



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2501-099 131 West Marietta Street (Design Request of Minor Exterior Modifications to an Existing Building)

DATE: January 27, 2025

RECOMMENDATION

HPC to consider the applicant's design request of minor exterior modifications to an existing building located at 131 West Marietta Street as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting design approval of lighting along the roofline of the existing building. Additionally, the applicant is requesting design approval of can lighting under the existing awning and spot lights on the front corners of the building.

The treatment and management of exterior materials and architectural features of buildings is important to preserve and enhance the character of the historic district. Over time, commercial buildings are altered or remodeled to enhance commercial competitiveness, reflect current design trends or address maintenance issues. While some improvements use quality materials and sensitive design to maintain the architectural integrity of a building, other projects are misguided and destroy or remove important and historic elements of a building. The following guidelines shall be used for treating façades.



1. Retain all elements, materials and features that are original to the building, and do not cover building façades or fill in existing openings.
2. Remove any materials that have been added to cover the original façade materials and storefronts.
3. Restore as many original elements as possible, particularly the materials, windows, decorative details and cornices.
4. When designing new elements, conform to the original building architecture and materials.
5. Design new elements that respect the architecture, material and design of the building.
6. Do not create false historical appearances or introduce themes that alter the building's form or architectural style. Do not add elements where they never previously existed, such as mansard roofs, metal awnings, decorative shutters, dormers, or balconies.
7. Do not sandblast or use any abrasive cleaning methods, including pressure water cleaning, on historic materials.
8. Do not paint, add water sealers, or apply any surface treatment to unpainted masonry surfaces.
9. Use the National Park Service Preservation Briefs (see the Appendix for a listing) when undertaking cleaning, restoration and rehabilitation projects.
10. Repair/repoint masonry with comparable mixes and materials to those in place. Duplicate the original material in composition, color, texture and method of application and joint profile.

Entrances should be designed to be transparent and encourage pedestrian access from the street. When applied, these conditions allow for merchandise, dining areas or office space to be visible from the street; allow natural light into the building; and create real or perceived activity along a street. The following guidelines shall apply to the treatment of storefront entrances/storefronts.

1. Storefronts should consist of large, transparent glass display windows with bulkheads below. Transom windows above display windows or entry doors are also appropriate. The glass windows should provide areas to display merchandise or make visible office or dining space.
2. Preserve the entry ceiling height, door transoms, materials or storefront plan original to the building. Changes to entrances that have gained historic significance over time should also be preserved.
3. Preserve the entry exterior floor original to the building. Changes to an entry floor that has gained historic significance over time should also be preserved.
4. Maintain existing openings. The front and side of buildings should not have blank walls (no openings).

As downtowns grow, many residential buildings at the edges or along major streets extending from downtown experience pressure to convert to commercial uses. If zoning allows for this transition from residential to commercial uses to occur, it is still important to preserve the residential character. Residential structures can be adaptively re-used to accommodate uses such as restaurants, home



businesses or professional offices while maintaining their architectural character. The following guidelines shall apply.

1. Preserve residential building type and architectural style, including materials, openings (doors and windows, including shutters) and roof shape/pitch; retain and repair (rather than replace) if needed.
2. Locate parking to the side or rear of the building. Do not construct parking pads in the front yard.
3. Preserve, maintain or restore original chimneys and materials, including chimney caps.
4. Retain and repair (rather than replace) deteriorated cladding materials. Do not install synthetic or nonhistoric materials over, or in place of, existing brick or wood siding.
5. Install screen doors and storm doors that are compatible with the original door and with the architectural style of the building.
6. Match storm window frames with the original design and color of existing windows. Use removable storm windows.
7. Locate mechanical systems so as to not detract from the historical integrity of the building.
- 8. Do not install lighting fixtures that are incompatible with the building's architectural style or residential character.**
9. Preserve garages and other accessory buildings that are original to the main house.
10. Preserve original porches and features, including stairs, railings and roof shape. See also "Porches and Patios."

Additionally, per Section 103.05.04.E. *Illumination*, the following should be considered for lighting:

1. No sign shall give off light which glares, blinds, or has any other such adverse effect on traffic.
2. The light from all illuminated signs shall be established in such a way that adjacent properties and roadways are not adversely affected and that the light shall not be of any intensity or brightness which will interfere with the peace, comfort, convenience and general welfare of residents or occupants of adjacent properties and roadways.
3. No illuminated sign shall be constructed or maintained within 75 feet of the property line of any single-family dwelling.
4. No series, lines or rows of electric lights shall be allowed. Bare bulb illumination and illumination of flashing or moving lights shall also be prohibited.
5. No colored lights shall be used at any location or in any manner as to be confused with, or construed as, traffic control devices.
6. Neither direct nor reflected light from primary light sources shall create a hazard to the motoring public.
7. An externally illuminated sign, where allowed, shall have concealed wiring and controls, and shall have shielded and screened external light sources.
8. An internally illuminated sign, where allowed, shall completely shield the source of light from direct view.



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

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2501-099 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 Historic District Design Guidelines](#) document 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 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, WITH THE EXCEPTION THAT ANY PROPERTY USED AS A SINGLE-FAMILY DWELLING IS EXEMPT FROM THIS REQUIREMENT.

Contact Information:

Applicant Name*: Steven Crafton-Karnes Telephone: 4049738395
Email: admin@plantdaddiesatl.com
Mailing Address: 131 W Marietta St
Canton, GA 30114

*NOTE: If applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include owner's telephone number and mailing address.

Property Information:

Address: 131 W Marietta St
Land Lot(s): _____
District/Section: _____ Map #: _____ Parcel #: _____
Zoning: MUC Present Use: Retail

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
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 if the proposed scope of work will involve more than one type of project.
Example: 1) Addition of storage and 2) installation of sign.

We will be installing lighting along the roof line of our building.

Can lighting under the awning and spot lights on the front corners

of the building. This is a safety issue as we have no street lighting on

W Marietta St

City of Canton Planning and Zoning Department
Canton City Hall
151 Elizabeth Street
Canton, GA 30114

1/23/2025

Subject: Letter of Intent for Certificate of Appropriateness Application

Dear Planning and Zoning Department,

I am writing to formally submit my application for a Certificate of Appropriateness for proposed exterior improvements to the retail building located at 131 W Marietta St, Canton, GA 30114. As the property owner/representative, I am seeking approval for the addition of architectural lighting elements to enhance the building's aesthetic appeal and functionality while maintaining compatibility with the historic and architectural character of the area.

Proposed Improvements:

1. **Roofline Lighting:** Installation of continuous, low-profile LED lighting along the roofline to accentuate the building's architectural features. The lighting will be soft and warm in color (approximately 2700K to 3000K) to complement the historic streetscape. The lights will be GOVEE brand and are able to be changed to different colors based on the seasons.
2. **Can Lights Under Front Awning:** Installation of recessed can lights under the front awning to improve visibility and safety for pedestrians entering and exiting the building. The can lights will be evenly spaced to provide uniform illumination and will use energy-efficient LED fixtures.
3. **Spotlights on Front Corners:** Installation of adjustable LED spotlights at each front corner of the building to highlight architectural details and provide subtle, focused illumination on the façade. These lights will be designed to minimize light spill and adhere to dark sky principles.

The proposed lighting additions are intended to enhance the building's appearance and functionality without compromising its historical integrity or the character of the surrounding district. All fixtures will be carefully selected to blend harmoniously with the building's architecture and the historic context of the area.

We understand the importance of preserving the historic and aesthetic values of our city and will ensure that all work is performed in compliance with applicable guidelines and

ordinances. I have attached all required documentation, including site plans, fixture specifications, and photographs of the existing conditions, for your review.

Thank you for considering this application. I am happy to provide any additional information or answer any questions you may have regarding this proposal. Please feel free to contact me at 404-973-8395 or admin@plantdaddiesatl.com.

Sincerely,

Steven Crafton-Karnes

Plant Daddies of Atlanta

131 W Marietta St

Canton, GA 30114

404-973-8395

admin@plantdaddiesatl.com

Roof Line lights - Govee Smart Outdoor String Lights H7021, RGBIC Warm White 96ft (2 Ropes of 48ft) LED Bulbs for Outdoor

Corners of Front of building - LED Flood Light Outdoor, 250W LED Work Light 25500lm with 6FT US Plug, IP66 Waterproof Exterior Security Lights

Can lights under front awning - Govee Smart Recessed Lighting 6 Inch, Wi-Fi Bluetooth Direct Connect RGBWW LED Downlight, 65 Scene Mode, Work with Alexa & Google Assistant with Junction Box, 1100 Lumen, 4 Pack

