



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

PREPARED BY: Tyler Peoples, City Planner

SUBJECT: **COA2205-001 (Revision #2) — Revision to a Previously Approved Design Request for Multi-Family Apartment Development**

DATE: 01/23/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's revision to a previously approved design request of a multi-family apartment development located at 215 Reformation Parkway, as submitted and guided by the City's Historic District Residential Design Guidelines.

SITE HISTORY

The property currently houses the District on the Etowah multi-family apartment development currently under construction. The Applicant received Conditional Use Permit approval from the City Council on June 17, 2021, for a 280-unit apartment complex.

A Certificate of Appropriateness was granted by the Historic Preservation Commission on September 6, 2022. The initial request was for two residential buildings and a parking deck. The materials and detailing were presented as influenced by the Mill on Etowah development, with similar brick and tower features echoing the historic landmark. The materials consisted of mainly unpainted brick, fiber cement board, and glass/windows.

In late 2025, it was determined that there were several after-the-fact changes that were made on the property which did not previously receive Certificate of Appropriateness approval. The Applicant is seeking a revision to the original COA approval for these after-the-fact changes, as well as design requests for several accessory structures including grain silos, a water tower, and pool equipment room.

DISCUSSION

The Applicant is seeking design request approval of two existing pre-cast concrete walls on the western elevation of the project. There is one concrete wall that serves as the entrance drive to the parking garage and is located closest to the entrance from Waleska Street. The concrete wall would

be accompanied by two additional gabion walls. The second concrete wall is located closer to the Mill on Etowah, and houses a transformer.

The Applicant is seeking design request approval for existing additional brick face along the northern elevation as well as the western elevation. Per the Applicant, there were site constraints as it related to building placement, and additional brick face was necessary in order for the buildings to fit on the site.

The Applicant is seeking design request approval for three (3) grain silos and a water tower. The grain silos would be located to the rear of a proposed wall signage along the northern pre-cast wall, and the water tower would be located near the entrance to the parking deck.

Lastly, the Applicant is seeking design request approval of a pool equipment room. The pool equipment would be constructed of majority brick, with faux herringbone infill, matching the existing building. The roof would be constructed of metal.

Please refer to the enclosed application and support materials for more details regarding the Applicant's design requests.

CONDITIONS FOR CONSIDERATION

Should the Historic Preservation Commission approve the requested Certificate of Appropriateness, conditions of approval to consider are:

(1) Any non-substantial changes may be reviewed and approved administratively.

RELEVANT HISTORIC GUIDELINES AND STANDARDS

The following guidelines should be considered when reviewing this project to ensure it meets historic standards as set by the City.

Building placement is important to ensure new buildings respect the established rhythm of development along a street. Along traditional commercial streets, such as Main Street, the continuous street wall of buildings establishes a visual character and frames the street. Along streets with residential buildings, following the established development pattern ensures new buildings respect the existing character. The following guidelines shall apply to building placement.

1. Align new construction with the setback and spacing of adjacent buildings. However, avoid using noncontributing, newer buildings as examples to follow when designing new construction projects.
2. Window size and placement, as well as storefront openings and height, should be consistent with surrounding historic building facades.
3. Locate on-site parking beside or behind buildings. Use side driveways and alleys to access parking areas.
4. Locate accessory structures such as garages, carports, and sheds in side or rear yards, back from the front wall's plane.

Height and width create scale. Additionally, scale is the proportional relationship of height and width. The two scales that should be addressed in the historic district are the scale of buildings to one another and the scale of

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architectural features in relation to the building as a whole. When out of scale with their surroundings, or when their individual features do not have proper proportions, buildings appear out of context with their surroundings. The following guidelines shall apply to height, width, and scale.

1. Design new construction to be similar in height, width, and proportions to surrounding historic buildings. For new buildings that are wider than existing buildings, the primary façade should be divided into bays that reflect the predominant width.
2. Limit the number of stories to be equal to adjacent structures on either side, or no greater than, two stories greater than the tallest adjacent building. Additional stories are not appropriate if the building appears out of scale with surrounding buildings.
3. Building façades should reinforce a human scale. They should not have blank walls (meaning, no openings). Large blank walls or architectural features can make a pedestrian feel small and uncomfortable. Breaking up building facades with architectural details and frequent openings can provide human scale to the face of a building – making pedestrians feel more comfortable next to a 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.

Once the form and building placement is established for a new building - including accessory structures – its appearance should be refined so that architectural elements such as materials, size and placement of openings, trim, cornices, and other decorative features are compatible with the broader context. The following guidelines shall apply:

1. Design building style and features (including roof form) to be compatible with those of surrounding historic buildings. However, designing a building to exactly replicate neighboring historic buildings is discouraged.
2. Design the building façades so there are no blank walls.
3. Use unpainted brick as the predominant exterior material.
4. Use simple color schemes: neutral or earth tone hues for the building surface, and colors that match or complement the dominant neutral building material of the structure for the cornices and framing.
5. Refer to Chapter 5 for guidance on appropriate treatments for specific building features.

Roofs serve as functional elements of buildings as well as a decorative features. Functionally, a roof protects the interior of a building from natural elements. This is especially true for managing rainwater, as a roof helps direct the water away from a building. Architecturally, a roof provides a decorative accent to the top of a building. To manage both the functional and architectural significance of roofs, the following guidelines shall apply:

1. For existing buildings, preserve the original roof shape, structure, pitch, and materials.
2. Retain and repair original roof materials. If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design, and composition of the original materials.
3. New roofs should respect the slope and form of adjacent buildings along a street. Commercial buildings typically have shallow shed roofs concealed behind roof cornices and/or parapet walls. Residential buildings typically have pitched roofs, such as a gable or hipped roof.
4. Do not install a new roof over an existing roof. Additionally, do not install a new roof that covers or overlaps the parapet wall.

Windows are an important element of any building. They add light to the interior of a building, provide ventilation and are a visual link to the outside. They are also an important part of the architectural form and style of buildings. The following guidelines shall apply to the treatment of windows:

1. Retain, restore, and maintain original windows.
2. If replacement parts are necessary, replace with hardware that matches original materials and the architectural style of the building.
3. If complete replacement of original windows is necessary, replace with custom replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
4. Uncover and repair windows that are covered-up or in-filled with blocks. If the window is no longer needed, glass should be retained so that it appears from the outside to be in use.
5. Windows should have a vertical proportion of height to width.
6. Improve thermal efficiency with weather stripping, storm windows, caulking and interior shades.
7. Do not cover up or fill in existing windows. The front and sides of buildings should not have blank walls (meaning, no openings).
8. Retain and repair (rather than replace) original balconies and fire escapes below windows. If existing landings and railings are too deteriorated, replace with in-kind skeletal assembly to match the historic features.

Balconies can provide a special opening for buildings – giving employees or residents access to fresh air and a place to casually watch street activity below. A balcony requires a door and frame to be cut into the building façade or, in the case of some existing buildings, a window needs to be cut open to form a door. Balconies for new buildings or building additions can be acceptable. However, most historic buildings were not designed to bear bracing and weight of upper floor balconies. Because of the structural and architectural features of historic buildings, adding balconies to historic buildings is generally unacceptable. The following guidelines shall apply to balconies (including fire escapes).

1. Balconies on additions should be in context with the architecture of the building and surrounding buildings.
2. Do not add balconies on front or side façades where non originally existed. Cutting new openings into a building façade or widening an existing opening to create a balcony is not acceptable.
3. Existing fire escapes may be adapted into balconies.

Landscaping varies depending on the character and uses of an area. In commercial areas, such as along Main Street, landscaping on private lots is typically in the form of planters. In residential areas, landscaping is typically a mixture of trees, shrubs, grass, and non-vegetative decorative features. The following guidelines shall apply:

1. Retain existing trees and plants that define the character of the historic district. Replace diseased or dead plants with native species.
2. Repeat the established streetscape design in terms of landscaped borders and screening heights when planting new landscaping.
3. Use trees as frequently as possible. They provide shade, help establish edges and mass to a site, and are a source of character for both residential and non-residential areas.
4. Use trees and other plants that grow well in southern urban environments.
5. Freestanding decorative features such as gazebos, pergolas, fountains, or ponds are suitable in rear yards unless there is historic evidence of similar previous existing elements in front or side yards.

Often, downtowns include public or private surface lots or parking decks. Each type should be sited appropriately to maintain the pedestrian nature of the downtown area. Where parking lots or parking decks are proposed due to the availability of land that is not the result of a historic building's demolition, the following guidelines shall apply:

1. Locate new parking lots to the side or rear of existing buildings.
2. Parking for new developments should be dependent on the siting of the building (and the siting of the building should be consistent with adjacent buildings). If a building is built to the front property line, locate parking to the rear of the building. If a building is set back from the front property line, locate parking to the side or rear of the building.
3. Screen parking lots at the street edge by landscaping, fences and/or a masonry wall. A combination of trees and shrubs should be used to provide shade and soften the appearance of asphalt. Fences and masonry walls should be used to provide a firm property edge and to maintain the continuity of the street edge.
4. Ground floor storefronts are appropriate for parking decks. This maintains activity and architectural consistency along the street.
5. Set back parking decks to accommodate trees and shrubs between the street and deck.

Design parking decks to incorporate materials, architectural features and rhythm of openings that are compatible with the historic district.

For more information, please see the attached application and support materials.

ATTACHMENTS – COA2205-001_Revision2 Application

RECEIVED
JAN 12 2026
By T. Peoples



CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2205-001 Rev.2 (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*: KJA Architecture, LLC Telephone: 404-803-3869
 Email: ckacena@kjaarchitecture.com
 Mailing Address: 4360 Chamblee Dunwoody Rd Suite 505
Atlanta, GA 30341

*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: 215 Reformation Pkwy
 Land Lot(s): 158, 159, 166, 167
 District/Section: 14th Map #: _____ Parcel #: 1401580032
 Zoning: PD-MU Present Use: _____

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
OTHER:			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	

COA2205-001
Revision 2

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COA2205-001
Revision 2



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.

This submission is an amendment to the previously approved COA for the District on Etowah multifamily project. The exhibits attached herein illustrate site walls and monumental signage at the project's western edge. Exhibit 1 shows the site-cast concrete wall paralleling the project entry drive, and Exhibit 2 shows the proposed monumental signage along with a site wall at the NW corner of the project.

All other details are as originally submitted.

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Suite 505
Atlanta, GA 30341
404.803.3869.
ckacena@kjaarchitecture.com

January 15, 2026
Mr. Tyler Peoples
City of Canton Historic Preservation Commission

RE: District on Etowah Multifamily Development
COA2205-001

This narrative shall accompany several exhibits that constitute a submission of amendments to the Historic Preservation Commission for the Certificate of Appropriateness (14-0158-0032) issued for the District on Etowah multifamily development. The submission includes information on the following:

1. Site walls located at the proposed monumental signage
2. Site walls located along the western property edge
3. Additional brick at west elevation of building 1000 due to site conditions
4. Additional brick at the north elevation of building 2000 due to site conditions
5. Accessory structure – pool equipment building
6. Accessory structure – decorative silos
7. Accessory structure – decorative water tower
8. Sidewalk modification at east side of parking deck

A site retaining wall will be constructed at the approximate northwest corner of the subject property as part of grading and a monumental sign. The primary wall will be constructed of site-cast concrete, and will serve as the foundation for the monumental sign (the sign is not a portion of this submission). Enhanced landscaping will be installed in the surrounding area. Exhibit 2 illustrates these additions, and a detail for the prefabricated silos is attached herein.

Several site retaining walls have been constructed to the west of the project entry drive and amenity courtyard. These walls are also site-cast concrete, and will have a guardrail matching the project finishes. An accessory structure to be known as a water tower will be erected, and an accessory pool equipment building will be constructed along a portion of these walls. Exhibit 1 illustrates these additions, and details for the site-erected water tower are attached herein.

There are a few locations at the face of the multifamily building that have additional brick face versus the original submission due to site/grading conditions. Exhibits 1 and 4 illustrate those additions.

The material palette, which now includes site-cast concrete, is included in the submission. If there are any questions or clarifications needed, please let us know.

With Regards,
Chris Kacena, AIA
KJA Architecture

A handwritten signature in blue ink that reads "Chris Kacena". The signature is fluid and cursive, with "Chris" on the top line and "Kacena" on the bottom line.





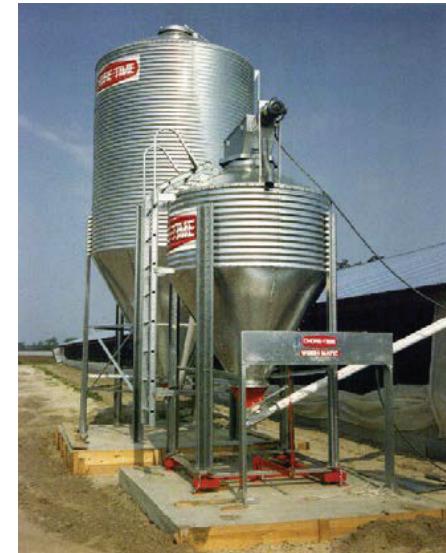


Select Hopper Bin Sizes (Additional Models Also Available)
Including 40° Roof, SPRING-LOCK® Lid and HYDROSHIELD® Weather Guard

MODEL NUMBER [#]	DIAMETER IN FEET (METERS)	# OF RINGS	HOPPER ANGLE	AUGER FILL - U.S.			AUGER FILL - METRIC			PNEUMATIC FILL - METRIC		
				CAPACITY		HEIGHT TO FILL	CAPACITY		HEIGHT TO FILL	CAPACITY		HEIGHT TO FILL
				40 LB./CUBIC FT.	641 KG/M ³		METRIC TONS	CUBIC METERS		METRIC TONS	CUBIC METERS	
45-00601	6 (1.8)	1	60°	3.1	156.9	11' 6"	2.8	4.4	3.5	2.7	4.2	3.35
45-00602	6 (1.8)	2	60°	4.6	231.9	14' 2"	4.2	6.6	4.3	4.0	6.4	4.17
45-00723	7 (2.1)	3	67°	9.0	448.4	20' 1"	8.1	12.7	6.1	7.9	12.3	5.92
45-00724	7 (2.1)	4	67°	11.0	549.8	22' 9"	10.0	15.6	6.9	9.7	15.2	6.73
45-00902	9 (2.7)	2	60°	12.0	597.6	18' 3"	10.8	16.9	5.7	10.4	16.0	5.28
45-00903	9 (2.7)	3	60°	15.4	767.6	20' 11"	13.9	21.7	6.4	13.3	20.8	6.10
45-00904	9 (2.7)	4	60°	18.8	937.6	23' 7"	17.0	26.6	7.2	16.4	25.8	6.91
45-00905*	9 (2.7)	5	60°	22.2	1,107.6	26' 3"	20.1	31.4	8.0	19.4	30.3	7.72
45-01203	12 (3.7)	3	60°	29.7	1,484.4	24' 9"	26.9	42.0	7.5	25.7	40.1	7.14

[#]Add "PN" after part number for pneumatic fill model.

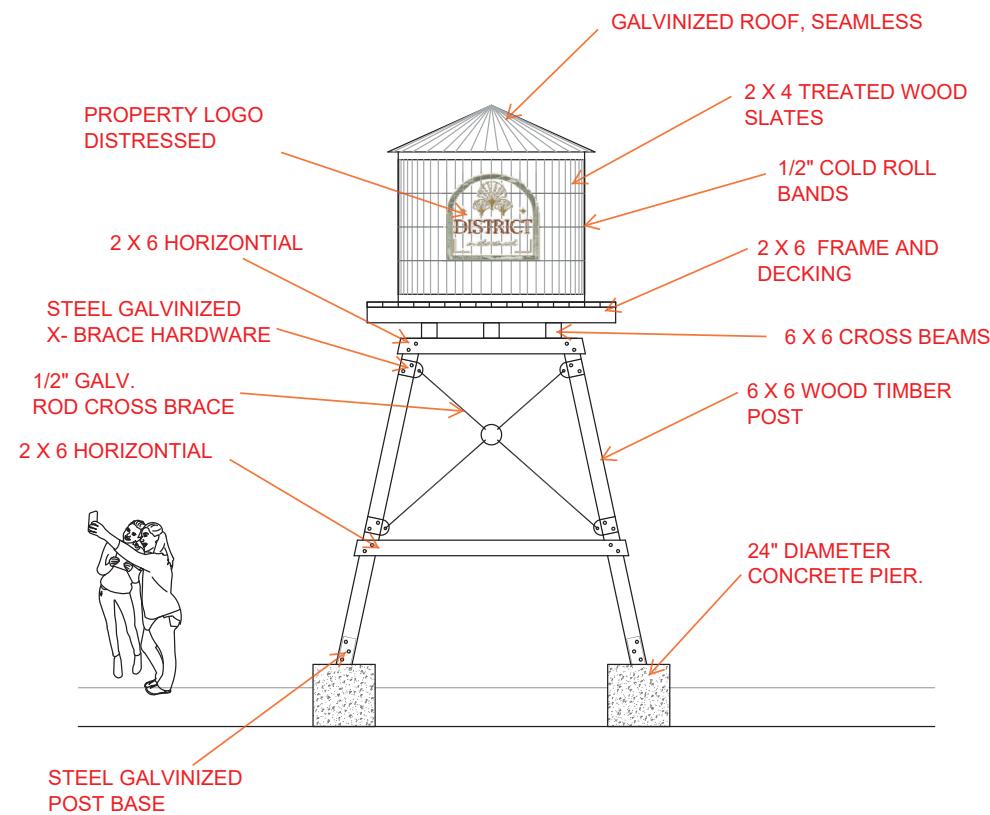
*Includes ladder safety cage. Safety cages are included as a standard feature for bin ladders exceeding 20 feet (6 meters) in height, conforming with U.S. OSHA standards.



DISTRICT on ETOWAH

CANTON, GA
 JANUARY 12, 2026

III
 RESIDENTIAL
 GROUP



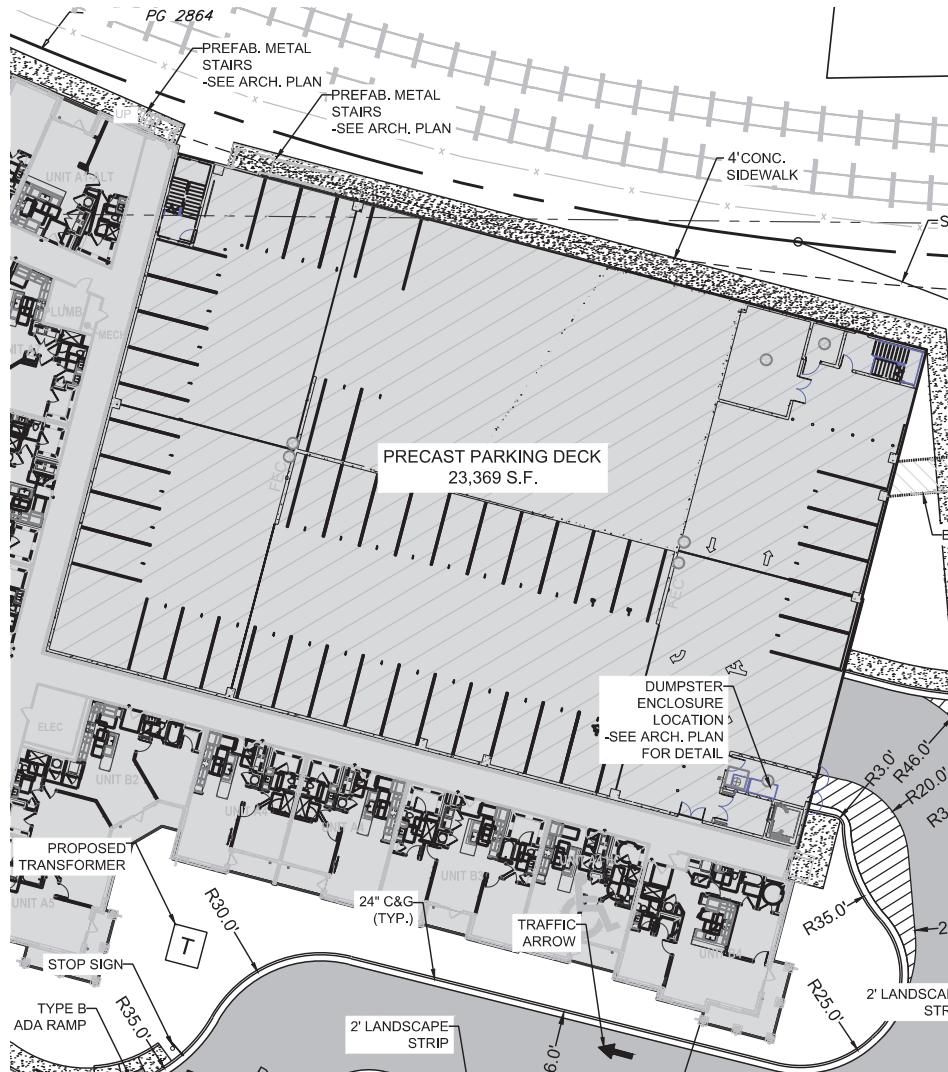


DISTRICT on ETOWAH

CANTON, GA
JANUARY 12, 2026

SIDEWALK AT EAST EDGE OF PARKING

7

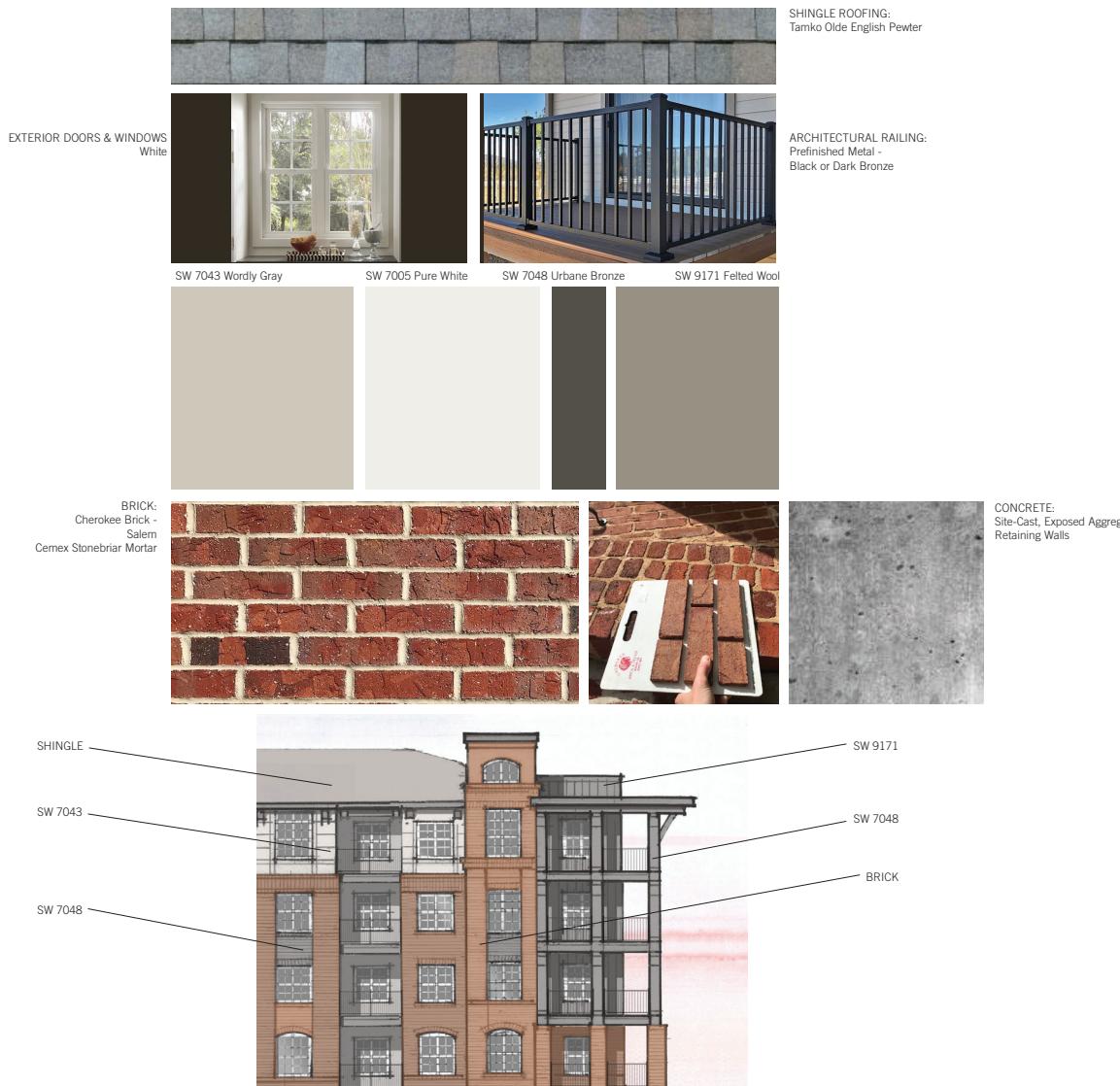


DISTRICT on ETOWAH

CANTON, GA
JANUARY 12, 2026

EXTERIOR MATERIALS & FINISHES

8



DISTRICT on ETOWAH

CANTON, GA
JANUARY 12, 2026

DATE	DESCRIPTION
6-11-24	FINAL

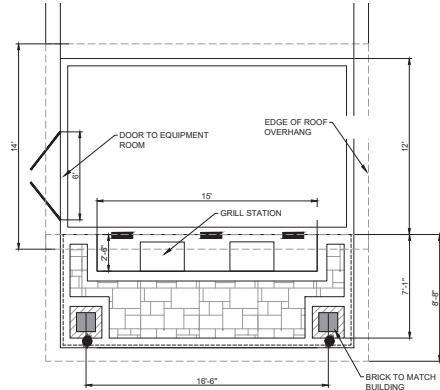


DISTRICT AT ETOWAH

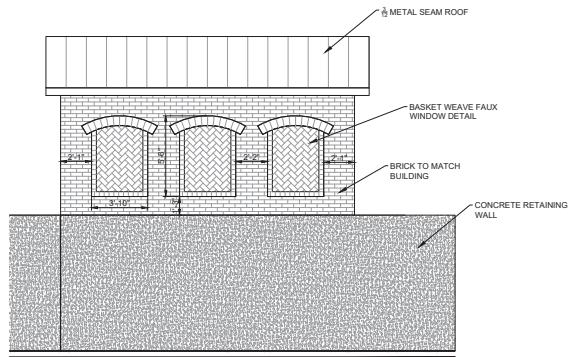
HARDSCAPE /LANDSCAPE PLANS

185 REFORMATION PARKWAY, CANTON, GA

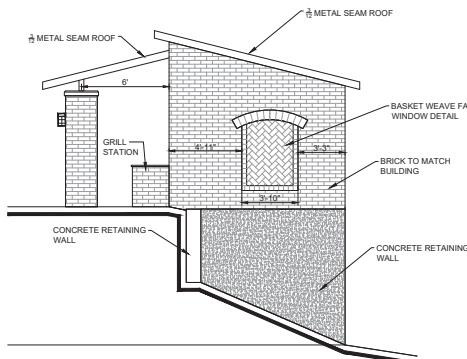
THE RESIDENTIAL GROUP



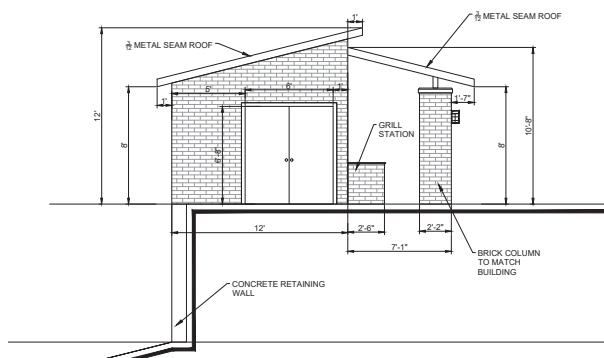
1 POOL EQUIPMENT / GRILL STATION BUILDING
PLD-2 PLAN 1'-0"



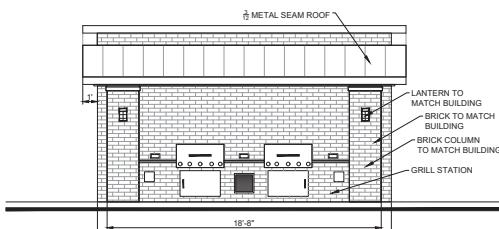
2 POOL EQUIPMENT / GRILL STATION BUILDING
PLD-2 ELEVATION 1'-0"



3 POOL EQUIPMENT / GRILL STATION BUILDING
PLD-2 ELEVATION 1'-0"



5 POOL EQUIPMENT / GRILL STATION BUILDING
PLD-2 ELEVATION 1'-0"



4 POOL EQUIPMENT / GRILL STATION BUILDING
PLD-2 ELEVATION 1'-0"

THESE ARE ONLY CONCEPTUAL ELEVATIONS/ PLANS. PROJECT ARCHITECT TO COMPLETE DETAILS OF BUILDING SO THAT IT MATCHES MAIN STRUCTURES CIVIL TO CONSULT WITH INTEGRATION OF RETAINING WALL AND SLAB.

SITE DATA:
Tax Parcel ID: 14-0166-0080
Lot: 08-159,165,167
District: 14TH
Zoning: PD-MU
Acreage: 3.50
Address: 185 REFORMATION PKWY
Owner: THE RESIDENTIAL GROUP, LLC
24 Hour contact: KURT ALEXANDER
678-246-1544

LAND
DESIGN
AND CONSULTING, LLC

2400 LAKE PARK DRIVE
SUITE 325
SMYRNA, GA 30080
678.503.0390

POOL AMENITY DETAILS

SCALE
1"-2"

SHEET NUMBER
PLD-2.0

