



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2605-110 – Design Request for Proposed Carport at 168 Railroad Street**

DATE: 06/15/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for a proposed carport at 168 Railroad Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

DISCUSSION

The Applicant is proposing to construct an approximately 387-square-foot carport at 168 Railroad Street. The proposed materials are to match the principal building and consist of black metal, light wood composite siding and concrete footers.

This carport originally received a Certificate of Appropriateness in 2025, but proposed dimensional and material changes have triggered a re-review. The proposed carport is 21 feet and seven inches deep – three feet and seven inches deeper than the original. The previously approved clear polycarbonate and "trex color wood" are to be replaced with the aforementioned materials.

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 accessory buildings, generally:

- 1) Retention, preservation, and maintenance of the location, form, and materials of historic accessory buildings.
- 2) Repair, rather than replacement, of damaged or deteriorated portions of historic accessory buildings.

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

- 3) Repair and replacement of original elements and details of historic and character-contributing, non-historic accessory buildings should follow relevant guidelines listed above for similar aspects or elements of principal structures.
- 4) Replacement of original historic materials should be limited to those too deteriorated for preservation. Materials should be replaced in-kind, meaning replacement with similar historic material.
 - a. If the same kind of material is not technically or economically feasible, a compatible substitute material may be considered.
 - b. Although use of a material that replicates the historic fabric is encouraged, replacement with a more contemporary material may be acceptable, provided it is compatible with the original, historic material in size, shape, color, and texture.
 - c. Applications for the use of a substitute material will be reviewed on a case-by-case basis to determine the new material's ability to convey the same character and visual details as well as to evaluate its long- term performance.
- 5) Wholesale removal of historic accessory buildings is not recommended.

ATTACHMENTS – COA2605-110 Application



Community Development Department

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2605-110 (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*: PIEDMONT LAND GROUP OF GEORGIA LLC Telephone: 4703713380

Email: vtorres.gamesa@gmail.com

Mailing Address: 5025 Deen Rd, Marietta, Ga. 30066

*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: 168 Railroad Sr, Canton, Ga.

Land Lot(s): LOT 3

District/Section: _____ Map #: _____ Parcel #: _____

Zoning: CBD Present Use: Single-family detached dwelling

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
☐ Removal of non-historic detached structure	☐ Installation of screen or storm doors	☒ Addition	☐ Signs
☐ Maintenance of / change in paint color	☐ Installation of screen or storm windows	☐ Alteration	☐ Site Features
		☐ New Construction	☐ Demolition
		☐ Restoration	☐ Relocation
		☐ Commercial	☐ Residential
TYPE OF REVIEW:			
OTHER:			
☐ Amendment to previous COA, Project #:		☐ Other (Description):	



Community Development Department

110 Academy Street, Canton, Georgia 30114
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 approximately 387 square feet. This will include a metal black structure attached to the house. The new addition carport is being constructed to an alternative to a garage providing shelter from rain, snow and sun without the enclosed walls. Metal carports are known for their durability and ability to withstand harsh weather conditions. Also, Academy Street has a steep incline for long term parking, for that reason, the carport is necessary and a safe option that protects the vehicles from parking in the street and it protects the street traffic. The original approved carport size was 18' x 18'. However, at the time of approval, the driveway had not yet been constructed, and final grading conditions were not fully established. Once the driveway was completed, we identified that additional adjustments were necessary to properly manage water runoff and protect the house and foundation from drainage issues caused by the existing terrain. To address these conditions and ensure proper water diversion away from the structure, the carport footprint required a slight increase to 21.5' x 18' (respecting the setbacks). This modification is necessary for functional site adaptation and does not significantly alter the original intent, placement, or use of the approved structure. We are respectfully requesting re-approval of the revised dimensions in consideration of these practical site conditions and drainage protection needs.

Piedmont Land Group of Georgia
5025 Deen Rd, Marietta, Ga. 30066
470 371 33 80
vtorres.gamesa@gmail.com

May 22nd, 2026.

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

Subject: Letter of Intent to Request a Building Permit for a Carport.

Dear Community Development Department.

This letter is to express my intent to request a building permit for the construction of new addition attached to the house (a carport) at the property located at 168 Railroad St. Canton, Ga. 30114.

The proposed project involves the construction of a carport, totaling approximately 387 square feet. This will include a metal structure attached to the house, with a roof with Composite siding similar as wood and vertical supports. All the metal will be black.

We are respectfully requesting re-approval of a previously approved carport structure due to necessary site and drainage adjustments that arose after the original approval.

The original approved carport size was 18' x 18'. However, at the time of approval, the driveway had not yet been constructed, and final grading conditions were not fully established. Once the driveway was completed, we identified that additional adjustments were necessary to properly manage water runoff and protect the house and foundation from drainage issues caused by the existing terrain.

To address these conditions and ensure proper water diversion away from the structure, the carport footprint required a slight increase to 21.5' x 18' (respecting the setbacks). This modification is necessary for functional site adaptation and does not significantly alter the original intent, placement, or use of the approved structure.

We are respectfully requesting re-approval of the revised dimensions in consideration of these practical site conditions and drainage protection needs.

I look forward to your approval. Thank you, Sincerely,

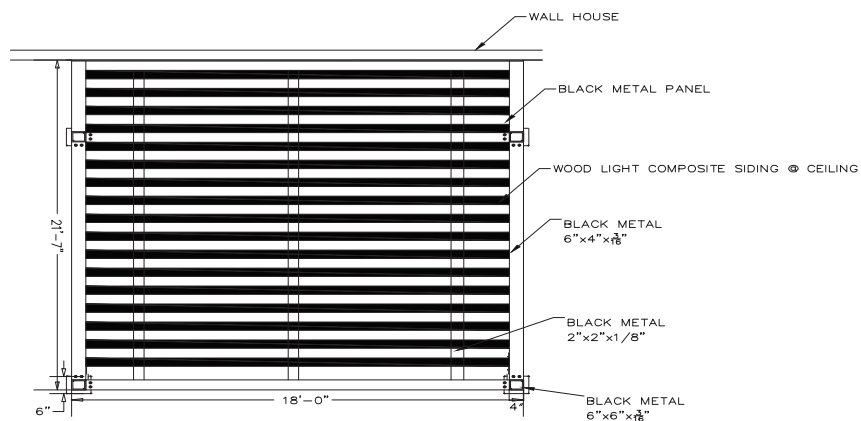
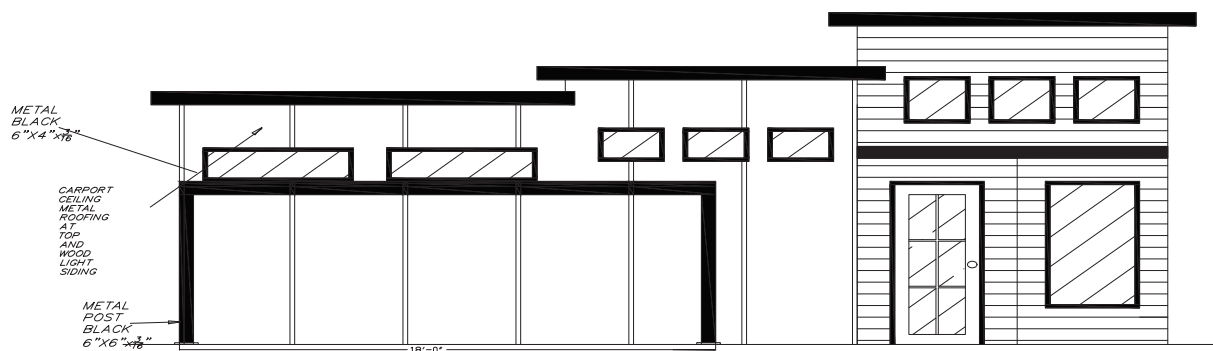
Valentin Torres

Piedmont Land Group of Georgia LLC

[illegible]

FRONT
ELEVATION

A 101



ARCHITECTURAL PLAN

1
A 101

FRONT ELEVATION

168 RAILROAD ST,
CANTON, GA. 30114

OWNER:
GAMESA PROPERTIES LLC

[illegible]

DETAILS

A 102



1
A 102

Description of a carport at the property located at 168 Railroad St. Canton, Ga. 30114.

The proposed project involves the construction of a new addition carport, totaling approximately 387 square feet. This will include a metal structure attached to the house, with a metal roof with composite siding similar as wood at the ceiling and in the left side. It will have four posts as a vertical support. All the metal will be black.



