEETING REPORT

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FROM: Community Development Department  
BY: Jakob Allen, City Planner  
SUBJECT: **COA2603-061 – Design Request for Proposed Turf Installation**  
DATE: 03/10/2026

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## RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for proposed artificial turf installation at 291 East Main Street as submitted and guided by the City of Canton's Historic District Design Guidelines.

## DISCUSSION

The Applicant is seeking to replace the existing lawn in front of the office building located at 291 East Main Street with artificial turf.

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.

Landscaping provides natural elements around built features and softens the hard nature of built areas. Additionally, it can be used to define edges between features, such as the edge between a street and a building. Landscaping varies depending on the character and uses of an area. The following guidelines shall apply:

- 1) Retain existing trees and plants that define the character of the Historic District. Replace diseased or dead plants with native species.
- 2) Repeat the established streetscape design in terms of landscaped borders and screening heights when planting new landscaping.
- 3) Use trees as frequently as possible. They provide shade, help establish edges and mass to a site and are a source of character for both residential and non-residential areas.
- 4) Use trees and other plants that grow well in southern urban environments.

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

- 5) Freestanding decorative features such as gazebos, pergolas, fountains or ponds are suitable in rear yards unless there is historic evidence of similar previous existing elements in front or side yards.

ATTACHMENTS – COA2603-061 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\*: Josh Bauby Telephone: 404-702-5893  
 Email: josh@providenceprotects.com  
 Mailing Address: 291 E. Main 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: Same as Mailing  
 Land Lot(s): \_\_\_\_\_  
 District/Section: \_\_\_\_\_ Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Present Use: \_\_\_\_\_

### 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 type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Residential specimen tree removal	<input checked="" 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
<b>TYPE OF REVIEW:</b>		<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<b>OTHER:</b>			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	



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## 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.*

Repairing front lawn of office building w/ grassy turf.

Material will be very similar to green space at The Mill.

Choosing grassy turf for year round enhanced appearance & water conservation.



