



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2605-102 – Design Request for Proposed Porch and Ramp Extension at 250 Jarvis Street**

DATE: 06/15/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for a proposed porch and ramp extension at 250 Jarvis Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

DISCUSSION

The Applicant is proposing to repair and extend the existing porch and ramp attached to the northwest elevation of the building at 250 Jarvis Street. The proposed materials will match those of the existing porch and ramp.

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 porches, patios and decks, generally:

- 1) Preserve, maintain, or restore original porches and features, including location, outline, height, roof pitch, and detailing.
- 2) Do not enclose front porches with permanent walls.
- 3) Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained.
- 4) Add balustrades where none existed originally only when necessary for safety and use appropriate material in a design compatible with the house style.
- 5) Do not replace porch steps with materials other than the original.

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

cantonga.gov

For construction and connection:

- 1) Preserve, retain, and restore any original railing or enclosed window material.
- 2) Retain and/or repair rather than replace deteriorated porch parts.
- 3) If replacement of parts is necessary due to severe deterioration, replace with features to match in design and materials.
- 4) If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, decking, and railings should be proportionate to the original and the home. Wood framing is preferred for most residential homes unless the original porch was brick or stone.
- 5) Retain later-period porches that match modern changes, additions or upgrades with significant architectural history. 6. Screening is permitted if it is on the inner plane of the architectural columns and inner side of balustrades to retain visible elements.

ATTACHMENTS – COA2605-102 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2605-102 (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*: GOSHEN VALLEY FOUNDATION Telephone: 678 571 2205

Email: jwilliamson@goshenvally.org

Mailing Address: 387 GOSHEN CHURCH WAY, WALKERS GA 30183

*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: 250 JAMES STREET

Land Lot(s): 195

District/Section: 14 - 2

Map #: 1305100251

Parcel #: 91N16040

Zoning: CBD

Present Use: RESIDENCE - SINGLE FAMILY DETACHED

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
☐ Signage	☐ Eligible administrative review	☐ Addition	☐ Specimen Tree Removal
☐ Maintenance of / change in paint color	☐ Residential specimen tree removal	☐ Alteration	☐ Site Features
TYPE OF REVIEW:		☐ New Construction	☐ Demolition
		☐ Restoration	☐ Relocation
		☐ Commercial	☐ Residential
OTHER:			
☐ Amendment to previous COA, Project #:		☐ Other (Description):	



Community Development Department

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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.*

EXTENSION OF EXISTING PORCH ON
BACK OF HOME BY INSTALLATION
OF DECK (UNCOVERED) AND REPLACING
EXISTING RAMP DUE TO DISREPAIR.

TO WHOM IT MAY CONCERN

Re: Authorization for Property Improvements

I, Scott Hicken, hereby certify that I am the legal owner or authorized representative of the property located at:

Property Address: 250 Jarvis St.

City, State, ZIP: Canton, GA 30114

I hereby grant permission to Goshen Valley Foundation, its employees, volunteers, and contractors, to perform repairs and improvements to the existing ramp and porch located at the above-referenced property.

Scope of Work: This authorization includes, but is not limited to, the following activities: - Removal and replacement of the existing ramp with a newly constructed ramp - Extension of the existing porch/deck area - Any related work necessary to complete these improvements in a safe and functional manner.

Landlord / Authorized Representative Information:

Name: Scott Hicken

Business Name (if applicable): Narrow Path Productions, Inc.

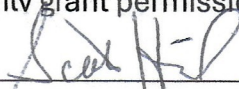
Mailing Address: 14 Wolf Cliff Rd. NE

City, State, ZIP: White, GA 30184

Phone Number: 770-715-3611

Email Address: scott@narrowpath.tv

By signing this document, I acknowledge that I have read and understand the scope of work and voluntarily grant permission for the above-described improvements.



(Landlord Signature)

Date: 5-11-26

Shared Dealer Locator
Report



Jarvis

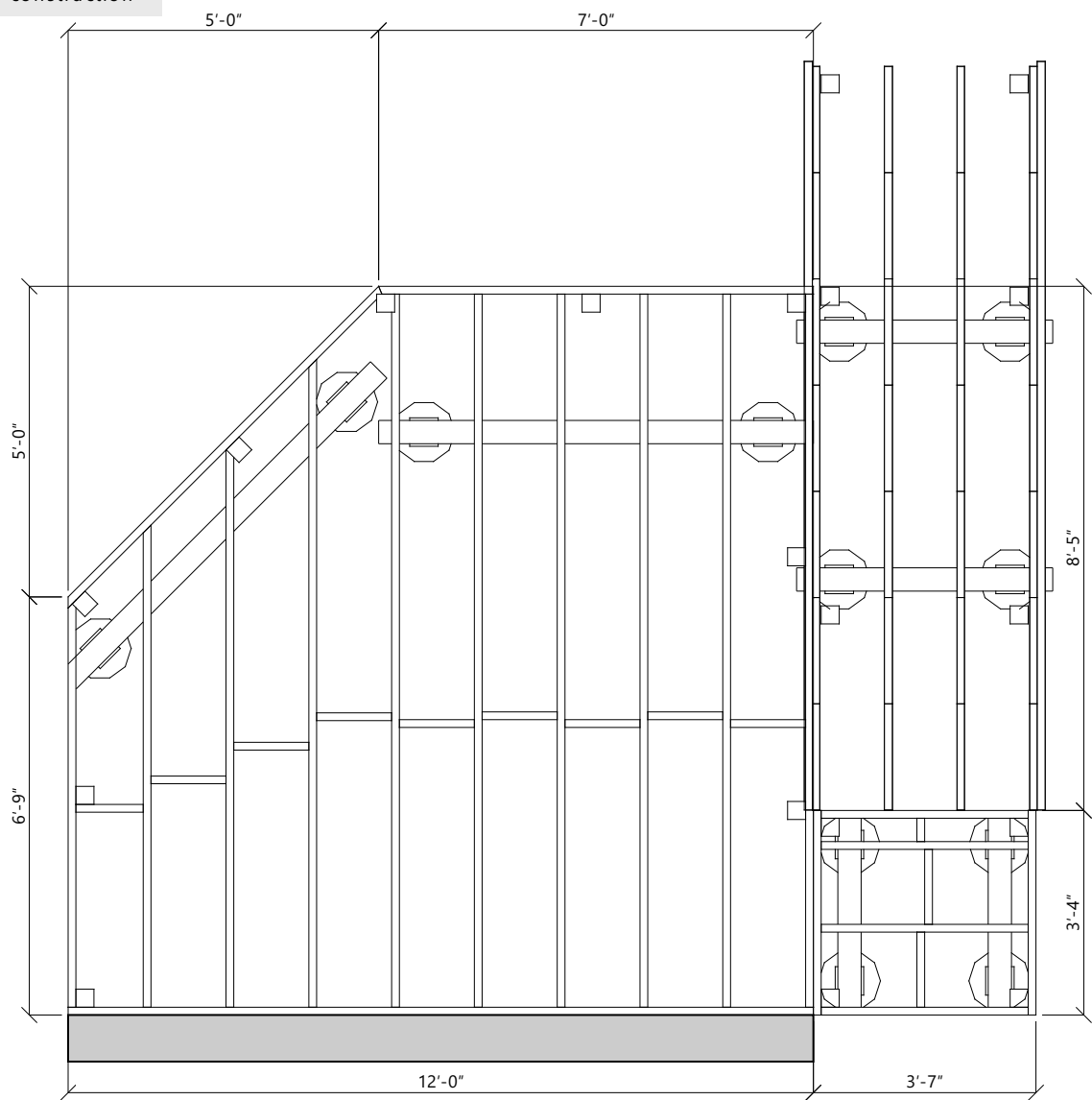
Deck Planner Software™ Report

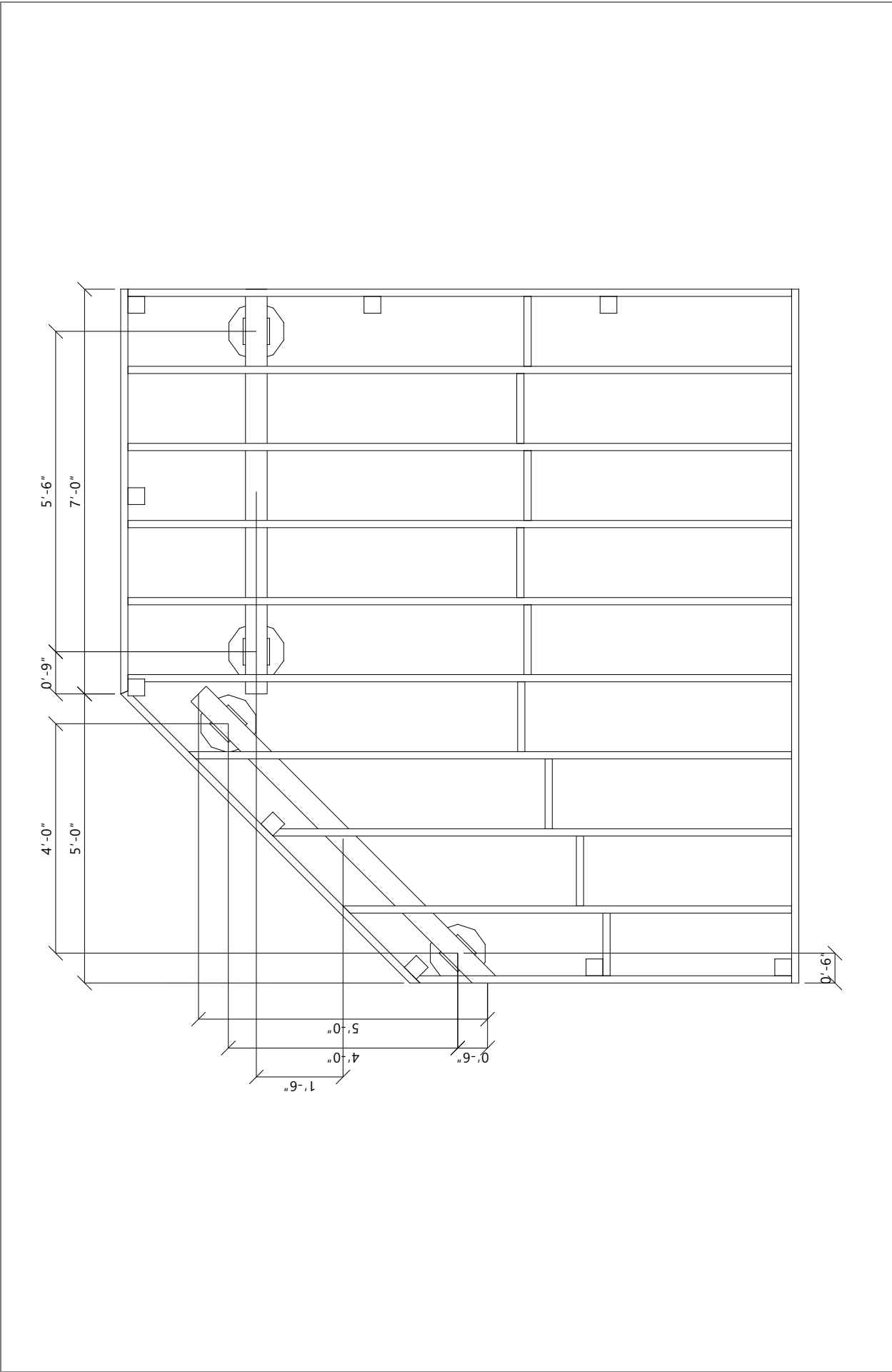
All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

This report was created 4/7/2026 2:07 PM by Deck Planner Software™

Your Planned Deck Design

Plan view construction

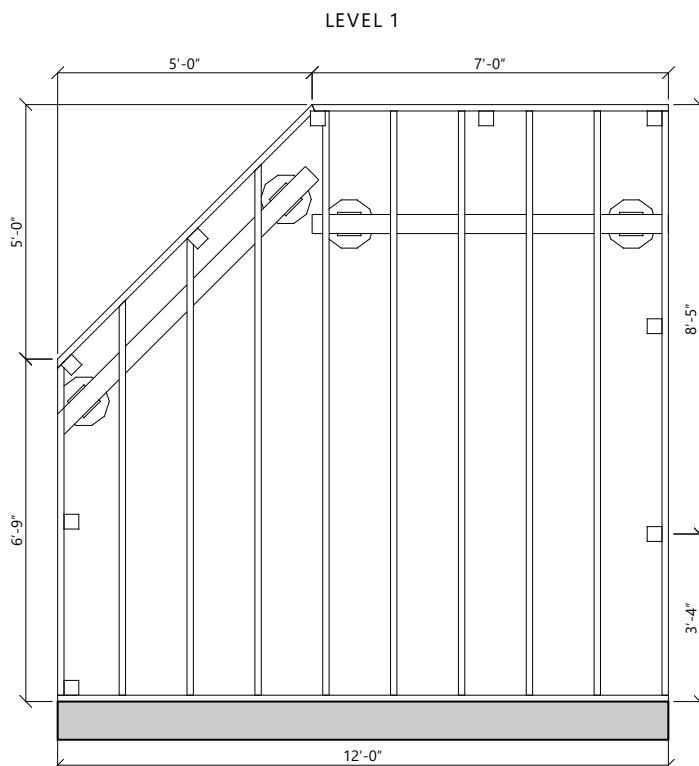




	NOTES FROM THE CUSTOMER	DESIGN TITLE	JARVIS	DRAWING	1		JOB ID	
		CUSTOMER NAME	Josh Williamson	SCALE	NOT TO SCALE	CHECKED BY		
		CUSTOMER EMAIL ADDRESS	jwilliamson@goshenvalley.org	DATE	4/7/2026 2:07 PM	CHECK DATE		
	THIS DRAWING WAS GENERATED BY DECK PLANNER SOFTWARE™		CUSTOMER PHONE NUMBER		CREATED BY		PAGE	7

Permit Info

Plan view construction



Structural Information: Level 1

Height of level (top of decking)	36"
Max. joist span	111 1/8"
Max. joist cantilever	26 5/8"
Max. beam span	67 3/8"
Max. beam cantilever	6"
Footing depth	18"
Footing area (ea.)	9 1/2 ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

Deck and Post Height

Your design height is 36" from the top of the decking to the ground level. The top of the deck support posts will therefore be 17" above ground level."

Joists

Set joists on top of beams, 16" center-to-center.

Materials Cut List

Label	Description	Qty	Length	Usage
A	2" x 10" x 16'- Wood SP (Square)	1	85"	Beams, Rim Joists, Joists
B	2" x 10" x 16'- Wood SP (Square)	1	84"	Beams, Rim Joists, Joists
C	2" x 10" x 12'- Wood SP (Square)	6	138"	Ledgers, Joists, Blocking
D	2" x 10" x 12'- Wood SP (Square)	1	125"	Ledgers, Joists, Blocking
E	2" x 10" x 16'- Wood SP (Square)	1	109"	Beams, Rim Joists, Joists
F	2" x 10" x 16'- Wood SP (Square)	1	78"	Beams, Rim Joists, Joists
G	2" x 10" x 8'- Wood SP (Square)	1	93"	Rim Joists, Joists, Blocking
H	2" x 10" x 16'- Wood SP (Square)	3	84 7/8"	Beams, Rim Joists, Joists
I	2" x 10" x 16'- Wood SP (Square)	1	84"	Beams, Rim Joists, Joists
J	2" x 10" x 14'- Wood SP (Square)	2	84"	Beams, Joists
K	2" x 10" x 8'- Wood SP (Square)	2	40"	Rim Joists, Joists, Blocking
L	2" x 10" x 14'- Wood SP (Square)	4	40"	Beams, Joists
M	2" x 10" x 16'- Wood SP (Square)	6	49 1/2"	Beams, Rim Joists, Joists
N	2" x 10" x 16'- Wood SP (Square)	2	39 1/2"	Beams, Rim Joists, Joists
O	2" x 10" x 14'- Wood SP (Square)	4	39 1/2"	Beams, Joists
	2" x 12" x 12'- Wood SP	2	48"	Fascia, Stair Fascia
	2" x 12" x 12'- Wood SP	2	101"	Fascia, Stair Fascia

Label	Description	Qty	Length	Usage
	2" x 10" x 12'- Wood SP (Square)	1	144"	Ledgers, Joists, Blocking
	2" x 10" x 12'- Wood SP (Square)	8	14 1/2"	Ledgers, Joists, Blocking
	2" x 10" x 12'- Wood SP (Square)	1	13"	Ledgers, Joists, Blocking
	6" x 6" x 8'- Wood SP	8	16"	Posts/Footings
	2" x 10" x 8'- Wood SP (Square)	2	14 1/2"	Rim Joists, Joists, Blocking
	2" x 10" x 8'- Wood SP (Square)	1	4 1/2"	Rim Joists, Joists, Blocking
	6" x 6" x 8'- Wood SP	2	5 3/4"	Posts/Footings
	6" x 6" x 8'- Wood SP	2	4 3/8"	Posts/Footings
	1" x 6" x 16'- Wood SP (Grooved)	4	43 1/2"	Decking, Risers, Treads
	1" x 6" x 12'- Wood SP (Grooved)	3	43 1/2"	Decking, Risers
	2" x 12" x 14'- Wood DF/HF/SPF (Square)	4	167"	Stringers
	1" x 6" x 16'- Wood SP (Grooved)	28	43 1/2"	Decking, Risers, Treads

Railing Kit List

All Materials

Usage	Sub Product	Qty	SKU	Description
Stick Built Items				
	Rail Caps	16/16		Rail Cap 2x4 6ft
	Railing Posts	19/19		Post Sleeve Skirt 4x4
	Top Rails	16/16		Top Rail 4x2 6ft
	Bottom Rails	16/16		Bottom Rail 4x2 6ft
	Infill	173/173		Square Baluster 2x2 29in
	Railing Posts	4/4		4" x 4" x 16' - WFP Truestyle™ Kiln-Dried Western Red Cedar
	Railing Posts	1/1		4" x 4" x 12' - WFP Truestyle™ Kiln-Dried Western Red Cedar
	Railing Posts	13/13	DTT2Z	DTT2Z Connector (ZMAX®)(Fasteners and Washers included)