



**City of Stone Mountain Historic Preservation Commission**  
**Special Called Meeting**  
**May 17, 2023**  
**6:30 p.m.**

- **Call to Order**
  - **Determination of Quorum**
  - **Approval of Agenda**
  - **Approval of Meeting Minutes**
    - April 26, 2023 Meeting Minutes
  
  - **Commission Announcements**
  - **Certificate of Appropriateness**
- 
1. 865 Main Street – City of Stone Mountain  
Site Changes – Demolition of the existing structure.
    - Applicant Statements
    - Commission Questions and Remarks
    - Public Comments (5 minutes each)
    - Motion and Vote
    - Reminder that approved work may require zoning review and additional city permits
  
  2. 1103 Forest Ave – Migdalia Martinez (No update on deferred case)  
Site Changes – Construction of a pergola in the rear yard.
    - Applicant Statements
    - Commission Questions and Remarks
    - Public Comments (5 minutes each)
    - Motion and Vote
    - Reminder that approved work may require zoning review and additional city permits
  
  3. 798 Third Street – Derin Pekin (No update on deferred items)  
Site Changes – Request to replace windows, doors, shingles, rear deck, front porch, lighting, awning, and skirting.
    - Applicant Statements
    - Commission Questions and Remarks
    - Public Comments (5 minutes each)
    - Motion and Vote
    - Reminder that approved work may require zoning review and additional city permits
  
  4. 1028 2<sup>nd</sup> Street – Jerome Osborne  
Site Changes – Request to paint the brick to white; replace awnings; replace right front door; replace 6-foot wooden fencing on the side yard; install a 4-foot black wrought iron fence in the front yard; replace lighting fixtures; add a handicap ramp with landing to the left of the side door; and replace front entrance handrails and add handrails to the secondary front.
    - Applicant Statements
    - Commission Questions and Remarks
    - Public Comments (5 minutes each)
    - Motion and Vote



**City of Stone Mountain Historic Preservation Commission  
Special Called Meeting  
May 17, 2023  
6:30 p.m.**

- Reminder that approved work may require zoning review and additional city permits
  
- 5. 5232 Poplar Springs Road – Brenda Hopper  
Site Changes – Request to remove two trees.
  - Applicant Statements
  - Commission Questions and Remarks
  - Public Comments (5 minutes each)
  - Motion and Vote
  - Reminder that approved work may require zoning review and additional city permits
  
- 6. 5213 West Mountain Street – Justin Linder  
Site Changes – Construction of a new single-family home.
  - Applicant Statements
  - Commission Questions and Remarks
  - Public Comments (5 minutes each)
  - Motion and Vote
  - Reminder that approved work may require zoning review and additional city permits

**Old Business**

**New Business**

1. 6735 Steville Street – Failure to maintain a historic property
  2. 6739 Steville Street - Failure to maintain a historic property
  3. 6740 Steville Street - Failure to maintain a historic property
  4. 1115 4<sup>th</sup> Street (1097 4<sup>th</sup> Street) - Failure to maintain a historic property
  5. 894 4<sup>th</sup> Street - Failure to maintain a historic property
  6. 5490 Sigman Street - Failure to maintain a historic property
  7. 5489 Eva Mamie Lane - Failure to maintain a historic property
  8. 875 Beaver Run Road - Failure to maintain a historic property
  9. 5470 Warnoll Street - Failure to maintain a historic property
  10. 5448 Still House Road - Failure to maintain a historic property
  11. 5252 Poplar Springs – Discussion
- **Public Comments** (on any topic – 5 minutes each)
  
  - **Adjournment**

\*I. The HPC reserves the right to extend or limit the length of public comments based on: 1) the issue under discussion; 2) the number of items on the agenda; and 3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the applicant but must direct all comments and questions to the HPC. III. Public harassment of, or confrontation with the applicant will not be tolerated. **Members of the public violating tenets two or three will be asked to sit down or leave the premises.**



**City of Stone Mountain Historic Preservation Commission  
Special Called Meeting Minutes  
April 26, 2023 - 6:30 PM**

**1. Meeting Called to Order @ 6:30 p.m.**

**2. Determination of Quorum**

Present: Andrea Redmond, Theresa Hamby, Elaine Vaughn, Mark Marianos, Ryan Smith,  
Virginia Townes

Absent: Anita Bass

Staff Present: Richard Edwards

**3. Approval of Agenda**

**Andrea Redmond made a motion to amend the Meeting Agenda to add 5367 East Mountain Street (discussion only) as the first item and move 865 Main Street up to the second item; seconded by Elaine Vaughn.**

**Vote: Passed, Unanimously (5-0)**

**4. Approval of Meeting Minutes**

a. March 29, 2023 Meeting Minutes

**Andrea Redmond made a motion to approve the March 29, 2023 meeting minutes as presented; seconded by Elaine Vaughn.**

**Vote: Passed, Unanimously (5-0)**

**5. Commission Announcements**

None.

**6. Certificate of Appropriateness**

**1. 5367 East Main Street – Peace Kachuchuru**

**Request to renovate the 8,000 square feet of commercial space that has 5 units.**

Theresa Hamby confirmed with staff, Richard Edwards, that this case was for discussion purposes only.

Ms. Kachuchuru and her engineer, Tom Moore, presented redevelopment ideas to the commission.

Andrea Redmond stated that the front canopy and columns were added later than the original building and may not be historic. She encouraged the removal of the black paint on the brick and granite. Further, she stated the roof was going to be a major issue too.

Sgt. Bob Hillis explained that the roof will have to be completely removed but there may be some steel components that could be saved.

Sgt. Bob Hillis reminded Mr. Moore that the interior is a building code issue but not a Historic Preservation matter. He also stated that this property has a blight appeal hearing with the city's court on April 27, 2023.

Theresa Hamby stated that the canopy is a safety hazard and not a historical feature so an administrative permit could be obtained for the removal.

Theresa Hamby stated that she would look for old pictures of the building to best determine the new design for the structure.

Sgt. Hillis stated that he is willing to help the applicants and help them move the project forward.

Ryan Smith asked if there was a timeline for construction.

Theresa Hamby reminded the applicant that the interior work and the removal of the canopy can start after permits are received from the City and that all exterior changes would need to come back before the commission.

Mr. Moore asked about the tree in the rear of the property that is affecting the foundation on the building.

Andrea Redmond stated that it is a princess tree and could be removed administratively since it is affecting the structure.

No public comments.

**This item was discussion only so no motion was made.**

**2. 865 Main Street – City of Stone Mountain  
Request to demolish the existing structure at 865 Main Street.**

Richard Edwards explained the case.

Ryan Smith stated that the City could potential sale the property to an investor who would renovate the historic structure and the City would make a profit off the sale, as opposed to paying for a demolition or renovations.

Mark Marianos stated that this structure has historic significance along the historic corridor through downtown. He also stated that the alternative for a parking lot would degrade the historic corridor character.

Theresa Hamby expressed that this structure does add historic value to the Main Street historic corridor.

Andrea Redmond stated that the granite foundation was a common development pattern in the 1920s. Andrea Redmond stated that she believes there is value in renovating this structure.

Andrea Redmond stated that she would like to copies of quotes for demolition, renovation, and speak with the Building Official who completed the house inspection.

Theresa Hamby expressed concern over allowing the City to demolish a historic structure due to failing to properly maintain the structure and the precedence that would set for future cases.

Ginger Criswell, 6535 James B Rivers Memorial Drive, stated that she agrees with the commission and that the City could sale the property and make a profit.

**Andrea Redmond motioned to defer the case to the May 17, 2023, Historic Preservation Meeting to obtain the following information:**

- 1. Quote for demolition**
- 2. Quote for renovations**

**seconded by Mark Marianos.**

**Vote: Passed, Unanimously 5-0**

**3. 5209 Skyline Drive – Tony McSwain  
Request to update the house design with no basement and front entry garage.**

Mr. McSwain explained his case to the commission.

Theresa Hamby stated that the home elevations are very similar with the main difference being the front entry garage.

Virginia Townes explained that there are front and side entry garages along the street.

No public comments.

**Virginia Townes made a motion to approve; seconded by Ryan Smith.**

**Vote: Passed, Unanimously (5-0)**

**4. 6535 James B Rivers Memorial Drive – Ginger Criswell**

**Request to install ball and spindle trim with corbels on the front porch.**

Ms. Criswell presented her case to the commission.

Theresa Hamby explained that this home is a craftsmen style bungalow circa 1910s and that this change would not be appropriate, as the trim is from a much earlier time period.

No public comments.

**Elaine Vaughn made a motion to deny; seconded by Andrea Redmond.**

**Vote: Passed, Unanimously (5-0)**

**5. 5304 Cloud Street – Sue Diaz**

**Request to install a 6-foot wooden fence.**

Sue Diaz explained her case to the commission.

Andrea Redmond asked for clarification on where the fence would be located.

**Virginia Townes made a motion to approve; seconded by Elaine Vaughn.**

**Vote: Passed, Unanimously (5-0)**

**6. 798 3<sup>rd</sup> Street – Derin Pekin**

**Request to replace windows, doors, shingles, rear deck, front porch, lighting, awning, and skirting.**

Derin Pekin introduced his case.

Theresa Hamby asked how the previous foundation was constructed.

Theresa Hamby asked for clarification on the type of windows and doors that would be used.

Andrea Redmond recommended that the applicant examine the windows and doors on the neighboring homes when selecting new windows and doors.

Elaine Vaughn stated that there are three different styles of windows on the house, currently and it appears that they are not original.

**Mark Marianos made a motion to approve the foundation on cinder blocks and a horizontal hardi plank or similar cementitious siding and defer the review on the windows, doors, front porch, rear deck, lighting, awning, and skirting to the May 17, 2023, Historic Preservation meeting; seconded by Andrea Redmond.**

**Vote: Passed, Unanimously (5-0)**

#### **7. 5200 Central Drive – Nancy Garcia**

**Request to clear the lot and remove all trees on the property.**

Mr. Garcia, Nancy Garcia's son, introduced the case to the commission on behalf of Nancy Garcia.

Theresa Hamby asked for clarification on which trees were being proposed to be removed.

Virginia Townes expressed concerns over removing all of the trees without any development plans. She stated that removing the underbrush would be appropriate.

Theresa Hamby stated that having development plans would demonstrate the need to remove the appropriate trees.

Andrea Redmond recommended getting a topographical survey of the property to help determine the house location and appropriate trees to remove.

Elaine Vaughn asked if there were any diseased trees identified on the tree survey.

Richard Edwards stated that the tree survey did not identify any diseased or dead trees.

Mr. Garcia clarified that they could remove the underbrush on the property.

No public comment.

**Virginia Townes made a motion to deny; seconded by Andrea Redmond.**

**Vote: Passed, Unanimously (5-0)**

**8. 985 3<sup>rd</sup> Street – Jerry Moore**

**Request to replace windows, doors, concrete flooring, and shingles on the utility shed.**

Andrea Redmond asked what the applicant did with all the loose granite on the property.

No public comments.

**Andrea Redmond made a motion to approve; seconded by Virginia Townes.**

**Vote: Passed, Unanimously (5-0)**

**9. 1103 Forrest Avenue – Migdalia Martinez**

Request to allow a pergola in the rear yard.

Richard Edwards explained that this was a code enforcement case that needed HPC approval.

Andrea Redmond asked if the pergola was prefabricated or stick built.

Theresa Hamby expressed that the applicant needed to be present to answer questions.

Ryan Smith asked if the shed was pre-existing or new construction.

Richard Edwards explained that there was a previous HPC approval from 2021 that allowed site changes that did not include the pergola.

Eileen Smith asked if the City knew if the shed was being used as an accessory dwelling unit.

**Virginia Townes made a motion to defer to the May 17, 2023, Historic Preservation meeting; seconded by Ryan Smith.**



**Vote: Passed, Unanimously (5-0)**

**7. Old Business**

Andrea Hamby asked for an update on the Failure to Maintain Historic Property letters being sent out.

Richard Edwards stated that they would be going out next week.

**8. New Business**

Richard Edwards stated that he is working with the Assistant City Clerk to start completely Action Summaries to be placed on the City's website.

**9. Public Comments (on any topic – 5 minutes each)**

Eileen Smith stated that she would like to see the City follow-up on COAs and variances to ensure compliance with the approved work.

**10. Adjournment**

**Ryan Smith motioned to adjourn at 7:85 p.m.; seconded by Mark Marianos.**

**Vote: Passed, Unanimously (5-0)**

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Theresa Hamby, Chair

Richard Edwards, Secretary



City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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**STAFF ANALYSIS AND REPORT  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER/APPLICANT:** City of Stone Mountain

**LOCATION:** 865 Main Street (Parcel ID: 18 089 07 016)

**CURRENT ZONING/USE:** GC (Vacant Structure)

**PROPOSED ZONING/USE:** GC (Vacant Lot)

**ZONING/ADJACENT LAND USE:**

North	GC (City Hall)
South	GC (Vacant Structure)
West	GC (Main Street Health Improvement Center)
East	R-4 (Vacant Lot)

**MEETING INFORMATION:**

Historic Preservation Commission: April 26, 2023  
Historic Preservation Commission: May 17, 2023

**RECOMMENDATION:** No recommendation from staff, as this is a City project.

## **STAFF REPORT AND IMPACT STATEMENT:**

**May 17, 2023**

**To: City of Stone Mountain Historic Preservation Commission**

**From: Richard Edwards, Planner**

**Subject: Request for a Certificate of Appropriateness to demolish the existing structure at 865 Main Street.**

### **Background:**

The applicant is requesting to demolish the existing structure at 865 Main Street (parcel ID: 18 089 07 016). The Building Official, Andy Brumbalow, inspected the site on March 22, 2023. His reports states that there is extensive black mold throughout the structure; all windows are rotting due to water infiltration; the floor system needs to be leveled due to rot and water infiltration; roof on the whole structure is leaking and shingles are lifting and becoming detached; exterior sheathing on the front of the home is compromised (unable to verify the condition of the framing); and no habitation by persons is allowed until mold remediation is completed.

The Building Officials states “based on the visual inspection made 3/22/2023 all areas of structure may need to be opened up to understand all full issues going on with the structure and problems. This constitutes all areas to be repaired to be brought up to all current 2018 and 2020 codes to ensure structure becomes code compliant.”

### **April 26, 2023 Update:**

Staff was able to do an analysis on a similar project that came through the HPC and City permitting processes at 5163 Poplar Springs Road. The original cost estimate for renovations was \$95,000, based on the estimated cost at time of permitting, but this project is being completed closer to \$200,000. This project included:

1. Extensive mold remediation
2. New window framing and windows
3. New door frames and doors
4. HVAC installation/replacement
5. New framing and drywall
6. New electrical subpanels
7. Updates plumbing
8. Replacing rotted ceiling joist
9. Replacement of all molded, rotted, and structurally unsound wood
10. New roof (~\$10,000)

Here are a few comments from Ms. Richmond on the cost increases:

1. The mold remediation ended up being more expensive once the work started

2. They could not save the window framing and had to completely replace all window frames
3. They did waterproof the entire structure, which may be an added cost that the City would not consider
4. They did have to replace a small wooden retaining wall, which is not relevant to 865 Main Street

865 Main Street does have cracking in the stone foundation in the rear that may require additional remediation cost.

Based on the cost estimates of an existing project within the City of Stone Mountain, the remediation at 865 Main Street would mostly be between \$100,000 and \$150,000 for complete remediation and being brought up to current codes.

The City has received a quote for demolition that would include a wet demolition process with asbestos removal for \$18,000.

**May 17, 2023 Update:**

Kissberg Construction has completed an inspection and should have quotes to staff prior to the meeting on May 17, 2023.

**HISTORIC DISTRICT DESIGN GUIDELINES TO CONSIDER:**

- 1. The structure is of such interest or quality it would reasonably meet national, state or local criteria for designation as a historic property.**
- 2. The structure, building, object or work of art is of such unusual or uncommon design, texture or materials that it could not be reproduced or be reproduced only with great difficulty and expense.**
- 3. Retention of the structure, building, object or work of art would aid substantially in preserving and protecting a structure, building, object, or work of art.**



Building Department Services

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**March 22,2023**  
**Andy Brumbalow Building Official**  
**City of Stone Mountain**

**City Of Stone Mountain**  
**865 Main St**

**Re: 865 Main ST Blue House Inspection (House next to City Hall)**

An inspection was made at this site on 3/22/2023 and the following items were found based on a visual inspection of what could be seen, other problems may exist that cannot be seen because of current condition of structure not visible in this inspection. Please see the following items that were found for your review:

- 1) All wood windows and window framing in structure are rotten due to water infiltration
- 2) The floor system needs to be leveled as there are areas that are not plum and level. Floor joists at front of structure have wood rot in the ends and have been repaired in a manner not consistent with standard construction practices
- 3) There is a mold issue in the crawl area at the right front corner of crawl space and floor system is rotten on a few joists in this area
- 4) Building has leaking roof that has led to a great amount of water infiltration that has affected all areas of structure
- 5) Roof on whole structure is leaking and shingles are lifting and becoming detached
- 6) Due to roof issues and water infiltration all subfloor in structure in front areas of house is rotten
- 7) Due to roof issues water infiltration all exterior sheathing on front of home has been compromised and will need replacing ( Unable to verify condition of framing members but suspect same issues)
- 8) At front of home roof is bad and rotted roof decking and allows water infiltration thus causing significant issues at front part of home



Building Department Services

- 9) In crawl space and in front of structure on main level there is black mold all over front walls that has started and is in a very large growing state based on visual inspection
- 10) Structure needs to be tested for black mold issues and remediation done in approved manner by professional organization that does this type of remediation.
- 11) Recommend no habitation by persons until mold remediation is complete for safety issues
- 12) Significance of mold remediation and structure damage from water infiltration cannot be fully grasped till all areas of structure are tested and opened up to see full scope of damage to all areas
- 13) Based on visual inspection made 3/22/2023 all areas of structure may need to be opened up to understand all full issues going on with structure and problems. This constitutes all areas if to be repaired to be brought up to all current 2018 and 2020 codes to ensure structure becomes code compliant

Thank you for your time.

**Andy Brumbalow**  
**Building Official**  
abrumbalow@safebuilt.com











City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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**STAFF ANALYSIS AND REPORT  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER/APPLICANT:** Jerome Osborne

**LOCATION:** 1028 2<sup>nd</sup> Street (Parcel ID: 18 089 22 017)

**CURRENT ZONING/USE:** VCM (Village Center Mixed-use)

**PROPOSED ZONING/USE:** VCM (Village Center Mixed-use)

**ZONING/ADJACENT LAND USE:**

North	VCM (Health Nut)
South	VCM (Outrun Brewing)
West	VCM (Cherokee Rose Parking Lot)
East	VCM (Wells Fargo Parking Lot)

**MEETING INFORMATION:**

Historic Preservation Commission: May 17, 2023

**RECOMMENDATION:** **Approval and Denial**

## **STAFF REPORT AND IMPACT STATEMENT:**

May 17, 2023

**To:** City of Stone Mountain Historic Preservation Commission

**From:** Richard Edwards, Planner

**Subject:** Request to paint the brick to white; replace awnings; replace right front door; replace 6-foot wooden fencing on the side yard; install a 4-foot black wrought iron fence in the front yard; replace lighting fixtures; add a handicap ramp with landing to the left of the side door; and replace front entrance handrails and add handrails to the secondary front.

**Background:** The applicant is requesting to renovate the old Grace Church of Stone Mountain. The structure was built in 1941, according to the DeKalb County Tax Assessor's website. The improvements would include painting the brick white; replacing the existing awnings with a potential faux window; replacing the right front door; replacing the 6-foot wooden fence in the side yard; adding a 4-foot wrought iron fence in the front yard; replacing the lighting fixtures; adding a handicap ramp with a landing; and replacing the existing handrails and adding handrails to the secondary front.

If approved, the applicant will then be able to proceed with renovation plans in compliance with all regulations of the Stone Mountain design guidelines regarding residential renovations (Stone Mountain design guidelines, chapter 5), and the city of Stone Mountain code regarding the Village Center Mixed-use district (Section 5-5).

### **HISTORIC DISTRICT DESIGN GUIDELINES:**

**1. Does the proposed development incorporate appropriate exterior materials, as provided in Section 6.2 of the City of Stone Mountain Design Guidelines?**

The applicant is proposing to replace the existing door with a door that would be similar to the remaining doors. The proposed awning is similar to the awning at Stoned Pizza just a block away. The handicap ramp and handrails do ensure that the building is up to ADA regulations and appear to be appropriate design and materials.

**2. Does the proposed development incorporate appropriate design features for the entrances, as provided in Section 6.4 of the City of Stone Mountain Design Guidelines?**

The applicant is proposing similar doors to what is remaining on the building. The new entrance features are for ADA purposed and appear to be appropriate.

**3. Does the proposed development incorporate appropriate design features for awnings provided in Section 6.6 of the Stone Mountain Design Guidelines?**

The applicant is proposing to replace the awning with awning that resemble the one at Stoned Pizza's carryout window. The square shape of the proposed awnings are consistent with the window and door shapes.

**4. Does the proposed development incorporate appropriate design features for adaptive reuse provided in Section 6.10 of the Stone Mountain Design Guidelines?**

The applicant is proposing an adaptive reuse of an old church building into a special events facility. The handicap ramp is being proposed on the left side of the building to the left, which would make it less visible from the street view.

**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. Secretary of the Interior’s “Standards for Historic Preservation Projects”
2. Secretary of the Interior’s “Standards for Rehabilitation”
3. City of Stone Mountain’s Historic District Design Guidelines

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the following requested items:

1. Replace the right front door with a similar designed door of the remaining doors.
2. Replacing the awnings
3. Replacing the 6-foot wooden fence side and rear yards
4. Adding a 4-foot wrought iron fence in the front yard
5. Adding a handicap ramp to the side rear door
6. Adding black handrailing
7. Replacing lighting fixtures

Staff recommends **DENIAL** of the following requested items:

1. Painting the brick white – Section 6.2.5 “exterior materials that were historically unpainted should generally remain unpainted.
2. Adding the faux window with the awnings – Secretary of the Interior’s Standards for Rehabilitation #3 “Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”



# Certificate of Appropriateness (COA) Application

Application Fee: \$10.00 / Routine Maintenance does not require an application fee.

Permit Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_ Date Complete: \_\_\_\_\_  
 HPC Action Taken: \_\_\_\_\_ Date Processed: \_\_\_\_\_

## PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 1028 Second Street STM Ga 30083

## APPLICANT CONTACT INFORMATION

Applicant Name: Jerome Osborne Phone Number: 877.424.5380  
 Mailing Address: 5380 East Mountain Street Stone Mountain, Ga 30083  
 Fax Number: ( ) \_\_\_\_\_ Email Address: jerome@5380studios.com

## PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: Walter Jackson  
 Address: 5380 East Mountain Street Stone Mountain Ga 30083 Phone Number: 770.908.9042

## PROJECT DESCRIPTION

**Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. **If the project makes a change in materials or appearance, then a COA is required.** Routine maintenance includes but is not limited to the following:

- Re-roofing (shingles)
- Wood repair (only a portion of siding, porch, fence, etc.)
- Windows (repair)
- Doors (repair)
- Other \_\_\_\_\_

**Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

- Window(s)
- Door(s)
- Porch
- Lighting
- Awning
- Other Paint

**Construction**, includes but is not limited to the following:

- New Building
- Additions
- Accessory Building
- Other Handicap Ramp
- Major building restoration, rehabilitation, or remodeling

**Site Changes**, include but are not limited to the following:

- Fence/Wall
- Pool
- Mechanical system
- Walkway/Sidewalk/Driveway
- Other \_\_\_\_\_

**Demolition or Relocation**, include but are not limited to the following:

- Primary Building
- Accessory Building
- Site Feature
- Trees/Vegetation
- Other \_\_\_\_\_

**Other** \_\_\_\_\_  
 \_\_\_\_\_

## **Certificate of Appropriateness (COA) Application**

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary.

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Paint building to a different color as described on the rendering submitted, Replace existing awnings over doorways. Replacement of Right Front Door, Replacement of fencing on side yard with 6ft wood fence and Black rod iron fencing in the front of side yard with locking fence, Adding handicap ramp with landing to Left side rear door. as per code, replacing front entrance hand rails and adding handrail to secondary front door.

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### REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

**Exterior Changes**

- \* description of project
- \* description of construction materials
- \* photographs of existing building
- \* proposed finishes (attach samples)

**Construction**

- \* description of project
- \* stamped set of architectural elevations (all sides)
- \* stamped site plan (building, fencing, paving)
- \* landscaping plan (saved and proposed vegetation)
- \* description of construction materials
- \* photographs of proposed site and adjacent sites
- \* stamped set of architectural floor plans
- \* proposed finishes (attach samples)
- \* documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

**Site Changes**

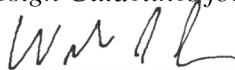
- \* description of project
- \* sketch diagram of proposed project
- \* site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- \* description of construction materials
- \* photographs of existing site and adjacent sites
- \* proposed finishes (attach samples)


**Demolition or Relocation**

- \* description of project
- \* complete site plan showing existing location of structures
- \* complete site plan showing proposed new development
- \* description of construction materials
- \* photographs of existing site and adjacent sites
- \* proposed finishes (attach samples)
- \* landscaping plan (saved and proposed vegetation)

**AUTHORIZATIONS**

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation.*

  
 \_\_\_\_\_  
 Signature of Owner(s) Date 4/24/2023

  
 \_\_\_\_\_  
 Signature of Applicant Date 4/24/2023

\_\_\_\_\_  
 Signature of Authorized Agent Date





ANY







- Items circled in black possible awning change 1st selection

Faux window idea design is underneath the awning also the building sconces we were looking to add

- Awning in Red is the second option



We are seeking to install a 4ft rod iron fence in the front (street view)  
The wood fencing would be around the back and side of the yard space











City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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**STAFF ANALYSIS AND REPORT  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER/APPLICANT:** 5232 Poplar Springs Road

**LOCATION:** 5232 Poplar Springs Road (Parcel ID: 18 090 18 016)

**CURRENT ZONING/USE:** R-2 – Single-family Residential

**PROPOSED ZONING/USE:** R-2 – Single-family Residential

**ZONING/ADJACENT LAND USE:**

North	R-2 - Single-family Residential
South	R-2 - Single-family Residential
West	R-2 - Single-family Residential
East	R-2 - Single-family Residential

**MEETING INFORMATION:**

Historic Preservation Commission: May 17, 2023

**RECOMMENDATION:** **Approval with conditions**



**STAFF REPORT AND IMPACT STATEMENT:**

**May 17, 2023**

**To:** City of Stone Mountain Historic Preservation Commission

**From:** Richard Edwards, Planner

**Subject:** Request to remove two Bradford pear trees from their front yard.

**Background:** The applicant is requesting to remove two Bradford pear trees from their front yard. The applicant states that they are an invasive species that drop limbs on the driveway that could potentially cause damage to the property.

If approved, the applicant will then be able to proceed with removing the two trees in compliance with all regulations of the Stone Mountain design guidelines regarding residential renovations (Stone Mountain design guidelines, chapter 5) and all applicable City of Stone Mountain codes including but not limited to zoning and stormwater management.

**HISTORIC DISTRICT DESIGN GUIDELINES:**

- 1. Does the proposed development incorporate appropriate to protect healthy mature trees, as provided in Section 4.2 of the City of Stone Mountain Design Guidelines?**  
Neither of the trees on this property meet the definition of an exceptional/mature tree in Section 8-11 of the City of Stone Mountain Code of Ordinances.

**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. Secretary of the Interior’s “Standards for Historic Preservation Projects”
2. Secretary of the Interior’s “Standards for Rehabilitation”
3. City of Stone Mountain’s Historic District Design Guidelines

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of this Certificate of Appropriateness with the following condition:

1. Two non-invasive species of tree shall be replanted on the property, preferably native species.



# Certificate of Appropriateness (COA) Application

MAY 5 2023 PM 2:08

Application Fee: \$10.00 / Routine Maintenance does not require an application fee.

Permit Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Date Complete: \_\_\_\_\_

HPC Action Taken: \_\_\_\_\_

Date Processed: \_\_\_\_\_

## PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5232 Poplar Springs Road Stone Mtn 30083

## APPLICANT CONTACT INFORMATION

Applicant Name: Brenda Hopper Phone Number: 770-469-7118 404-831-4939  
Mailing Address: 5232 Poplar Springs Rd Stone Mtn, Ga. 30083  
Fax Number: ( ) \_\_\_\_\_ Email Address: brenda.matlock@comcast.net

## PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

## PROJECT DESCRIPTION

- Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required. Routine maintenance includes but is not limited to the following:
  - Re-roofing (shingles)
  - Wood repair (only a portion of siding, porch, fence, etc.)
  - Windows (repair)
  - Doors (repair)
  - Other \_\_\_\_\_
- Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:
  - Window(s)
  - Door(s)
  - Porch
  - Lighting
  - Awning
  - Other \_\_\_\_\_
- Construction**, includes but is not limited to the following:
  - New Building
  - Additions
  - Accessory Building
  - Other \_\_\_\_\_
  - Major building restoration, rehabilitation, or remodeling
- Site Changes**, include but are not limited to the following:
  - Fence/Wall
  - Pool
  - Mechanical system
  - Walkway/Sidewalk/Driveway
  - Other \_\_\_\_\_
- Demolition or Relocation**, include but are not limited to the following:
  - Primary Building
  - Accessory Building
  - Site Feature
  - Trees/Vegetation
  - Other \_\_\_\_\_
- Other** \_\_\_\_\_

## Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. We propose to cut down two trees that are an invasive species. It is brittle by nature and drops branches regularly. Trimming and moving branches is a big challenge due to the huge splices covering the branches. It is growing to the native dogwood and oak and suffocating them. It is also sprouting more new growth all around and will continue until cut down. We have a quote from "Above All Tree Service" Once removed, we plan to allow the native specimens to continue their growth.

### REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. Incomplete applications will not be reviewed by the HPC until all information is submitted.

#### Exterior Changes

- \* description of project
- \* description of construction materials
- \* photographs of existing building
- \* proposed finishes (attach samples)

#### Construction

- \* description of project
- \* stamped set of architectural elevations (all sides)
- \* stamped site plan (building, fencing, paving)
- \* landscaping plan (saved and proposed vegetation)
- \* description of construction materials
- \* photographs of proposed site and adjacent sites
- \* stamped set of architectural floor plans
- \* proposed finishes (attach samples)
- \* documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

#### Site Changes

- \* description of project
- \* sketch diagram of proposed project
- \* site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- \* description of construction materials
- \* photographs of existing site and adjacent sites
- \* proposed finishes (attach samples)

#### Demolition or Relocation

- \* description of project
- \* complete site plan showing existing location of structures
- \* complete site plan showing proposed new development
- \* description of construction materials
- \* photographs of existing site and adjacent sites
- \* proposed finishes (attach samples)
- \* landscaping plan (saved and proposed vegetation)

### AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Brenda Hopper 5/5/23  
Signature of Owner(s) Date

Brenda Hopper 5/5/23  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Authorized Agent Date

# Certificate of Appropriateness (COA) Application

## PROCEDURES FOR APPLYING

### Application Requirements:

All applications must be complete and must include all required materials listed on the previous page to be considered for review. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.

### Application Deadline:

Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the second Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

### Application Representation:

The applicant or an authorized representative for the applicant shall be present at the public meeting to support the application. If neither is in attendance, the result will be the denial of the application.

### Building Permit Requirements:

All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable codes.

### Deadline for Project Completion:

A COA shall become void unless construction (foundation and framing) is commenced within twelve (12) months from the date of issuance. A COA is issued for a period of eighteen (18) months only and is not renewable.

### Required Submittals:

Applicants are required to submit seven (7) copies of the signed application and all supporting materials.

## DESIGN GUIDELINES

Copies of the *Stone Mountain Design Guidelines for Historic Preservation* are available at City Hall for a minimal fee. The HPC uses the United States Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, and the *Design Guidelines* to guide all decisions. Past actions of the HPC may be considered in review of a COA, but the HPC is not bound to confer the same resolution on a similar application.

## IMPORTANT NOTES

### Pending Approvals:

Are there any approvals pending by any other regulatory or administrative authority, which may have a bearing on the modifications or improvements which are the subject of this application? If so, specify: \_\_\_\_\_

### Penalties:

Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

### Modifications or Amendments:

If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

### AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Signature of Owner(s)

Date

Signature of Applicant

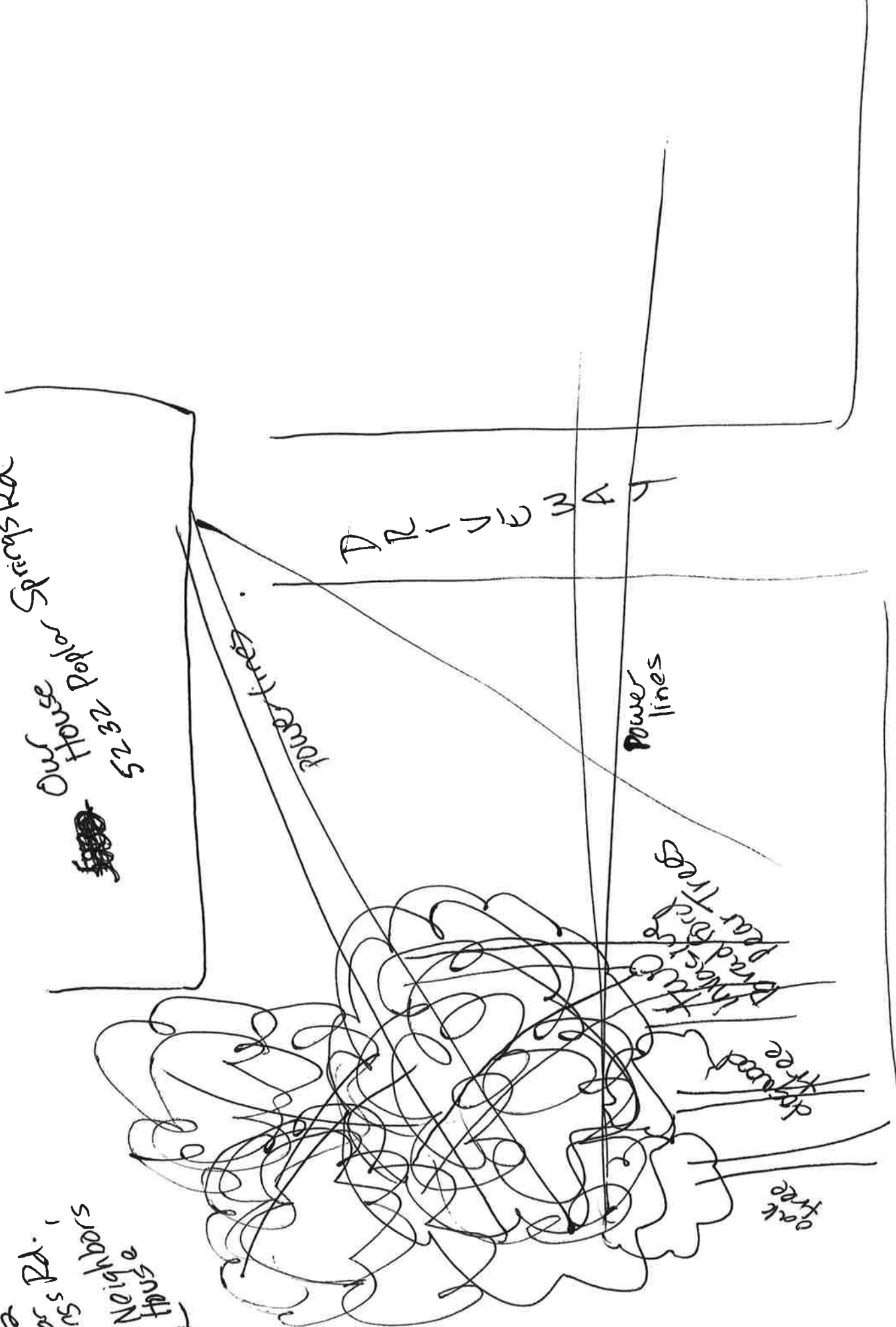
Date

Signature of Authorized Agent

Date

5222  
Poplar Rd.  
Springs Rd.  
Neighbors  
OUR HOUSE

OUR HOUSE  
5222  
Poplar Springs Rd

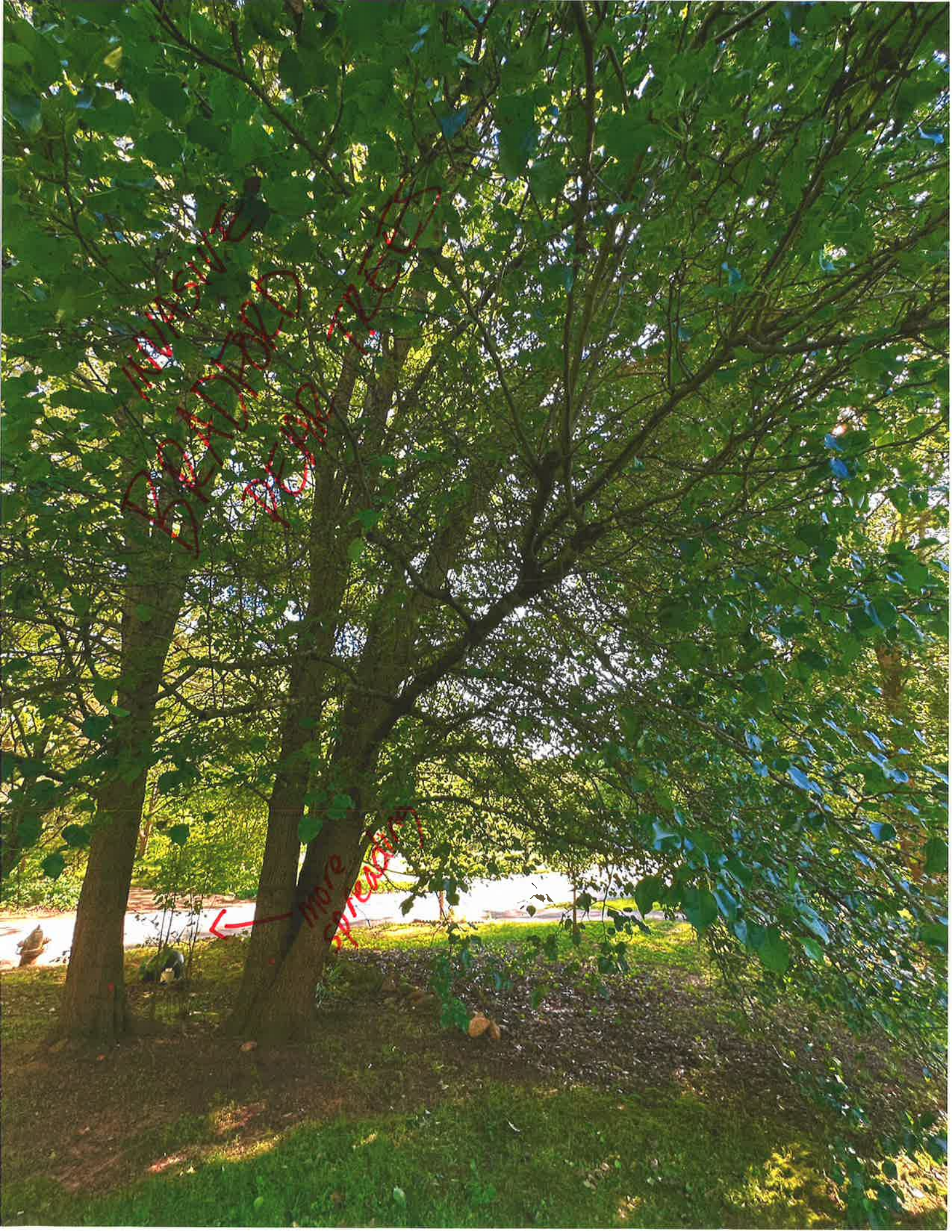


POPLAR SPRINGS RD



BLADFORD  
KEEP THE  
GRASS OVER  
AND INTO THE

KEEP  
CAR  
WOOD



BRUNNEN

more stream

very sharp  
thorns/  
spikes





8:42

5:52



Images

In the fall

Shopping


Videos

News

Is Bradford pear a good tree to plant? ^

The Callery pear may grow in the wild, but **planting the Bradford Pear in your own yard is not a good idea**, Coyle said. While they grow fairly easily, a Bradford Pear's limbs are prone to breaking in high winds and storms, causing a clean-up hassle and potential damage to a property. And, of course, the smell. Feb 19, 2020




 <https://www.greenvilleonline.com> > ...

Why you shouldn't plant Bradford Pear Trees - Greenville Online

More results

Why are they getting rid of Bradford pear trees? ^

The trees "**have little to no value to wildlife and displace native trees**," said Steven Long, assistant director of the department of plant industry at Clemson University in South Carolina. Other problems? Their thorns can puncture vehicles tires and their blooms stink, Long said. Apr 18, 2022

 <https://www.usatoday.com> > nation

US states hate invasive Bradford pear trees. So, they're banning them

# **1. Bradford pear has a very weak branching structure.**

So when a nice 30-foot-tall tree encounters a wind gust of 40 mph, it breaks up into little pieces and ends up as a pile of debris in the street. The reason is that all of its major limbs diverge from a single point on the trunk and the trunk can't take the stress. Bradford carnage may not happen this year or next year, but it will happen. Hope it doesn't fall on your house, car, hot tub, chicken coop, still, grill, or classical sculpture. Because of their structural weakness, many Bradford pears only live 10 to 20 years.

## **2. You can't grow grass under a Bradford pear.**

The dense branching produces dense shade, which lawn grass hates. The worst place to plant a Bradford pear in your yard is on a slope, because after the grass dies, the soil washes away, and you're left with ugly gullies that seem to collect all of your empties. They also choke out any other plants that try to grow beneath them.

### **3. Bradford pear is quickly becoming an invasive exotic pest.**

Selected years ago by the U. S. National Arboretum as a thornless, highly ornamental version of the Chinese Callery pear (*Pyrus calleryana*), Bradford was supposed to be seedless and sterile. That's because its flowers can't pollinate themselves. All was hunky-dory, until the Arboretum and others starting releasing selections that didn't bust up in storms or get as huge as Bradford does (up to 50 feet tall and 40 feet wide). Then all of these Callery pears started carousing and cross-pollinating, forming fruit and viable seed.

Bradford pears are considered invasive throughout the Southeast, with some programs even offering free trees to homeowners who cut them down. Today, I guarantee that if you take a close look at the surroundings of any shopping centers planted with Bradfords, you will see thorny Callery pear seedlings coming up like gangbusters. I took the picture above in north Georgia, where Bradford pears have seeded in so

There is only one good solution for handling this short-lived tree: Cut it down before it causes damage to your property or spreads into the wild. There are other white-flowering trees that can beautify your garden each spring. And there are many more small trees to choose from for accenting your front yard with pretty blossoms or colorful fall foliage.

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City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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**STAFF ANALYSIS AND REPORT  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER/APPLICANT:** Justin Linder

**LOCATION:** 5213 W Mountain Street (Parcel ID: 18 090 09 013)

**CURRENT ZONING/USE:** R-2 (Vacant)

**PROPOSED ZONING/USE:** R-2 (Single-family residential)

**ZONING/ADJACENT LAND USE:**

North	R-2 (Single-family residential)
South	R-2 (Single-family residential)
West	R-2 (Single-family residential)
East	R-2 (Single-family residential)

**MEETING INFORMATION:**

Historic Preservation Commission: May 17, 2023

**RECOMMENDATION:** **Approval**

**STAFF REPORT AND IMPACT STATEMENT:**

**May 17, 2023**

**To:** City of Stone Mountain Historic Preservation Commission

**From:** Richard Edwards, Planner

**Subject:** Request to construct a new single-family home at 5213 W Mountain Street.

**Background:** The applicant is requesting to construct a new single-family home on a vacant lot across from McCurdy Park. The applicant is proposing building materials to be predominantly cementitious siding (Hardieplank) and stone veneer. The proposed height would be 31.5-feet. They are also proposing a side or rear entry garage on a basement foundation.

If approved, the applicant will then be able to proceed with renovation plans in compliance with all regulations of the Stone Mountain design guidelines regarding residential renovations (Stone Mountain design guidelines, chapter 5), and the city of Stone Mountain code regarding the Village Center Mixed-use district (Section 5-5).

**HISTORIC DISTRICT DESIGN GUIDELINES:**

**1. Does the proposed development incorporate appropriate exterior materials, as provided in Section 6.2 of the City of Stone Mountain Design Guidelines?**

The applicant is proposing a new single-family home on a vacant lot. The materials do appear to be appropriate with the Hardieplank and stone veneer building finish materials.

**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. Secretary of the Interior’s “Standards for Historic Preservation Projects”
2. Secretary of the Interior’s “Standards for Rehabilitation”
3. City of Stone Mountain’s Historic District Design Guidelines

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Certificate of Appropriateness.





# Certificate of Appropriateness (COA) Application

Application Fee: \$10.00 / Routine Maintenance does not require an application fee.

Permit Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_ Date Complete: \_\_\_\_\_  
 HPC Action Taken: \_\_\_\_\_ Date Processed: \_\_\_\_\_

## PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5213 West Mountain Street, Stone Mountain, GA, 30083

## APPLICANT CONTACT INFORMATION

Applicant Name: Justin Linder Phone Number: 404.277.9493  
 Mailing Address: 1869 Stanton St, Decatur, Ga, 30032  
 Fax Number: ( ) \_\_\_\_\_ Email Address: justin.linder10@gmail.com

## PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: Khrystyn Linder (\*under contract as new owner)  
 Address: \_\_\_\_\_ Phone Number: 770.256.7984

## PROJECT DESCRIPTION

- Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required.* Routine maintenance includes but is not limited to the following:
  - Re-roofing (shingles)
  - Wood repair (only a portion of siding, porch, fence, etc.)
  - Windows (repair)
  - Doors (repair)
  - Other \_\_\_\_\_
- Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:
  - Window(s)
  - Door(s)
  - Porch
  - Lighting
  - Awning
  - Other \_\_\_\_\_
- Construction**, includes but is not limited to the following:
  - New Building
  - Additions
  - Accessory Building
  - Other \_\_\_\_\_
  - Major building restoration, rehabilitation, or remodeling
- Site Changes**, include but are not limited to the following:
  - Fence/Wall
  - Pool
  - Mechanical system
  - Walkway/Sidewalk/Driveway
  - Other \_\_\_\_\_
- Demolition or Relocation**, include but are not limited to the following:
  - Primary Building
  - Accessory Building
  - Site Feature
  - Trees/Vegetation
  - Other \_\_\_\_\_
- Other** \_\_\_\_\_



# Certificate of Appropriateness (COA) Application

## **PROCEDURES FOR APPLYING**

### **Application Requirements:**

All applications must be complete and must include all required materials listed on the previous page to be considered for review. All materials should be in an 8½” x 11” format in addition to any large-scale format needed for detail. **Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.**

### **Application Deadline:**

Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month’s agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the second Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

### **Application Representation:**

The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance, the result will be the **denial** of the application.

### **Building Permit Requirements:**

All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable codes.

### **Deadline for Project Completion:**

A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

### **Required Submittals:**

Applicants are required to submit **seven (7) copies** of the signed application and all supporting materials.

## **DESIGN GUIDELINES**

Copies of the *Stone Mountain Design Guidelines for Historic Preservation* are available at City Hall for a minimal fee. The HPC uses the United States Secretary of the Interior’s Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, and the *Design Guidelines* to guide all decisions. Past actions of the HPC may be considered in review of a COA, but the HPC is not bound to confer the same resolution on a similar application.

## **IMPORTANT NOTES**

### **Pending Approvals:**

Are there any approvals pending by any other regulatory or administrative authority, which may have a bearing on the modifications or improvements which are the subject of this application? If so, specify: \_\_\_\_\_

### **Penalties:**

Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

### **Modifications or Amendments:**

If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

### **AUTHORIZATIONS**

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Date

## **Certificate of Appropriateness (COA) Application**

\*\*\*\*\***APPLICANT KEEPS THIS PAGE**\*\*\*\*\*

### **PROCEDURES FOR APPLYING**

#### **Application Requirements:**

All applications must be complete and must include all required materials listed on page two (2) of the application form to be considered for review. Applicants are required to submit seven (7) copies of the signed application and supporting materials to be reviewed. All materials should be in an 8½” x 11” format in addition to any large-scale format needed for detail. **Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.**

#### **Pending Approvals:**

If approvals are pending by other regulatory or administrative authorities, which may have a bearing on the modifications or improvements which are the subject of this application, please notify the HPC upon submittal of the COA application.

#### **Application Deadline:**

Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month’s agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the second Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

#### **Application Representation:**

The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance to answer any questions which may arise concerning the COA application, the result will be the **denial** of the application.

#### **Building Permit Requirements:**

All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable state and local codes.

#### **Modifications or Amendments:**

If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

#### **Deadline for Project Completion:**

A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

#### **Penalties:**

Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

\*\*\*\*\***APPLICANT KEEPS THIS PAGE**\*\*\*\*\*

# 5213 W Mountain St

Residential New Construction Single Family Home

Current Zoning R-2

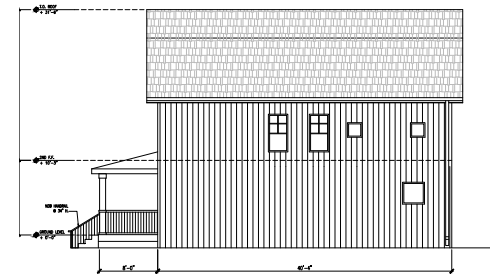
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# Architectural Style

- Craftsman

## Modifications to existing plan

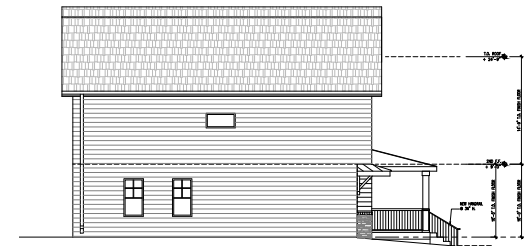
- Rear or side garage
- Basement foundation



1 EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

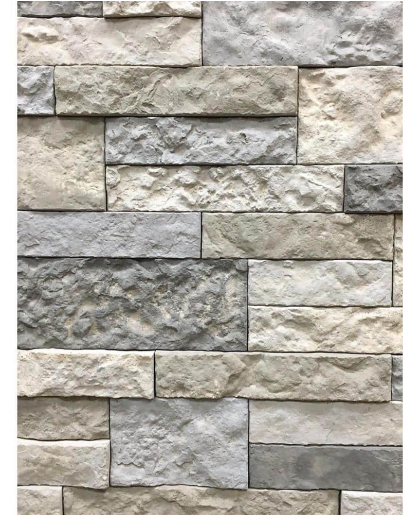


1 EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

# Exterior material

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- Hardie Plank Siding
- Stone veneer base (less than 4 ft high)



\*Not actual color

# Example of finished home

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- Proposed Height 31'-6"
- Basement not included





## Current Conditions



## Future Conditions



\*Concept not actual design

# Across the street

- Park
- Green space



# Site plan pending

- House will be placed towards the rear of lot away from street
- Plenty of space away from neighbors
- Scale will not be an issue



# Existing 2-story Home Styles in Historic District



# Existing 2-story Home Styles in Historic District



6735 Staville St.



G735 Steville St



6739 Steville St.





*6240 Stoville St.*



6746 Staville St.



1115 4<sup>th</sup> St.



894 4<sup>th</sup> St.



5490 Sigman Street



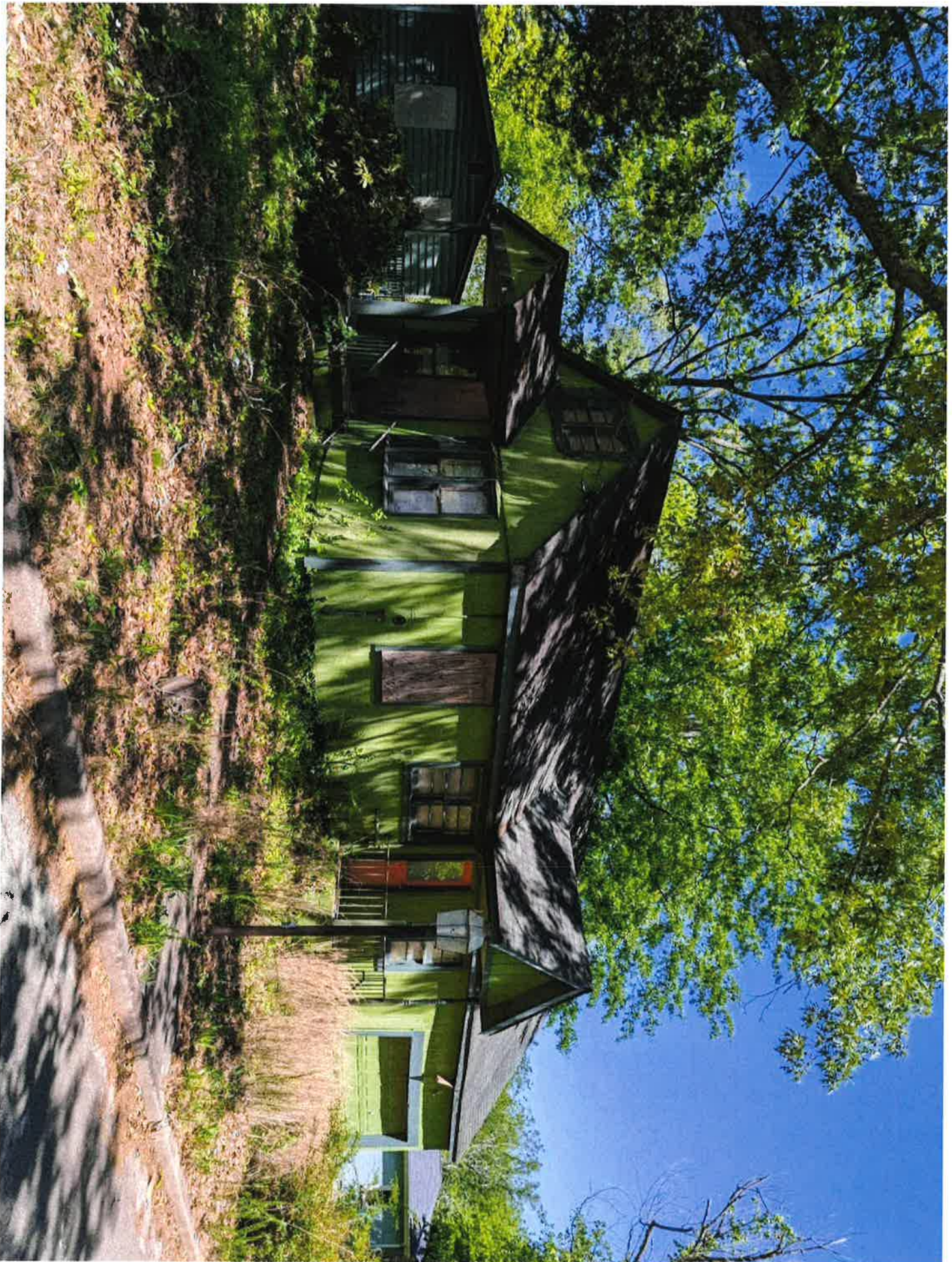
5489 Eva Marie Ln.



875 Beaver Run Rd.



5470 Warrmill St.





5448 Still House Rd.

Mail - Richard Edwards - Outlook

