



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2508-096 (Revision #1) – Revision to a Previously Approved Addition to an Existing Building at 771 East Main Street**

DATE: 04/27/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's revision to a previously approved addition to an existing building at 771 East Main Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

DISCUSSION

A Certificate of Appropriateness was granted by the Historic Preservation Commission on September 10, 2025, for an addition to the existing building at the aforementioned location. The initial proposal stated the addition's roofline would "remain consistent with the original, not exceeding the current height." However, after on-site inspections this was found to not be the case. The Applicant is seeking a revision to the previous Certificate of Appropriateness for this change in the roofline between the principal structure and the new addition.

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 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:

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- 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:

- 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,

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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 – COA2508-096 Application

Historic Preservation Commission

110 Academy Street

Canton, GA 30114

To Whom It May Concern,

This letter is in reference to the addition project at 771 E. Main St. Canton permit NXUC2E.

The design intent was for the new roof structure to tie into the existing roof system. During construction of the addition, it became evident that maintaining the initial ridge relationship would not allow for a properly framed roof system. Based on field conditions, the ridge height of the addition was adjusted by approximately 7 inches to achieve proper roof geometry and ensure a functional and structurally sound roof system.

This adjustment was made to maintain appropriate pitch and drainage of the roof system, necessary to execute the roof in accordance with standard building practices.

The addition's height is less than the height of the primary structure, with the new ridge height still below the main roof ridge. The overall scale, appearance, and integration of the roof system remain consistent with the existing home.

Attached are photographs showing the completed roof and its relationship to the existing structure.

Please let me know if any additional information is required or if I can do anything else.







