



# HISTORIC DISTRICT CANTON MAIN STREET DESIGN GUIDELINES

**The following guidelines are established pursuant to the City of Canton's Zoning Ordinances defining regulations for the Historic Preservation Overlay District. For purposes of this ordinance, The Main Street Design Committee and the Main Street Manager shall serve as the Historic Preservation Overlay District Board. The Main Street Manager shall serve as the Historic Preservation Overlay District Chairman.  
(Amended July 2020 and August 2022)**





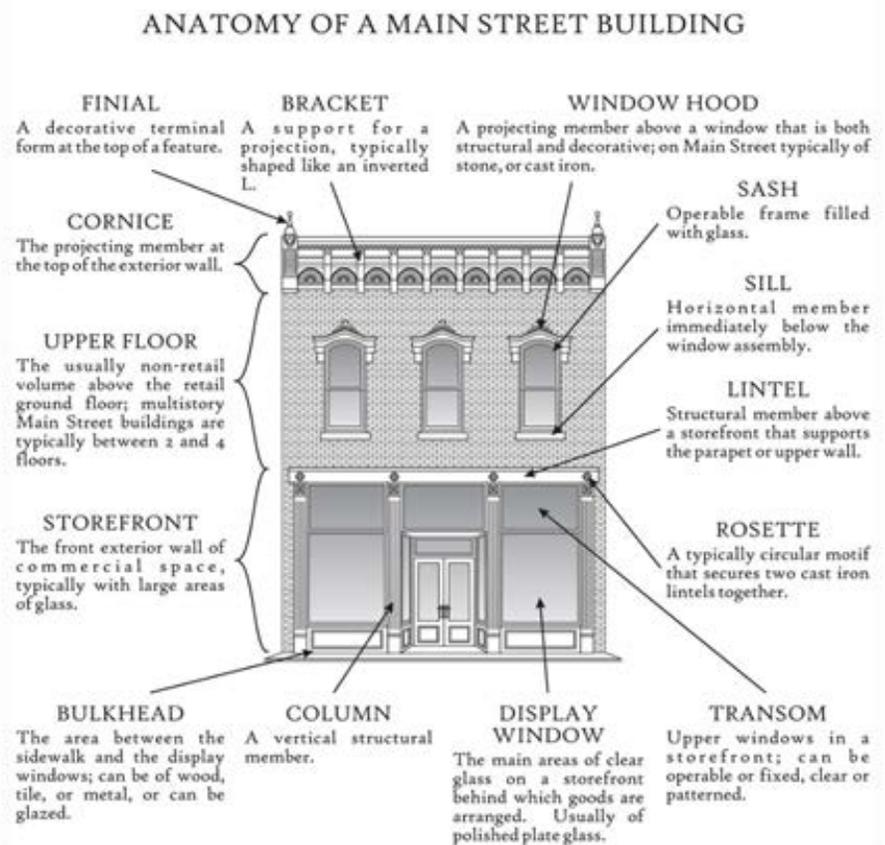
## **Goal**

Our goal is to assure the preservation of the unique character and historic significance of Canton’s Historic Downtown. Furthermore, to provide a set of clear and comprehensive guidelines for downtown businesses, owners, and their tenants to refer to when making decisions regarding the maintenance and refurbishment of their properties. Renovations, refurbishments and or maintenance should continue to develop in a cohesive manner so that an overall sense of visual continuity is achieved. The dominant character of this area should be that of a retail, dining, and entertainment oriented, commercial environment with an active street edge that is pedestrian friendly.

## **Character Defining Features and Glossary of Terms**

The following drawings illustrate the form of typical early 20th-century commercial buildings, including the individual features that define the building. Notice that while size and scale play a significant role, architectural features, rhythm of openings and storefront elements are important parts of the whole.

The following photo examples represent the typical design elements common to commercial buildings during the era that most structures in downtown Canton were built. They are intended to illustrate the primary features of historic commercial buildings only. Because every building is unique, decisions should be case specific. However, these guidelines form the foundation for review.



## **Glossary of Terms**

**Appurtenance:** An additional object added to a building; typical includes vents, exhaust hoods, air conditioning, etc.

**Awning:** An architectural projection, which provides weather protection, identity or decoration, and is supported by the building in which it is attached. It is composed of a lightweight ridged retractable skeleton structure over which another cover is attached that may be of fabric or other materials. Awnings are typically sloped.

**Building or Sign Permit:** A building permit is a document of authorization issued by the City of Canton when an individual or company wants to build a new structure or begin construction on an existing structure for expansion or repair. Applicant must have already completed the process to obtain a Certificate of Appropriateness (COA). To apply for a permit, contact the City of Canton at 903- 567-1841 on Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Certificate of Appropriateness:** A document that grants approval for an exterior modification to a building in the Canton downtown district. COA will be required before city will issue any permits. To request an application for a certificate of appropriateness, please call Canton Main Street at 903-567-1849 on Monday through Friday 8am to 5pm.

**Column:** A slender upright structure, generally consisting of a cylindrical shaft, A base and a capital; pillar: It is usually a supporting or ornamental member in a building.

**Contributing Building:** A building, structure, object, or site within the boundaries of the district that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant

**Cornice:** The continuous projection of at the top of a wall. The top course of molding of a wall when it serves as a crowning member.

**Demolition:** The complete destruction of a building or structure; or removal of more than 30 percent of the perimeter walls; or removal of any portion of a street facing facade. Certificate of Appropriateness and city permits will be required.

**Demolition by Deconstruction:** The selective dismantlement of building components, specifically for re-use, recycling, and waste management.

**Demolition by Neglect:** Allowing a property to fall into a serious state of disrepair so as to result in deterioration, which would produce a detrimental effect upon the life and character of the property itself.



**Design Review Committee (DRC):** A committee consisting of Main Street Advisory Board members that review applications for a Certificate of Appropriateness. After review, the DRC provides their recommendation for approval to the rest of the Main Street Advisory Board.

**Deteriorate:** To diminish or impair in quality, character, function, or value, also to fall into decay or ruin.

**Entablature:** Refers to the superstructure of moldings and bands that lie horizontally above columns, resting on their capitals. It is the upper section of a classical building, resting on the columns and constituting the architrave, frieze, and cornice.

**Façade:** Front or principal face of a building, any side of a building that faces a street or other open space.

**Fascia:** A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or “eaves,” sides of a pitched roof. The rain gutter is often mounted on it.

**Fenestration:** The arrangement of windows and other exterior openings on a building.

**Frieze:** A horizontal band that runs above doorways and windows or below the cornice. It may be decorated with designs or carvings. In classic architecture, architectural ornament consisting of a horizontal sculptured band between the architrave and the cornice.

**Glazing:** Fitting/securing glass into windows and doors.

**Incentive Grant/Façade Grant:** A grant program developed by the Main Street Advisory Board that is designed to encourage building owners/tenants to restore/renovate their property in downtown Canton. Incentive grants provide up to \$2000 for rehabilitation projects with an additional \$500 for façade improvements.

**Kick Plates:** A protective plate at the bottom of a door to prevent scuffing/damage to the door.

**Main Street Advisory Board of Directors:** A group of up to 13 individuals that have a vested interest in the revitalization and preservation of the Canton Downtown District. Board members are appointed by the Canton City Council and serve 3 year terms.

**Main Street Manager:** An individual hired by the City of Canton to manage the administration of the Main Street Program, its Board of Directors and to facilitate projects and activities.

**Main Street Program:** The National Main Street revitalization effort for historic downtowns was formed 40 years ago, and there has been a statewide Texas program since that time operating through the Texas Historical Commission. The Texas Main Street Program (TMSP) is one of the oldest and largest in the nation. Canton entered the Texas Main Street Program in 2001 and has achieved recognition from the National Trust for Historical Preservation for its efforts at revitalization.

**Maintenance:** The work of keeping something in proper condition, upkeep. Activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. The needed replacement of materials is done in-kind.

**Masonry:** Construction materials, typically bound together by mortar, such as stone, brick, concrete block, or tile.

**Molding:** A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

**Muntin:** A bar member supporting and separating panes of glass in a window or door.

**Non- Contributing Buildings:** A building, structure, object, or site within the boundaries of the district that does not add to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant.

**Ordinary Maintenance and Repair:** Any work, the sole purpose of which is to prevent or correct deterioration, decay, or damage, including repair of damage caused by fire or other disaster and which does not result in a change in the existing appearance and materials of a property.





**Parapet:** A low protective wall or railing or wall-like barrier along the edge of a raised structure such as a roof, bridge, terrace, or balcony. Where extending above a roof, it may simply be the portion of an exterior wall that continues above the line of the roof surface or may be a continuation of a vertical feature beneath the roof such as a fire wall or party wall.

**Pediment:** A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows, and mantles.

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

**Proportion:** The relationship between actual dimensions of elements to each other and to the overall façade. Often proportions are expressed as mathematical ratios drawn from architectural theories of ancient Greece and Renaissance Italy. A design element such as a window may have the same shape as adjacent windows but may appear out of proportion.

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

**Sign:** Any device that uses letters, numerals, emblems, pictures, outlines, characters, spectacle delineation, announcement, trademark, logo, illustrations, designs, figures, or symbols for advertising purposes. The term “sign” shall also include any use of color such as bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification (corporate colors) that comprises more than twenty percent (20%) of any façade or visible roof face. This term shall also include all flags other than Governmental Flags.

**Sign Permit:** A city document that is needed to gain approval for a sign or other specific renovations. An approved Certificate of Appropriateness (COA) will be required before obtaining the permit. Contact the City of Canton at (903) 567-1841 on Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Transom Window:** A small window or series of panes above a door, or above a Casement or double hung window.

**Tuck-Pointing/Repointing:** Tuck-pointing or repointing describes the restoration of historic brick buildings by removing mortar between masonry joints and replacing it with lime-based mortar. This term applies to restoration work on both building facades and chimneys.

**Window Parts:** The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.



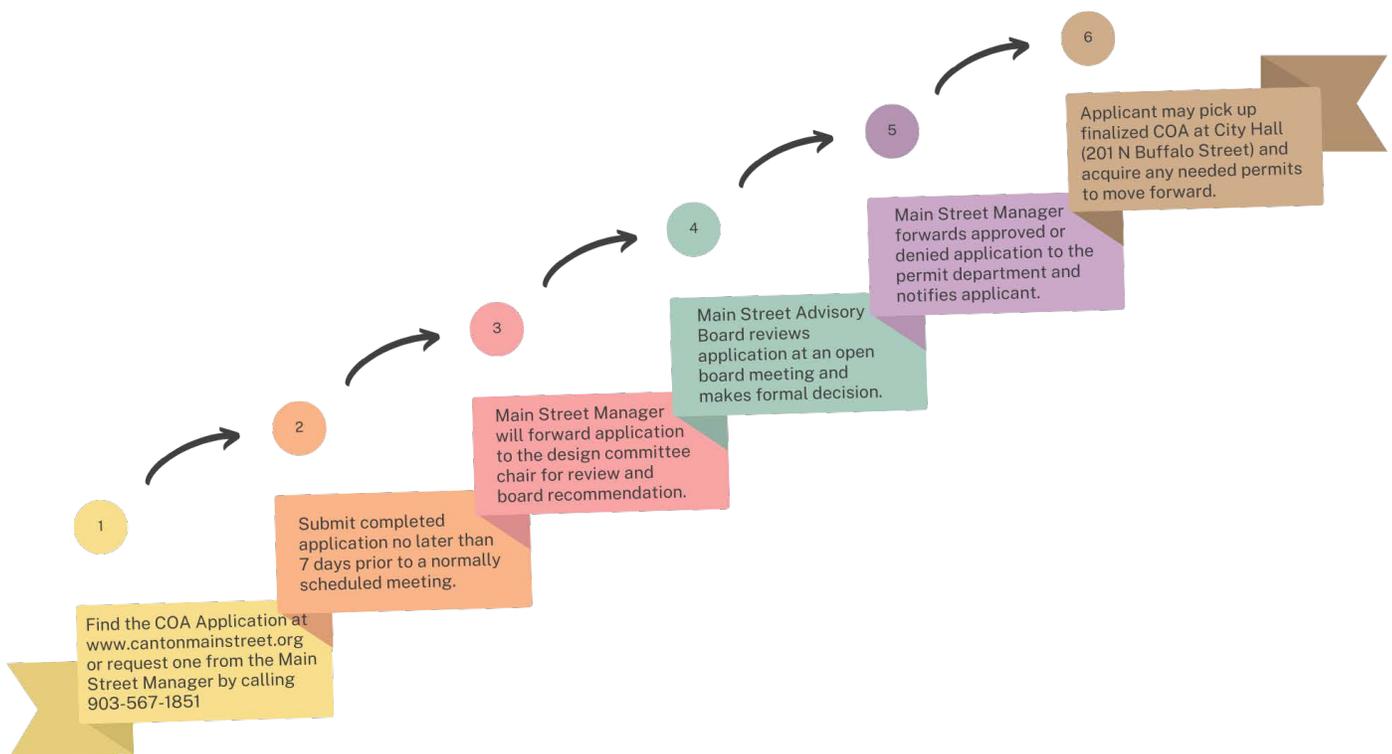
## Process to Obtain a Certificate of Appropriateness (COA) for Exterior Modifications

Owner/Tenant requests an application through Canton Main Street at 903-567-1851 or [Grichardson@cantontex.com](mailto:Grichardson@cantontex.com). (COA is only needed for exterior modifications as well as city permits. City permits may be required for interior modifications, please check with City Permit Department at 903-567-1859. Owner/tenant completes application and returns it to the Main Street Manager. For some exterior modifications, additional information may be required such as conceptual designs, etc. The COA application is sent to the Main Street Design Review Committee for initial review. The DRC then provides their recommendation for approval to the Main Street Advisory Board and the application is placed on the agenda for the next monthly Main Street Board Meeting. Applications must be turned in at least 7 business days before the meeting date to be placed on the agenda. Meetings are usually held on the 2nd Wednesday of each month. Once formally reviewed during an open session Board meeting, the owner will be notified of the outcome. If the application is denied, a formal letter of denial will be sent to the applicant explaining the denial/appeal process. If modifications are completed in a different manner than what was approved through the COA then city code enforcement will be notified.

Once a COA application is approved the applicant must then go to City Hall at 201 N. Buffalo to apply for any required permits and a Certificate of occupancy. Contact is Mikaela Sohasky at 909-567-1841 or via email at [Msohasky@cantontx.org](mailto:Msohasky@cantontx.org)

Building owners/tenants are also encouraged to explore façade incentive grant opportunities by visiting the Main Street website at <https://www.cantonmainstreet.org/> and clicking on the ABOUT page. There you will find grant information, and copies of the COA application and design guidelines.

### Flow chart of the Certificate of Appropriateness (COA) process



## **Design Guidelines**

The following guidelines refer to the renovation of existing buildings. Although these guidelines apply primarily to contributing buildings, changes made to non-contributing buildings must be reviewed and follow the spirit of these guidelines.

Preservation and restoration materials and methods used should comply with the Preservation Briefs published by the United States Department of the Interior. The Canton Main Street Design Review Committee may approve a design for work that does not strictly comply with these guidelines providing that: a) the proposed work is historically accurate and is consistent with the spirit and intent of these guidelines; and/or b) the proposed work will not adversely affect the historic character of the property or district.

### **1. General Purpose of the Downtown Design Guideline Process**

**1.1 To preserve, stabilize and restore buildings form, ornament, and materials.**

Replace missing or deteriorated elements with replicas of the original. Ensure that roof, window, cornice, and parapet treatments replicate the original building.

Preserve the original masonry features, mortar joint style and mortar composition and color.

**1.2 To preserve/restore older renovations that have achieved historic significance and have been deemed contributing. Older structures may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation.**

**1.3 To remove non-historic alterations when possible. Often, “modern” renovations merely conceal the original façade details. If not, the original style should be restored through the use of historic photographs or conceptual designs that can be obtained from the Texas Historical Commission. One example would be the removal of paint from historic bricks. This process is much different from paint removal on a modern building. Appropriate steps must be taken to preserve and protect the brick.**

**1.4 Where replication of original elements is not possible, a new design consistent with the original style of the building should be used. Reconstruction of the building elements should reflect the size, scale, material and detail of the original style.**

**1.5 Any restorations, renovations, alterations, replications should be consistent with the Secretary of the Interior’s Standards for Rehabilitation that apply to Downtown Cantons unique character, historic significance and that follow these Canton Main Street Design Guidelines.**



## **2. Facades / Storefronts**

**2.1 Maintain original elements and style of the storefront: historical features of the cornices, transom windows, display windows, kick plates, spandrels, and upper story windows should be considered.**

**2.2 Maintain recessed storefront entries where they exist. They provide weather protection, protect passing pedestrians from opening doors, and add attractive detail to the storefront.**



**2.3 Integrate access to upper story offices or other uses with the historic features of the building.**

**2.4 Where backs of buildings are used for commercial purposes, preserve the utilitarian character of the architecture and site. The backs of buildings where service and loading are handled, but now these areas are being used as additional entries and potentially, for food service and other activities. These areas should be improved and treated as secondary entrances. However, the general architectural style and utilitarian character should be preserved.**





### 3. Brick / Paint

**3.1** Historic brick should not be painted. If the brick has already been painted, removal of the paint is highly encouraged, and the cost can be incentivized through a façade grant. Since historic brick was made using a different process, sandblasting and other highly abrasive methods should not be used to clean historic brick. Old brick is soft, and its mortar is crumbly. Always begin with the gentlest means possible, working up to detergents and chemicals if necessary. More information can be obtained on this process by visiting the Texas Historical Commission website at <https://thc.texas.gov/>



**3.2** Paint color should be considered very carefully and mainly used as trim or accents to the buildings. Paint colors that will only be considered for approval will be from the palettes of the Historical Color Collections of Sherwin Williams or Benjamin Moore.



**3.3 Building Murals and other exterior painted artwork are allowed but are considered a special project that will require approval. Due to the individual placement on each building location and personal design content specifics, murals and exterior artwork will be coordinated and approved on a case by case basis.**

**Murals should not be painted on historical brick that has not previously been painted. Artwork for a proposed mural shall be presented to the Main Street DRC/Board by using the traditional COA application and must include a conceptual design and information on the proposed application process. If approved, the final result of the mural should match the approved design.**



**3.4** When tuck pointing a historic brick wall, mortar should match the historic lime mortar composition. Old bricks are softer than new bricks and will crack if pointed with a modern cement mortar.



FINAL PASS INCORRECTLY SMEARED ABOUT BRICK EDGES RESULTS IN EXAGGERATED JOINT WIDTH



FINAL PASS TOOLED TO CONCAVE OR VEE PROFILE TO MATCH EXISTING

#### **4. Windows and Doors**



**4.1** Historic doors and windows should remain intact, except when replacement is necessary due to excessive damage or deterioration.

**4.2** Doors and windows that have been altered and no longer match the historic appearance should be replaced with appropriate ones.

**4.3** Replacement doors and windows should express muntin (the wooden divisions between each pane of glass) and mullion (the frame of each window sash) size, light configuration, and material to match the historic.

**4.4** Decorative ironwork and burglar bars over windows are not appropriate to the age and character of the district. Interior mounted burglar bars may be used where appropriate and necessary. If used, interior bars should be “swing away” style so they are not visible in the window during operating hours.

**4.5 Glass and glazing should match historic materials as much as practical. Colored films and dark tints or reflective glass are not appropriate. Some lighter glass tint can be approved through the COA process. The intent is not to cover the windows in a way that prevents pedestrians from seeing inside of the business storefront windows.**

**4.6 New door and window openings in facades should only be made where safety of life is threatened or where evidence exists of historic openings that, over time, have been filled or altered.**

**4.7 The Secretary of the Interior’s Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.**

## **5. Roofs, Trim, Decorative Cornices, Eaves and Parapets**

**5.1 Historic slope, massing, and configuration of roofs should be preserved and maintained.**

**5.2 The following roofing materials are appropriate: flat (built-up), metal, single-ply membrane, and composition shingles. The following materials are not appropriate: clay tiles (except on decorative architectural details), slate tiles, terra-cotta tile, wood shingles, synthetic wood shingles, and synthetic clay tile.**

**5.3 Buildings with historic eaves, coping, cornices, dormer, parapets and roof trim should be retained, and should be replaced with material matching in size, finish, module and color.**



**5.4 Mechanical equipment, skylights and solar panels on the roof should be set back or screened so that they are not visible to a person standing at ground level on the opposite side of the street.**

## **6. Accent Colors**

**6.1** Accent colors should be consistent with the age and character of the downtown area and used to embellish façade elements. Color palettes should enhance the attractive details of the building, not disguise them or overpower them. Approved color palettes can be found through Sherwin Williams <https://www.sherwin-williams.com/en-us/color/color-collections/historic-paint-colors> and Benjamin Moore <https://www.benjaminmoore.com/en-us/color-overview/color-palettes/historical-collection>.

**6.2** Colors should complement neighboring buildings and reflect the original historic color palette. Bright colors should be used cautiously. Metals should not be shiny or highly reflective.



## **7. Canopies and Awnings**

**7.1** Flat canopies should be retained if present and replaced where needed. Awnings should be a “drop-front” or flat style. A building may, however, have cloth (canvas) awnings in appropriate colors for visual interest. Awnings should not be “bubble” style. Metal awnings may be retained and/or replaced if they have been on a building at least 40 years.



**7.2** Awnings should not be continuous, but rather relate to each window or bay. This rhythm of awnings is typical of historic styles, and provides greater interest to pedestrians. Long continuous awnings are more appropriate for strip retail centers, which relate to automobile traffic. Flat canopies, however, may be full width or relate to each bay.



## **8. Lighting**

**8.1** Fully recessed down lights, gooseneck style lights or approved historical district style fixtures are encouraged. Lighting is an important element in retail areas.

Fixtures should be consistent with the historic character of the area and are subject to approval on a case by case basis.



**8.2** Exposed wall mounted lighting of any kind on the building itself (not referring to lighting for a sign) is prohibited. Wall mounted accent lighting will not be approved unless it is a similar replacement for an existing fixture that is already on a building.

Replacement lighting fixture will need to be reviewed on a case by case basis. For example, early 20th-century theaters and diners are examples of building styles where exposed lighting and neon were used architecturally, but other commercial structures should avoid the uses of these lighting styles.

**8.3** Decorative Lighting/Christmas Lighting. Main Street provides and maintains soft white LED lighting along the top of the buildings. Christmas décor/lighting is allowed but should only be displayed for 2 weeks before and 2 weeks after a holiday.

## **9. Site/Landscaping**

**9.1** New driveways, sidewalks, steps and walkways should be constructed of brick, brick pavers, concrete, asphalt or other materials deemed appropriate. Exposed aggregate concrete, artificially-colored concrete and outdoor carpet are not appropriate.

**9.2** Landscaping should enhance the structure and surroundings and not obscure significant views of protected facades. Any new sidewalks must adhere to ADA guidelines.

**9.3** Potted plants are encouraged but must not block the right of way for pedestrians. Artificial Grass will be reviewed on a case by case basis and should only be used for outdoor dining areas.

**9.4** Any new mechanical equipment should be erected on the roof or in the rear yard, and should not be visible from the public right-of-way. It should also be screened with a wood, brick or stucco wall or natural screening if placed on the ground and screened by architectural metal or a building parapet if placed on a roof.

**9.5** Patios and outdoor dining areas are appropriate at the rear of a building and appropriate in front (on existing sidewalks) where ample right-of-way is available and there is an agreement with the City of Canton.

**9.6** Patio and porch floors should be brick or concrete and should not be covered with carpet.

**9.7** Fences should be limited to the rear of a structure and should not exceed six feet in height. Fences less than three feet tall and at least 70% open, constructed of metal pickets, may be used where necessary for sidewalk service at restaurants. Fences should be constructed of brick, cast stone, iron, or a combination of these materials. Plastic vinyl and chain-link are not appropriate. Fences should be 70% open. Wooden privacy fences are not allowed. Solid masonry fences/walls are appropriate only when screening is required by the zoning ordinance (i.e., for dumpsters or mechanical equipment).



## **10. Signs**

10.1 Signage shall be limited to 2-3 signs per business depending on the building, size of building and placement of the signs. One primary sign and up to two secondary signs. Signs advertising alcohol are not permitted and will not be approved or allowed. All signs shall also comply with the current City of Canton Sign Ordinance as may be adopted or amended.

### **10.2 Types of Signs**

**Primary Sign** – The main sign that identifies each business. The sign should contain only enough information to alert the viewer in a vehicle to the location of the business or entity at the building. Only one primary sign will be allowed per business per building. The building itself should be considered part of the sign. Avoid bright colors or patterns, but use the detail and style of the building’s architecture to enhance the building’s identity. Placement of signs should relate to architectural features of the building. Signs should not cover transoms or historic building features. Internally lit signs are not allowed but decorative external lighting is encouraged.



**Secondary Signs** - Secondary signs are utilized in addition to the primary building sign. Typically, a secondary sign protrudes from the building below the awnings or canopies but above pedestrian heads, printed on both sides. The secondary sign is generally intended to capture the attention of the pedestrian walking on the sidewalk. Awning, projecting, hanging, window and concrete signs are the most appropriate sign types in downtown. Such signs should be constructed of high quality material consistent with its historic style. Approval will depend on the appropriate placement on the building and the size of the sign. Example being that a protruding sign would only be appropriate on a corner building.

The idea is to focus on merchandise, not signs. Signs that compete for attention detract from the retail district as a whole. Avoid visual clutter and limit the number and size of signs.



**Window Signs** - Window signs are painted or applied to the glass used at street level and/or on upper floors. The window signage is intended for the pedestrian walking on the sidewalk and conveys specific information about the business offered. Window signs should not cover the glass in a way that prevents pedestrians from seeing into the store.



**Portable Signs** - Portable signs are intended for the pedestrians walking on the sidewalk. Portable signs include sandwich boards, signs mounted on easels, or freestanding frames with sign inserts. Sandwich board signs must be removed at closing time and no lights are allowed on them. There must be sufficient room, minimum 48 inches, for pedestrians and wheelchairs to pass unobstructed.



**Temporary Signs** - Temporary signs are used for a special purpose, such as a limited-time offer or a sale. Temporary signs may be permitted for up to 45 days. Signs installed for more than 45 days are considered permanent signs and require approval of a COA. No large flag signs are allowed.



Signs must follow the City of Canton sign ordinances and the Main Street Guidelines/Historic Overlay district. Well-designed signs are needed in the Historic Overlay District for communication and for identifying goods and services available. Signs are artifacts in themselves. They are a significant component of the environment. Signs affect the quality, image, and cohesiveness of the entire Historic Overlay District.

**10.3 Placement of Signs**

The placement or location of a sign is a critical factor in maintaining the order and integrity of the Downtown District. Consistent placement of signs according to building style, type, size, location, and building materials create a visual pattern that the pedestrian can easily interpret and utilize to the mutual benefit of merchants, tourists, and customers.

**10.3 Sign lettering** - Sign lettering should be consistent with the style of architecture. Generally, serif styles for Italianate, Germanic/Federal and Revival buildings, and sans serif for Art Deco and buildings from the later modernism movement are recommended

**10.5 Lighting for Signs** - Lighting should be directed at the sign, not inside or mounted directly on the sign. Internally lit signs will not be approved. The historic downtown look is best achieved by using a gooseneck style lighting fixture mounted above or below the sign. The light fixtures should have a sense of design, which is appropriate for the building style and character.



## **11. Replacement/Repair, Demolition, New Construction and Additions**

The following guidelines refer to exterior repairs or replacement of significant design elements, demolition, new infill construction, additions to existing buildings and accessory buildings in the historic district. New buildings should be visually cohesive with existing buildings. New buildings do not have to replicate an old building but must respect the same patterns of building line, window and door placement and rhythm, mass, height, architectural design, etc.

**11.1** Repairs that require a significant element of a building to be removed and replaced, such as an awning, windows or doors; shall require a COA. A copy of the engineering report, conceptual designs and/or a photo of the proposed replacement must be included along with the COA application in order to be considered. If an item is to be removed and replaced onto a building, there will be a 90 day deadline on the replacement being installed.

**11.2** Smaller repairs that do not require the removal of a design element still need to be submitted for approval by using a COA application. In most cases, conceptual designs of the proposed repairs must also be submitted with the COA application.

**11.3** Demolition in the Main Street District is firmly discouraged. However, were a building to be seriously damaged or destroyed, new construction would be allowed if proof of the structural condition of the building can be provided along with the COA application. This usually includes a report by a structural engineer deeming the building unsafe for occupancy.

**11.4** All new construction in the downtown district must reflect the architectural character of the existing buildings in form, scale, rhythm, materials, color, roof form, shape, solid-to-void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.



**11.5** New buildings should abut the sidewalk. The setbacks for all new construction should match the setback of other buildings on the block. Infill buildings between historic buildings should be similar in setback, roof form, cornice line, and materials to nearby buildings.

**11.6** Horizontal additions are appropriate on the rear of buildings where feasible. Vertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.

**11.7** Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block.

**11.8** Downtown buildings almost exclusively have brick or plaster-over-brick facades. The sides of corner buildings also reflect this construction. Any other materials should be used cautiously and should be compatible with the style and character of existing buildings. Brick should be uniform in color with little or no variation. Aluminum siding, wood siding, metal, stucco (other than traditional smooth coat cement plaster stucco), synthetic stucco and vinyl cladding are not appropriate.

**11.9** Accessory/Storage buildings shall be permitted where appropriate depending on lot size, building size/placement, available space and access not to interfere with adjacent buildings and parking areas. Buildings must be properly permitted through the city and meet all setback requirements. Approved materials are wood with shingle roofing only. Paint color palette must match the accompanying building as closely as possible and this info must be included in the COA application.



## **Canton Main Street Program**

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Main Street Manager**

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# Canton Main Street