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# HISTORIC PRESERVATION COMMISSION MEETING REPORT

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FROM: Community Development Department  
BY: Jakob Allen, City Planner  
SUBJECT: **COA2603-102 – Design Request for Proposed Addition and Exterior Renovations**  
DATE: 03/18/2026

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## RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for proposed addition and exterior renovations at 950 East Main Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

## DISCUSSION

The Applicant is proposing several exterior renovations and one addition to the existing home at 950 East Main Street. The scope of work includes the replacement of the current roof with architectural shingles as well as the extension of said roof from its current endpoint. In addition, the existing side porch roof will be replaced with a standing seam metal roof. Also, new gutters will be installed to maintain consistency with the house's architectural style.

All exterior, non-brick siding will be replaced with cementitious board and batten siding and painted. In addition, all existing windows will be replaced with new units consistent with their original proportions, featuring a three-over-half-over-one grid pattern.

Two stained cedar columns are proposed for the existing front porch while the existing iron railing on the side porch is to be replaced with screens.

Lastly, a 40 square foot addition is proposed to square off the rear façade of the home while continuing the existing architectural style and materials. Note this addition is not street-facing.

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.

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

For roofing, generally:

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

For shingles 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) Do not add dormers where none existed originally or to portions of the roof 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.
- 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 roof pitch:

- 1) Retain intended roof pitch. This is an important feature that identifies the intended style of the historic home. Older homes often depend on the high attic space for proper ventilation.

For siding and gables:

- 1) Do not remove, replace, reduce, cover or alter original siding material.
- 2) If replacing is necessary due to severe deterioration, replace only where siding is deteriorated 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 tone hues 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 the treating of 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.

For windows:

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- 1) Retain, restore and maintain original windows.
- 2) Retain and repair rather than replace deteriorated window parts.
- 3) If complete replacement of original windows is necessary, replace with similar replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
- 4) If sash weights and weight pockets still exist, these historic features should be retained, rebalanced or repaired. If these pockets are no longer used, insulate with fiberglass batting, which is reversible. Do not fill with expanding-foam. Some historic windows have been retrofitted with aluminum compression channels rather than sash weights or have had these installed over the years; assess their integrity to potentially restore the weights. Use chain, wire or natural rope that will not degrade in UV light to replace cords.
- 5) If original window parts cannot be determined using photographs or historic resources, order replacement windows similar to those being replaced.
- 6) Assess the mechanics of each window and repair as needed. Window hardware, if missing on original windows, should be of the same architectural form and style of the window units.
- 7) Do not install smoked, mirrored or tinted window glass as this is highly out of character for a traditional residential environment.
- 8) Avoid vinyl, plastic or fiberglass parts as these are not of a historic nature and can degrade quickly in UV light. Do not use new glass if it requires new frames that cannot match the old in placement, width, or profile (thickness for shadow lines).
- 9) Do not use new glass if it requires new frames that cannot match the old in placement, width or profile (thickness for shadow lines).

#### Home additions in context:

- 1) If additional square footage is necessary, designing the new addition to the rear of the structure is preferred to adding another story if space is available to the rear of the building. This will not interfere with the original form of the home as seen from the public right-of-way.
- 2) Inset new walls from the corner and lower roofs when framing additions from the side of the home, allowing the original form of the historic structure to be "read."
- 3) Use of new construction materials is permitted and welcome. Offset board or brick pattern slightly. Being able to differentiate the new from the old is important.
- 4) Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings and general type of materials), with the goal of complimenting the existing homes in the adjacent neighborhood area.

#### ATTACHMENTS – COA2603-102 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\*: Eric & Jennifer Tilley Telephone: 678-294-3529  
 Email: jennifertilley81@gmail.com eric.tilley81@gmail.com  
 Mailing Address: 221 Picadilly Pl. 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: 950 E. main St, Canton, GA 30114  
 Land Lot(s): 194  
 District/Section: 14th / 2nd Map #: \_\_\_\_\_ Parcel #: 91N22008  
 Zoning: R-20 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 type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
<b>TYPE OF REVIEW:</b>		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
<b>OTHER:</b>		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
		<input type="checkbox"/> Other (Description):	



March 13, 2026

Historic Preservation Committee  
Canton/Cherokee County  
110 Academy Street  
Canton, GA 30114

Re: Letter of Intent – Proposed Major Renovation

Dear Members of the Historic Preservation Committee,

We respectfully submit this Letter of Intent for the proposed renovation of our property located at **950 E Main Street in Canton, Georgia**. Our objective is to improve the home's structural integrity, functionality, and long-term durability while thoughtfully preserving and respecting its historic character.

The proposed scope of work includes the following improvements:

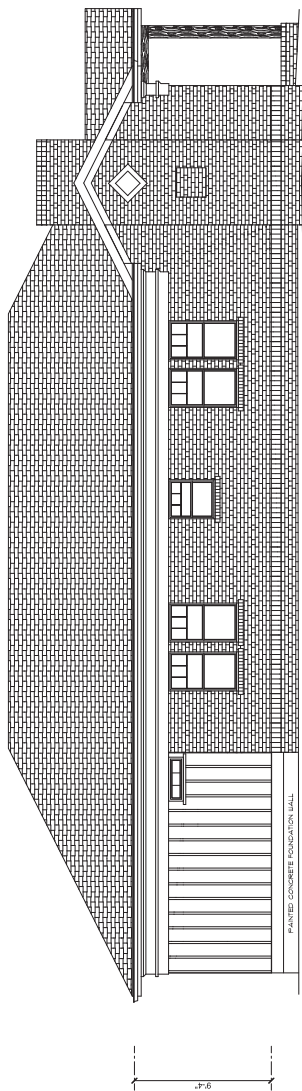
- **Roof Replacement:** Removal of the existing roof due to age and wear. The new roof will consist of Pinnacle Pristine shingles in the color **Black Shadow**. The existing rolled roofing over the side porch will also be removed and replaced with a **standing seam metal roof**, painted **Sherwin Williams Iron Ore**.
- **Extension of Main Hipped Roof:** Extension of the existing main hipped roofline at its current endpoint to create a cohesive and architecturally consistent appearance.
- **Exterior Painting:** Repainting the exterior using a historically appropriate color palette: **Sherwin Williams Alabaster White** for the house and trim, with **Indigo Batik** for the front door.
- **Gutter Replacement:** Installation of new gutters painted to match the trim to maintain a seamless appearance consistent with the home's architectural style.
- **Rear Modification:** Squaring off approximately **40 square feet** at the rear of the home to improve interior functionality. This modification will not impact the primary street-facing façade.
- **Window Replacement:** Replacement of existing windows with new units that maintain the original proportions and character of the home, featuring a **three-over-half-over-one grid pattern**.
- **Exterior Siding Updates:** All non-brick exterior surfaces will be finished with **board and batten siding** and painted to match the house color.
- **Front Stoop Enhancement:** Removal of the existing porch roofline and extension of the main roofline using matching shingles. Two **cedar columns** will be installed and stained with a custom blend of ½ **Fruitwood** and ½ **Special Walnut**.
- **Side Porch Improvements:** Removal of the existing iron railing and **rescreening of the porch**.

Our intention is to enhance the property in a way that preserves its historic character while ensuring the home remains functional, well maintained, and structurally sound for many years to come.

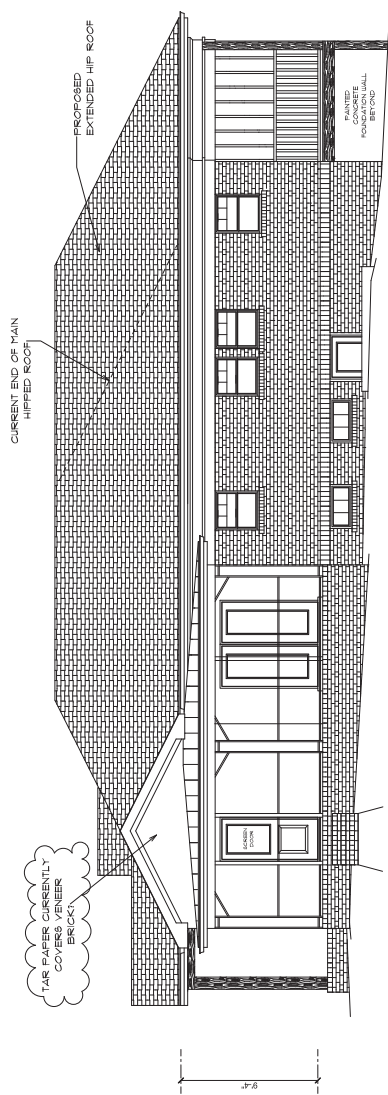
We sincerely appreciate the Committee's time and consideration of this proposal and look forward to working collaboratively throughout the review process. Please let us know if any additional information is needed.

Sincerely,

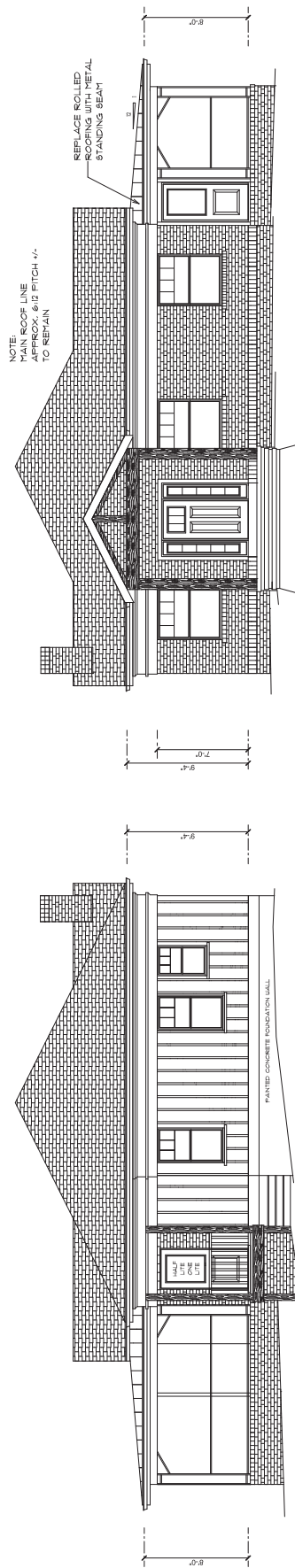
Eric & Jennifer Tilley  
950 E Main St  
Canton, GA 30114  
678-756-3111 or 678-294-3529  
erictilley81@gmail.com or jennifertilley81@gmail.com



**LEFT ELEVATION**

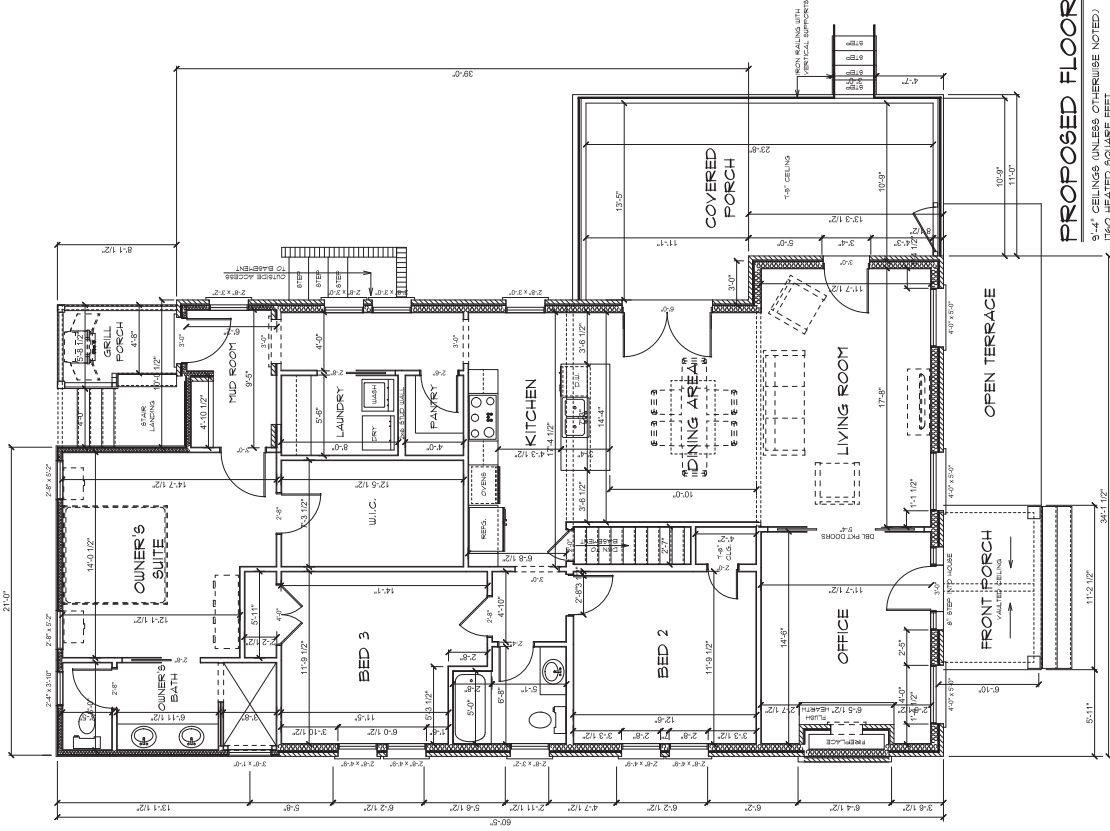


**RIGHT ELEVATION**



**FRONT ELEVATION**

**REAR ELEVATION**



PROPOSED FLOOR PLAN

9'-4" CEILINGS (UNLESS OTHERWISE NOTED)  
1760 HEATED SQUARE FEET  
STAIRWELL TO BASEMENT \* 20 SQ. FT.  
REAR PORCH \* 42 SQ. FT.  
REAR PORCH \* 42 SQ. FT.  
SIDE PORCH \* 29.4 SQ. FT.



1/4" = 1'-0" SCALE

