



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

PREPARED BY: Tyler Peoples, Planning Tech

SUBJECT: **COA2509-098 – 225 Reformation Parkway, Suite 120 and 126 — Design Request for Proposed Exterior Modifications to Existing Suites**

DATE: 10/21/2025

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request of exterior modification to existing suites located at 225 Reformation Parkway, Suites 120 and 126 as submitted and guided by the City's Historic District Design Guidelines.

DISCUSSION

The Applicant is requesting various exterior changes as part of a tenant finish at The Mill on Etowah.

The Applicant proposes to construct an enclosed vestibule bump-out with an overhead canopy at one of the existing exterior entrance doors. The proposed entry vestibule bump-out will be clad with hardcoat stucco with a concrete finish, accented with decorative bolt heads, and including a custom wood door.

The Applicant additionally is proposing to enclose an existing outdoor covered patio. The exterior finishes will consist of horizontal composite siding and trim boards. The finish color of the horizontal siding and trim boards will match the exiting surrounding gray colored exposed steel and screen walls. The window openings are proposed to be fitted with bi-fold overhead operable windows. A new storefront door on the side of the enclosed patio will be used for egress.

The Applicant proposes to infill existing exterior entry openings with brick to match existing. A tinted opaque window film will be applied to the existing windows where they are scheduled be covered in the interior.

For more information, please see the attached application.

ATTACHMENTS – COA2509-098 Application



Community Development Department

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2509-098 (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*: Robert Zappulla Telephone: (770) 642-9030
Email: permits@akastudiopc.com
Mailing Address: 13560 Morris Rd., Suite 4220, Alpharetta, GA 30004

*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: 225 Reformation Parkway, Suites 120 & 126, Canton, GA 30114
Land Lot(s): LL 158 ET AL 14TH District TR 1 & 3
District/Section: District 3B/Canton TAD Map #: 14N17 Parcel #: 024
Zoning: PD Present Use: Unoccupied Tenant Space

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
TYPE OF REVIEW: HPC REVIEW		☒ Commercial	☐ Residential
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 owners of Little Alley Steak Restaurant have leased two existing 2-story adjacent unoccupied tenant spaces at The Mill on Etowah with the intent of opening a restaurant on the premises. Most of the work on this project involves the interior tenant build-out with minor renovations to the building's exterior.

Interior work involves the addition of a full commercial kitchen, bar, and dining rooms. New floor construction will be added to what is currently an open 2-story space in order to be able to provide additional dining capacity. A limited use / limited application (lula) vertical lift will be installed to transport supplies from the existing basement into the upper level kitchen. New stairs will connect upper and lower levels. New toilet rooms, glass wine racks, finish ceilings, custom light fixtures, menu boards, and finishes will complete the interior build-out.

Exterior work involves the addition of an entry vestibule bump-out with a new overhead canopy and new exterior walls enclosing an existing covered outdoor patio area. Exterior finishes at the entry vestibule bump-out include hardcoat stucco with a concrete finish appearance. The new exterior walls at the existing covered outdoor patio will be clad with horizontal metal siding and metal trim around openings and at corners.



AKA Project No. R-2423
Little Alley Steak – Restaurant (Incoming Tenant)
The Mill on Etowah
225 Reformation Parkway
Tenant suites 120 and 126
Canton, GA 30114

October 07, 2025

RE: Letter of Intent

The owners of Little Alley Steak Restaurant have leased two existing adjacent unoccupied tenant spaces at The Mill on Etowah with the intent of opening a restaurant on the premises. Most of the work on this project involves the interior tenant build-out of the two existing tenant spaces. The work includes minor renovations to the building's exterior. These exterior renovations include the addition of an enclosed entry vestibule bump-out with an overhead canopy. Several of the existing windows will be covered with a tinted opaque window film. An existing exterior entrance will be infilled with brick to match existing. The attached documents which outline the proposed exterior changes are being submitted for review and approval by Historic Preservation Committee (HPC).

Sincerely,

David Hachikian

David Hachikian - Project Manager
AKA Studio, P.C.
13560 Morris Rd., Suite 4220
Alpharetta, GA 30004
770-642-9030 Office
dhachikian@akastudiopc.com

AKA Project No. R-2423
Little Alley Steak – Restaurant (Incoming Tenant)
The Mill on Etowah
225 Reformation Parkway
Tenant suites 120 and 126
Canton, GA 30114

October 07, 2025

RE: Description of EXTERIOR Changes & Materials

The exterior changes include the addition of an enclosed vestibule bump-out with an overhead canopy at one of the existing exterior entrance doors and the enclosure of an existing outdoor covered patio.

Entry Vestibule:

The proposed entry vestibule bump-out will be clad with hardcoat stucco with a concrete finish accented with decorative bolt heads. A custom wood entry door will complete the look. A corrugated metal canopy roof will be provided overhead supported on 4 freestanding exposed tube steel columns to offer the entry area protection from the weather.

Example of vestibule enclosure exterior wall finishes and custom door:



Enclosed Patio Dining:

The existing covered outdoor patio area on the south end of the restaurant will be enclosed and used for additional dining. The exterior finishes will consist of horizontal composite siding and trim boards. The finish color of the horizontal siding and trim boards will match the existing surrounding gray colored exposed steel and screen walls. The window openings will be fitted with Bi-fold overhead operable windows. The new storefront door on the side of the enclosed patio will be used for exiting.

Existing outdoor covered patio:



Proposed enclosure of existing outdoor covered patio:



Infill of existing exterior entry:

The infill of several existing exterior openings will consist of infill brick to match the existing. A tinted opaque window film will be applied to the existing windows where they are scheduled to be covered in the interior.

Sincerely,

David Hachikian

David Hachikian - Project Manager

AKA Studio, P.C.

13560 Morris Rd., Suite 4220

Alpharetta, GA 30004

770-642-9030 Office

dhachikian@akastudiopc.com

**Canton Mill Venture, LLC
(678) 990-0711
225 Reformation Parkway, Suite 200
Canton, GA 30114**

September 24, 2025

**Project: Little Alley Steak Restaurant
225 Reformation Parkway, Suites 120 and 126
Canton, GA 30114**

Building Permit Ref. Code: EB8HE3

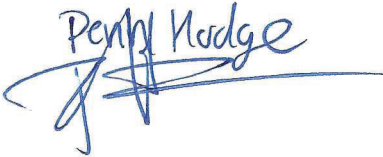
**ATTN: City of Canton – Community Development Department
RE: Property Owner Authorization Letter (COA Application)**

To Whom It May Concern,

As the property owner (Canton Mill Venture, LLC), I grant formal authorization for the Architect of Record (AKA Studio, P.C.) to proceed with submitting the Certificate of Appropriateness (COA) Application for the Little Alley Steak Restaurant Project located at 225 Reformation Parkway, Suites 120 and 126 Canton, GA 30114.

For any questions, we may be reached at (678) 990-0711.

Sincerely,

A handwritten signature in blue ink, appearing to read "Penny Hodge", with a stylized flourish underneath.



SCALE 1"=1'-0"

HPC-1



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AKA
STUDIO, PC
Architects & Interiors
13560 MORRIS RD., SUITE 4220
ALPHARETTA, GA 30004



PROJECT N: R-2423

2225 REFORMATION PARKWAY

225 REFORMATION PARKWAY
SUITE 120 AND 126
CANTON, GA 30114

EXTERIOR ELEVATIONS

HPC-2

[illegible]

DRAWINGS FOR:
LITTLE ALLEY STEAK
225 REFORMATION PARKWAY
SUITE 120 AND 126
CANTON, GA 30114

AKA
STUDIO, PC
Architects & Interiors
13560 MORRIS RD., SUITE 4220
ALPHARETTA, GA 30004
770) 642-9030 info@akastudiopc.com



225 REFORMATION PARKWAY
SUITE 100 AND 120
GANTON, GA 30114

PROJECT # R-2623

LITTLE ALLEY STEAK

PHOTOGRAPHS OF
EXISTING BUILDING

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4

[illegible]

DRAWINGS FOR:
LITTLE ALLEY STEAK
2225 REFORMATION PARKWAY
SUITE 120 AND 126
CANTON, GA 30114

AKA
STUDIO, PC
Architects & Interiors
13560 MORRIS RD., SUITE 4220
ALPHARETTA, GA 30004
(770) 642-9030 info@akastudio.com



PROJECT # R-3423

225 REFORMATION PARKWAY
SUITE 120 AND 126
CANTON, GA 30114

LITTLE ALLEY STEAK

PHOTOGRAPHS OF
EXISTING BUILDING

HPC-5

[illegible]

DRAWINGS FOR:
LITTLE ALLEY STEAK
225 REFORMATION PARKWAY
SUITE 120 AND 126
CANTON, GA 30114

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ALPHARETTA, GA 30004
770) 642-9030 info@akastudiopc.com



225 REFORMATION PARKWAY
SUITE 100 AND 120
GANTON, GA 30114

PROJECT # R-2623

LITTLE ALLEY STEAK

PHOTOGRAPHS OF
EXISTING BUILDING

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