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## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

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FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2507-081 671 East Main Street (Design Request of Minor Changes to an Existing House)

DATE: July 24, 2025

### RECOMMENDATION

HPC to consider the applicant's design request of minor exterior changes to an existing house located at 671 East Main Street as submitted and guided by the City's Historic District Design Guidelines and the City's Unified Development Code.

### REPORT-IN-BRIEF DISCUSSION

The applicant is requesting design approval for the addition of railing around an existing porch. The material will be wood and will be painted SW Pure White. Additionally, the applicant is requesting to replace the stone columns with brick. The columns will be the same size and height.

### **PORCHES, PATIOS, AND DECKS**

1. Preserve, maintain, or restore original porches and features, including location, outline, height, roof pitch, and detailing.
2. Do not enclose front porches with permanent walls.
3. Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained.
4. Add balustrades where none existed originally only when necessary for safety and use appropriate material in a design compatible with the house style.
5. Do not replace porch steps with materials other than the original.



#### *Construction and Connection:*

1. Preserve, retain, and restore any original railing or enclosed window material.
2. Retain and/or repair rather than replace deteriorated porch parts.
3. If replacement of parts is necessary due to severe deterioration, replace with features to match in design and materials.
4. If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, decking, and railings should be proportionate to the original and the home. Wood framing is preferred for most residential homes unless the original porch was brick or stone.
5. Retain later-period porches that match modern changes, additions or upgrades with significant architectural history.
6. Screening is permitted if it is on the inner plane of the architectural columns and inner side of balustrades to retain visible elements.

#### *Columns and Fenestration:*

1. Preserve architectural decoration such as brackets, dentils, gingerbread, "fish-scale" shingles, window hoods and lintels and trim work or molding.
2. If original columns do not exist, replacements can be ordered in contemporary materials such as fiberglass-reinforced-plastic (FRP), however ensure that the finish is capable of applying paint, manufactured seams are not dominant, and the scale in diameter or width is adequate for the porch and the scale of the home.
3. Replace missing columns or millwork based on accurate duplication or close visual approximation of the original.
4. Generally, do not introduce or substitute any columns of any style not original to the building.

For more information regarding this project, please see the attached application and supporting documentation.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2507-081 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 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\*: Tammy Perkins Telephone: 770-617-9324  
Email: tammy@pate-dry-wall.net  
Mailing Address: 890 E. MAIN ST. CANTON GA 30114

\*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: 671 E. MAIN ST.  
Land Lot(s): LL 195  
District/Section: 14th Dis Lot 81 Map #: 91N21 Parcel #: 118  
Zoning: \_\_\_\_\_ Present Use: Residential

#### 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 checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
TYPE OF REVIEW:			
OTHER:			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> 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.*

1.) Add RAILING around POOL.

- wood material.

- Paint white.

SHOWING WILLIAMS PURE WHITE.

2.) Replace Stone columns with brick, same size and height.

- brick material.

- brick color to match brick at the bottom. white.

7/14/2025

Letter of Intent

Re: 671 East Main St Canton

To Historic Preservation Commission:

The intention of the exterior upgrade is to improve the exterior appearance of the property.

A handwritten signature in blue ink, appearing to read "Tammy Pace Perkins", with a stylized, cursive script.

Tammy Pace Perkins

Owner CMSP LLC

7/14/2025

#### Description of Materials

Brick from North GA Brick. Brick to match .

Pressure treated wood to build Railing .

Sherwin Williams Paint for railing in color Pure White .

7/14/2025

### Description of Proposed Changes

Re: 671 East Main St Canton

To Historic Preservation Commission:

I propose to remove the existing stone columns on the front porch and expose the original brick columns from beneath. The existing brick columns beneath will likely need repair. Additionally, I am adding a railing around the front porch.

Picture attached of brick columns, and proposed railing for reference.

Tammy Pace Perkins

Owner CMSP LLC



671: Proposed

1. RAILING

2. BACK COLON





671: Existing  
1.) NO RAILING.  
2.) Stone Columns.









NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THERE WAS NOT A TITLE SEARCH DONE FOR THIS SURVEY. THERE WAS NONE REQUESTED BY THE CLIENT WHEN ORDERING THIS SURVEY.

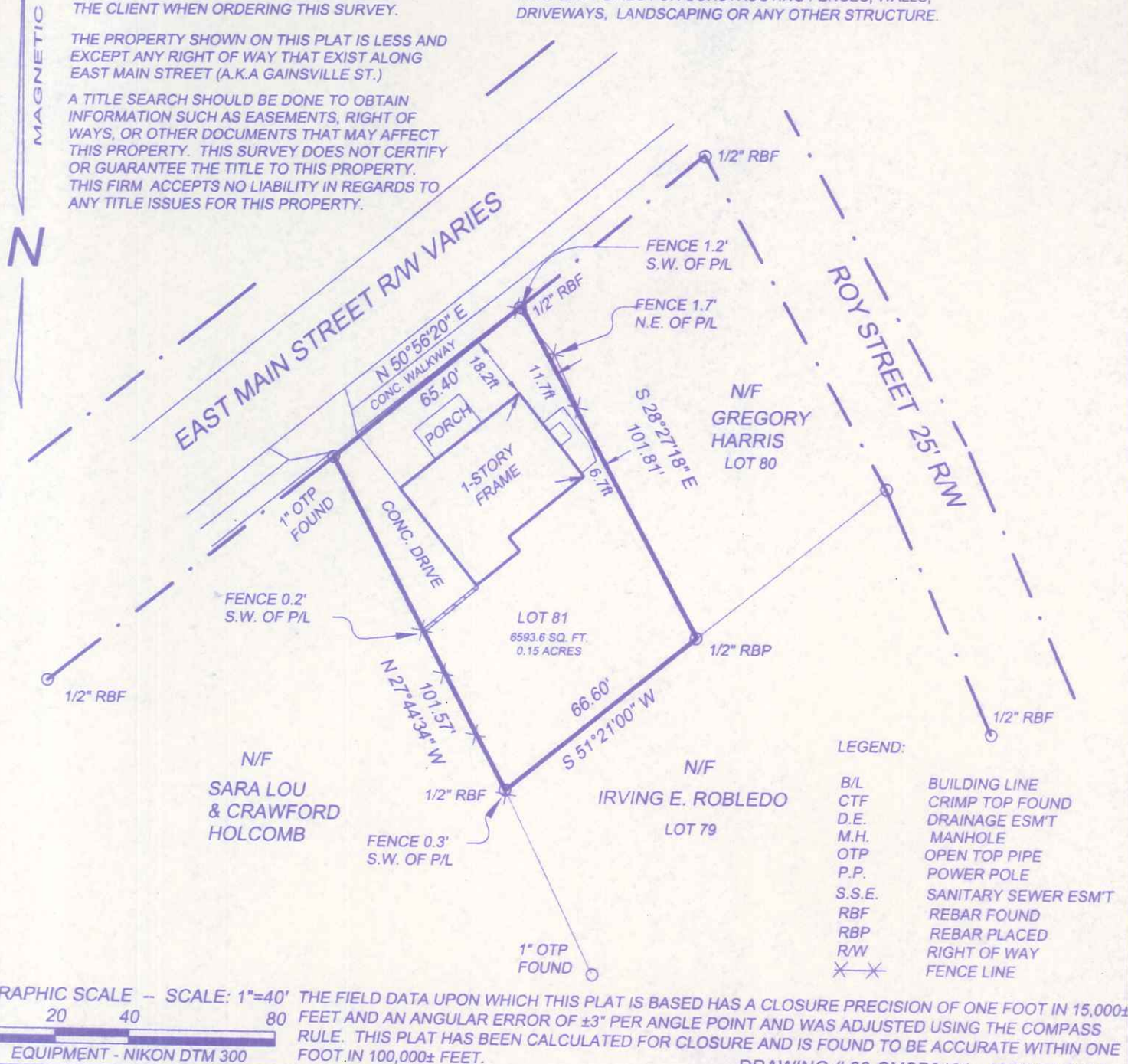
THE PROPERTY SHOWN ON THIS PLAT IS LESS AND EXCEPT ANY RIGHT OF WAY THAT EXIST ALONG EAST MAIN STREET (A.K.A GAINSVILLE ST.)

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

1/2" REBAR PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE.



LEGEND:

B/L	BUILDING LINE
CTF	CRIMP TOP FOUND
D.E.	DRAINAGE ESM'T
M.H.	MANHOLE
OTP	OPEN TOP PIPE
P.P.	POWER POLE
S.S.E.	SANITARY SEWER ESM'T
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
---	FENCE LINE

GRAPHIC SCALE -- SCALE: 1"=40' THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000± FEET AND AN ANGULAR ERROR OF ±3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

DRAWING # 06-CMSP0464 JOB# 06-0464

SURVEY PREPARED FOR:

CMSP, LLC

671 EAST MAIN STREET  
LOT NUMBER 81 BLOCK "G"  
CRISLER AND TEASLEY ESTATE  
LAND LOT 195  
DISTRICT 14TH - SECTION 2ND  
CHEROKEE COUNTY, GEORGIA  
DATE: 10-20-06

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:

FOSTER SURVEYING, INC.

SURVEYING - LAND PLANNING  
1007 WEATHERSTONE PKWY SUITE 130  
WOODSTOCK, GEORGIA 30188  
770-592-4145 FAX 770-592-2472

THIS PROPERTY IS NOT IN A FEDERAL  
FLOOD AREA AS INDICATED GRAPHICALLY  
BY OFFICIAL FLOOD HAZARD MAPS.  
COMM. PANEL NO.: 13057C0230 C  
DATED: SEPTEMBER 14, 1990



G. THOMAS FOSTER, JR.  
R.L.S. #2695