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## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

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FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2504-028 1230 East Main Street (Design Request for a Fence Installation)

DATE: April 23, 2025

### RECOMMENDATION

HPC to consider the applicant's design request of a fence installation located at 1230 East Main Street as submitted and guided by the City's Historic District Design Guidelines and the City's Unified Development Code.

### REPORT-IN-BRIEF

### DISCUSSION

The applicant is requesting design approval of a fence installation on the property. The fence has been installed along the home as depicted on the site map. The fence is 4ft and 5ft ranch-style rail fences with black-coated welded wire. Additionally, the fence has both single and double gates with 1x6 pickets and 1.5" spacing.

### YARDS

The site which a house is located is a character defining element for a district. Single family homes will typically have yards to the front, back, and sides of the home to the property line, while duplexes or multifamily properties may have joined yards or segmented areas of the general property. Yards accommodate and are often defined by fences, walls, hedges, driveways, and walkways. The design of an individual residential landscape should be considered an extension of the home since





landscaping reflects the period of construction as does the house. The physical treatment of the yard is an intended product often contributing to the character of the neighborhood and should be considered an extension of the style of the home.

1. Preserve the original retaining walls and fences where they exist.
2. Wood picket fences may be added in front or side yard facing a public street. The fences must be stained or painted, and are subject to City code.
3. If a chain link fence is found to be appropriate and is necessary, it should be used only in the rear yard, painted dark color, and not allowed to past the rear façade of the home.
4. 4. Assess whether exterior steps or walks outside the home should be designed with engineered (concrete), traditional (brick, slate, hex, timber, or pavers), or rustic/natural (gravel, clay, or chip) as it would fit with the style of the home and within the surrounding neighborhood.

For additional information regarding the applicant's request, please see the attached application.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2504-028 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 6 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\*: Anthony & Carrie Pistone Telephone: 678-687-5214  
Email: tpistone78@gmail.com  
Mailing Address: 1230 E Main 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: 1230 E Main Street, Canton, Ga. 30114  
Land Lot(s): \_\_\_\_\_  
District/Section: \_\_\_\_\_ Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Present Use: Residential

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

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Site Features
		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<b>TYPE OF REVIEW:</b>			
<b>OTHER:</b> Fence approval			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description): Fence approval	





## 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.*

The proposed project involves the construction of a fenced enclosure using pressure-treated pine posts and rails, combined with welded wire for durability and security. Key details include:

#### 1. \*\*Fence Sections\*\*:

- 4-foot and 5-foot tall ranch-style rail fences with black-coated welded wire (either 2" x 4" or 1.5" x 4").

- Pressure-treated pine posts (4" x 4") and rough-sawn pressure-treated pine rails (1" x 6").

#### 2. \*\*Gate Installations\*\*:

- Single gates (4' wide) with 1x6 pickets and 1.5" spacing, strategically placed next to the home and at customer-designated locations.

- Double gates (10' wide) with 1x6 pickets, 1.5" spacing, and locking drop rods,.

- Heavy-duty black steel hinges and "Maxima" gravity latches, Which accommodate padlocks.

#### 3. \*\*Site-Specific Adjustments\*\*:

- Placement considerations including 15' setbacks from the curb.

- Two core drill installations.

The project is tailored to balance aesthetics, functionality, and security,





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### **CERTIFICATE OF APPROPRIATENESS APPLICATION IMPORTANT DATES**

<b>SUBMITTAL DEADLINE</b>	<b>MEETING DATE</b>
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

\*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY

\*\*DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL



Anthony & Carrie Pistone  
1230 E Main Street,  
Canton, Ga. 30114  
tpistone78@gmail.com  
678-687-5214

04/02/2025

City of Canton  
Community Development Department  
110 Academy Street,  
Canton, Ga. 30114

Subject: Letter of Intent for Certificate of Appropriateness – Fence Installation at 1230 E Main Street, Canton, Ga. 30114

Dear Members of the Historic Preservation Commission,

I am writing to formally submit my request for a Certificate of Appropriateness for the fence installed at my property located at 1230 E Main Street, Canton, Ga. 30114. I was recently made aware of the requirement for obtaining this certificate prior to installation, and I sincerely regret any oversight in this matter.

My family and I moved into our home on March 30, [Year], after completing a renovation of the property. At the time of the fence installation, I was unaware that the home had been newly designated as part of the National Historic District as of January 1, 2025. Due to this recent designation and our recent relocation, I was not informed of the requirement for prior approval before proceeding with the fence installation.

The fence was installed with the intention of enhancing the security, privacy, and aesthetic appeal of the property while maintaining compatibility with the surrounding neighborhood. I am happy to provide any necessary documentation, photographs, or design details that the Commission may require for review. Additionally, I am willing to make any reasonable modifications to ensure compliance with historic district guidelines.

I appreciate your time and consideration in reviewing my request. Please let me know how I can best proceed to rectify this situation and obtain the necessary approval. I am available at your earliest convenience to discuss this matter further.

Thank you for your understanding and guidance.

Sincerely,

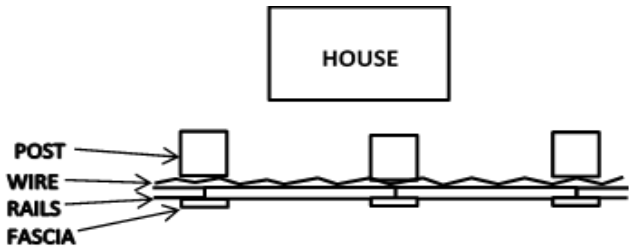
Anthony & Carrie Pistone  
1230 E Main Street,  
Canton, Ga. 30114  
tpistone78@gmail.com  
678-687-5214



4 Ft - Ranch RI w/ Blk Wire - Pine - 3 Rail



3-RAIL RANCH RAIL



RANCH RAIL/CROSSBUCK – ORIENTATION FROM INSIDE  
POST/WIRE/RAIL/FASCIA



FLAT POST

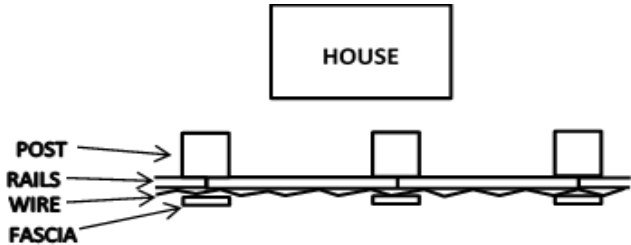
Materials:	
Section	Comment
Posts	Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)
Rails	Rough-Sawn Pressure Treated Pine 5/4 Board (1" x 6" Actual)
Wire	Welded Wire - 2" x 4" Black Coated, 14 ga



5 Ft - Ranch RI w/ Blk Wire - Pine - 4 Rail



4-RAIL RANCH RAIL



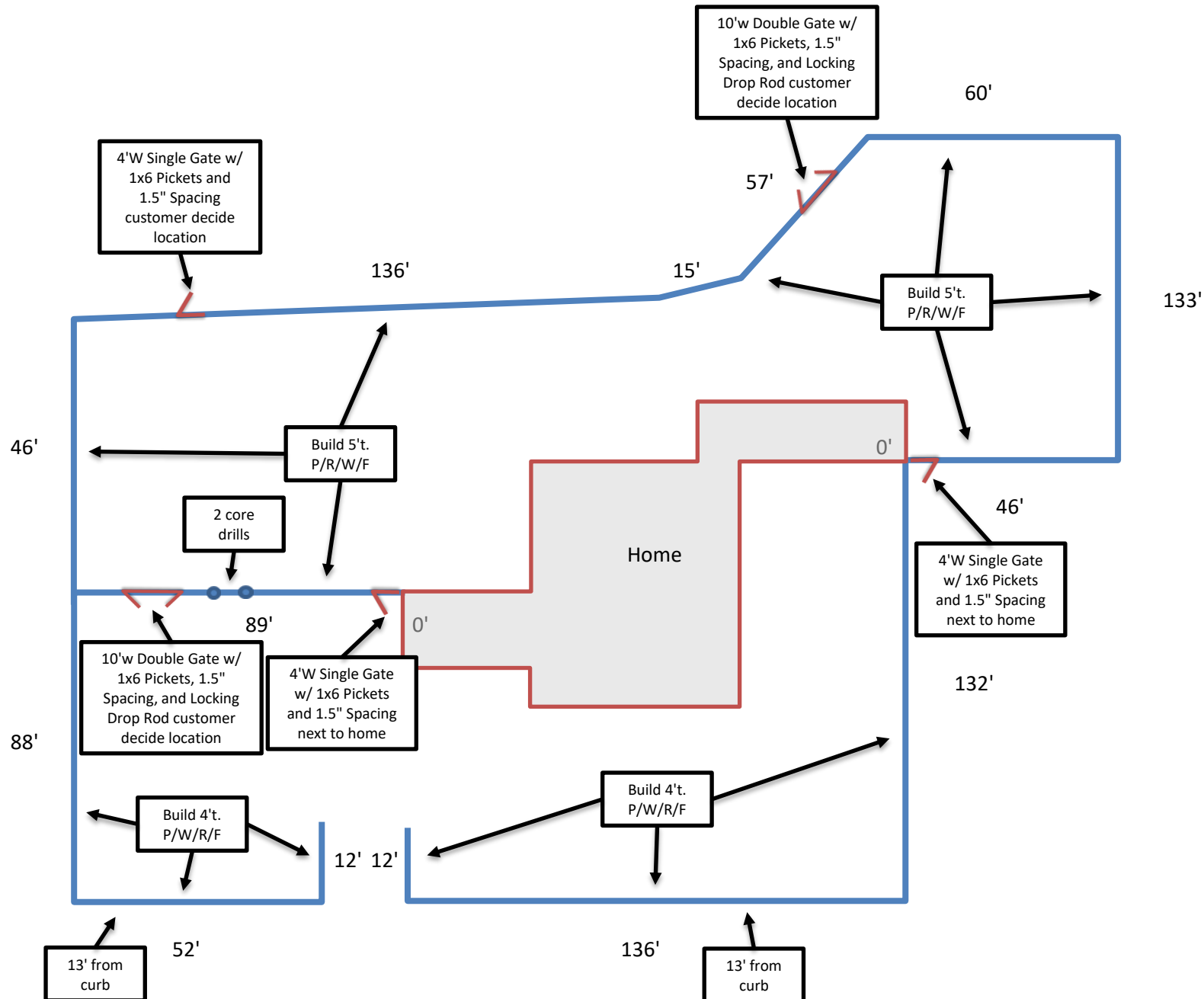
RANCH RAIL/CROSSBUCK – ORIENTATION FROM INSIDE  
POST/RAIL/WIRE/FASCIA



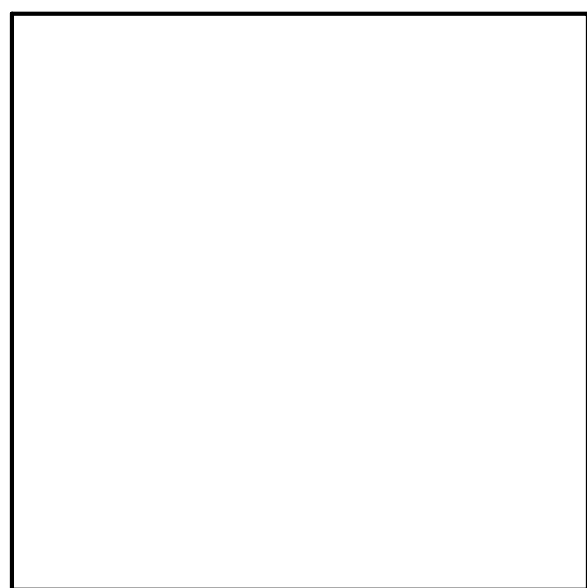
FLAT POST

Materials:	
Section	Comment
Posts	Pressure Treated Pine 4" x 4" (3.5" x 3.5" Actual)
Wire	Welded Wire - 1.5" x 4" Black Coated, 14 ga
Gate Detail	Gate Hinges - Heavy Duty Black Steel Hinges
Gate Detail	Gate Latches - Heavy Duty "Maxima" Gravity (will accept padlock)









### FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°51'58"E	3.78'
L2	N71°43'34"E	98.35'
L3	N68°23'25"E	50.91'
L4	N60°07'25"E	75.00'
L5	N02°34'18"E	13.32'

#180  
N/F  
JONATHAN MARK WEST,  
ELIZABETH BERRY  
WEST, & YVONNE  
SHUKALL BERRY  
DB 14916 PG 2346

LOT SURVEY FOR  
RUDOLPH CHILDS  
PB 32 PG 180

#1220  
N/F  
BRYAN KEITH  
ROUSSELLE  
DB 14313 PG 1722

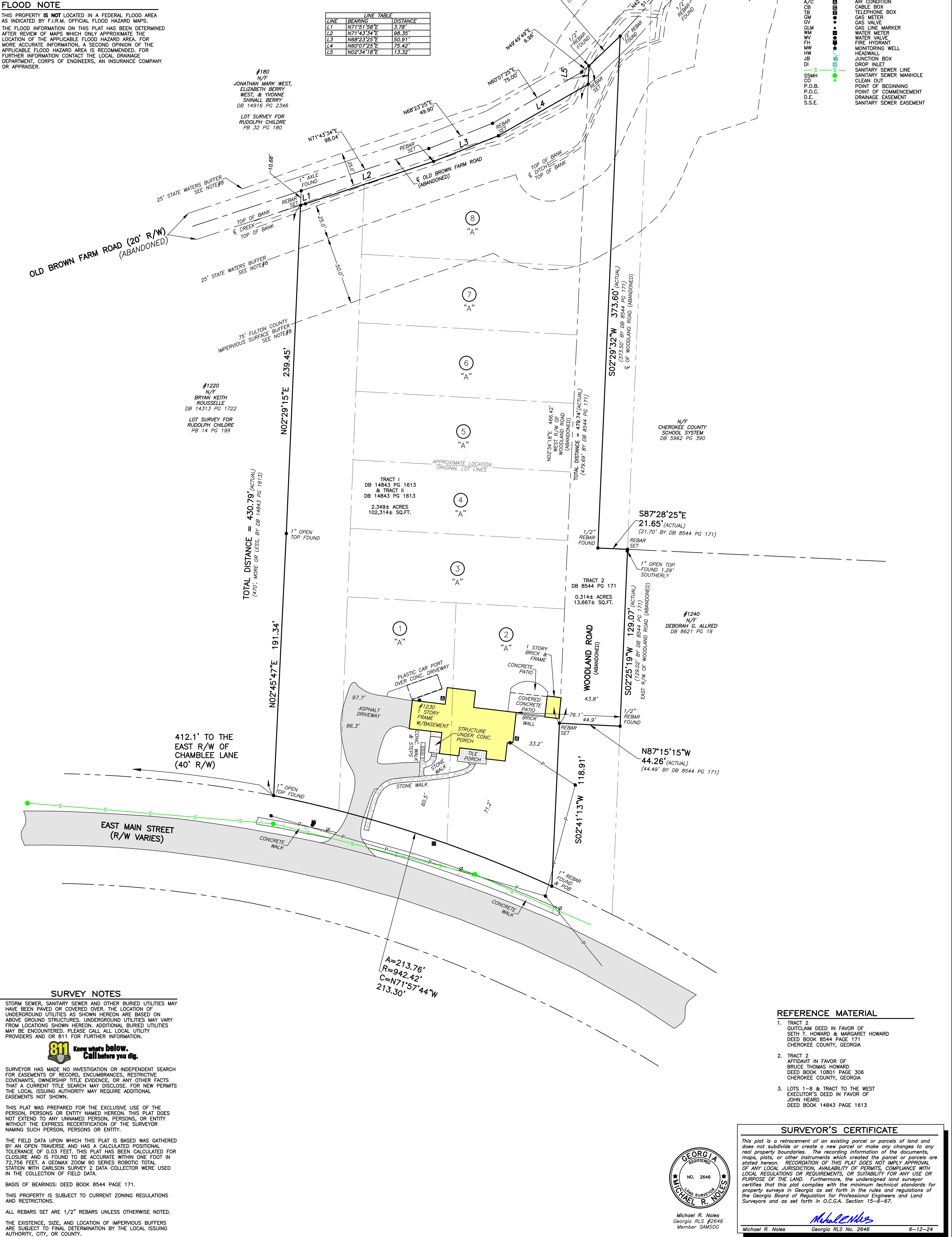
LOT SURVEY FOR  
RUDOLPH CHILDS  
PB 14 PG 199

N/F  
CHEROKEE COUNTY  
SCHOOL SYSTEM  
DB 5962 PG 390

#1240  
N/F  
DEBORAH G. ALLRED  
DB 8621 PG 19

### LEGEND

B	BUILDING LINE
R/W	PROPERTY LINE
C	RIGHT-OF-WAY
BC	CENTERLINE
G	BACK OF CURB
EP	GUTTER
TW	EDGE OF PAVING
BW	TOP OF WALL
X	BOTTOM OF WALL
RCP	FENCE
CMP	REINFORCED CONCRETE PIPE
PP	CORRUGATED METAL PIPE
LP	POWER POLE
GW	LIGHT POLE
P	GUY WIRE
PM	POWER LINE
FB	POWER METER
FO	POWER BOX
A/C	FIBER OPTIC
CS	AIR CONDITION
TB	CABLE BOX
GM	TELEPHONE BOX
GV	GAS METER
GLM	GAS VALVE
WM	GAS LINE MARKER
WV	WATER VALVE
FW	FIRE HYDRANT
HW	MONITORING WELL
JB	HEADWALL
DI	JUNCTION BOX
S	DROP INLET
SSMH	SANITARY SEWER LINE
CO	SANITARY SEWER MANHOLE
P.O.B.	CLEAN OUT
P.O.C.	POINT OF BEGINNING
D.E.	POINT OF COMMENCEMENT
S.S.E.	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT



### SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,756 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BASIS OF BEARINGS: DEED BOOK 8544 PAGE 171.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

**811** Know what's below.  
Call before you dig.

### REFERENCE MATERIAL

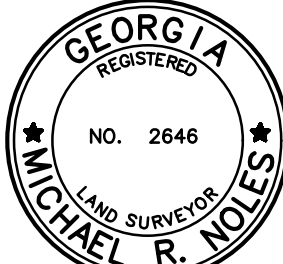
1. TRACT 1  
QUITCLAIM DEED IN FAVOR OF  
SETH T. HOWARD & MARGARET HOWARD  
DEED BOOK 8544 PAGE 171  
CHEROKEE COUNTY, GEORGIA
2. TRACT 2  
AFFIDAVIT IN FAVOR OF  
BRUCE THOMAS HOWARD  
DEED BOOK 10801 PAGE 306  
CHEROKEE COUNTY, GEORGIA
3. LOTS 1-8 & TRACT TO THE WEST  
EXECUTOR'S DEED IN FAVOR OF  
JOHN HEARD  
DEED BOOK 14843 PAGE 1613

### SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel map. Any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles  
Georgia RLS No. 2646

6-12-24



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

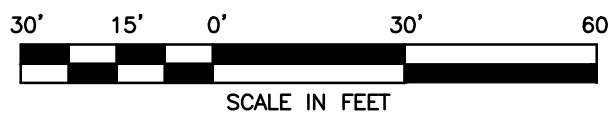
**McClung Surveying**

McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
ANTHONY J. PISTONE  
CARRIE J. PISTONE

1230 EAST MAIN STREET  
CANTON, GEORGIA

TOTAL AREA= 2.663± ACRES  
OR 115,981± SQ. FT.



LOTS 1 THROUGH 8, BLOCK "A",  
B.F. CRISLER'S PROPERTY (DB MM PAGE 635) (AKA TRACT  
I, DB 14843 PG 1613); TRACT TO THE WEST (TRACT II, DB  
14843 PG 1613); & PART OF ABANDONED WOODLAND  
ROAD (TRACT 2, DB 8544 PG 171)

LAND LOT 203  
14TH DISTRICT  
CHEROKEE COUNTY, GEORGIA  
PLAT PREPARED: 6-12-24  
FIELD: 6-6-24 SCALE: 1"=30'

JOB#264041

C&B-W



















