



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2409-083 130 East Main Street (Design Request of Minor Exterior Modifications to an Existing Building)

DATE: September 23, 2024

RECOMMENDATION

HPC to consider the applicant's design request of minor exterior modifications to an existing building located at 196 North Street as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting to install white roof trim lights to the upper perimeter of the roof. The proposed lights will cover 390ft / three sides of the building (north, west, and south), leaving the east side of the building unlit as it is not visible from the street. The proposed lights will be the same lights that are installed along the roof line at The Mill on Etowah.

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."

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

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2409-083 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*: Jones Building, LLC Telephone: 478-957-7451
Email: info@jbsvc-canton.com
Mailing Address: 130 E Main 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: 130 E Main St Canton, Ga 30114
Land Lot(s): LL 167 141 01 N CHUR & M
District/Section: _____ Map #: _____ Parcel #: 01115075
Zoning: CB1D Present Use: _____

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.

The owners of 130 E Main St
seek approval to install white roof
trim lights to the upper perimeter of the
roof. (outlined in attached photo)

The Jones Building does not have any
exterior lighting besides the signs and lights
under the awning. These lights were
chosen to match the lights that the
city has installed on the trees throughout
downtown.

These same lights are installed along the
roof line of The Mill on Etowah

The contractor selected to install & maintain
the lights are Georgia Lightscapes. This
group is responsible for the Mill on Etowah
and Downtown Center.

The lights will cover 390 ft or 3 sides of
the building (N, W, S) leaving the east
side unlit as it is not visible from the street.

The lights will be LED C9 roof line lights
w/ shatter proof super bright diamond faceted
design.

The Jones Building, LLC
130 E Main St.
Canton, Ga 30114
Sep 17, 2024

City of Canton
Historic Preservation Committee
Attn: Brittany Anderson
brittany.anderson@cantonga.gov

Project Name: 130 E Main St. - Jones Building Roof Lighting

HPC Letter of Intent

Brittany,

Please see below and attached to this letter the filled out application, summary of proposed exterior modifications and reference imagery along with drawings for your review.

The proposed exterior alteration is as follows:

The owners of 130 E Main St. seek approval to install white roof trim lights to the upper perimeter of the roof. (outline in the attached photos)

The Jones Building does not have any exterior lighting besides the lit signs and the lights underneath the awning.

These lights were choose to match the lights that the City has installed to the trees throughout downtown and on the roof line of The Mill on Etowah.

The contractor selected to install and maintain the lights are Georgia Lightscapes. This group also maintains the Main St. tree lights and The Mill on Etowah.

The lights are proposed to cover 390ft of roof line on three sides, North St. Church St. and E. Main St. We do not plan on placing lights on the roof line facing the old Branchwater Building as it is not visible from the street.

The lights will be LED C9 Roofline Lights with shatter proof super bright diamond faceted design.

Thank you in advance for your consideration.

Lee Oliver
Jones Building Property Manager



View from Church St





View from North Street.



Aerial of Jones

